

January 15, 2019

Comprehensive Rezoning

Board of County Commissioners Work Session

Notes

In Attendance: Commissioners: Wantz, Weaver, Frazier, Bouchat, and Rothstein; Roberta Windham; Concept Team Members: Clay Black, Tom Devilbiss, Lynda Eisenberg, Mary Lane, Paige Sunderland, Gail Kessler, and Jay Voight

Discussion started with a refresher of the topics presented at the December 13<sup>th</sup> work session. At this work session staff were asked to revise the purpose descriptions of Heavy Manufacturing and Production and Light Manufacturing and Production. Staff brought back recommendations for these. The BCC reviewed the revised purposes. Additional revision to this was to change the wording of “incidental” to “accessory” to align with what is in the existing code and to add clarity. Another suggestion was to reword the sentence in Light Manufacturing purpose and remove the word “noxious” and reconsider the word choice and order.

Staff also reviewed the field verification work that was done one year ago to discuss the issues regarding nonconforming uses. The BCC discussed changing the way nonconforming uses are handled in the county and how long they can continue to operate in this capacity. Staff are researching ways to make our nonconforming use standards less permissive and seeing how other jurisdictions handle these issues, especially our municipalities.

Artisan manufacturing was then discussed from the last meeting and staff recommended replacing the number of employees with a square footage requirement. The new language would read “...occupying no more than 3,500 sqft) Mary Lane explained how this square footage requirement was determined by reviewing other codes with this usage that applied a limit and then typical space needed per artisan for manufacturing and production. It was determined the 500 sqft per laborer was an acceptable number, with extra space for incidental retail sales.

Staff reminded the Board as we discussed the various uses in the Use Table that the concept team would continually go back to the purposes and definitions of the districts to help in the use categorization. This is a defensible methodology for this categorization.

Picking up on page 41 with the Use Table the discussion went down the list in order. Items of particular discussion and that required further staff research and rewriting are: Golf Course- Create new expanded definition for "Resort" that includes hotel, conference center, golf course, other recreational facilities; Hotel/motel- research the distinction between the two and how it is applied. Draft definitions for these uses; Medical Cannabis-Revisit the BCC decision in 2016 and then review how other jurisdictions, especially how our municipalities are addressing the issue as well as current state requirements; Medical/Dental- review facility locations, current zoning and future zoning; and Adult Entertainment locations in the county.

Use table pages 41-43, up to the Residential Uses, were discussed. The next meeting will begin the follow-up topics and then begin with Residential Uses on page 43.