

**TOWN OF BOONE
TOWN COUNCIL AND PLANNING COMMISSION
JOINT MEETING
October 30, 2013 at 6 PM
MEETING MINUTES**

Town Council Members Present: Mayor Loretta Clawson, Andy Ball, Rennie Brantz and Lynne Mason

Planning Commission Members Present: Vice-Chairperson Greg Simmons, Connor Boyle, Susan McCracken, Tom Purpur, and Jon Tate

Staff Present: Mr. Bill Bailey-Director of Planning and Inspections, Jane Shook-Development Coordinator

Others Present: Mr. Sam Furgiuele, Town Attorney

CALL TO ORDER

Mayor Loretta Clawson called the meeting to order at 6:05 p.m. and turned the meeting over to Mr. Bill Bailey, Director of Planning and Inspections.

Mr. Bailey began the discussion with draft Article 17 District Standards. Mr. Bailey discussed the differences between floor area ratio (FAR) and building footprint. Discussion ensued regarding the differences between the two development regulations.

Planning Commission Member McCracken asked for more information on the Table of Principal Uses noting that the Table was not complete for the E1 and E2 zoning districts. Mr. Bailey asked Council for direction on how Staff should proceed with the E1 and E2 zoning districts. Discussion ensued on what was needed in order to complete the Table for the E1 and E2 zoning districts, including meeting with potential stakeholders such as the University and the local school system. After discussion, Council was in agreement that Staff should proceed without the E1 and E2 zoning districts because a more in depth look was needed before proceeding with the new zoning districts. Council requested that the E1 and E2 zoning districts be one of the first things Staff work on after the adoption of all the other revisions.

Council Member Mason asked what was left in the draft ordinance that needed specific review before the public hearing. Mr. Bailey proceeded to go over the remaining highlighted portions of the draft ordinance. Council was in agreement with the following changes:

1. Remove Subsection 17.02.02 which states "In areas where portions of the lot have at least ten percent (10%) of the land area with slopes greater than twenty percent (20%), the minimum square footage of the lot shall be reduced by one (1) percent for each percentage point of average slope within the steep slope portion".
2. Addition of maximum building height for the M-1 district of 67' in Subsection .
3. Remove Subsection 17.08.05 which states "Where a multi-unit or nonresidential structure has a height in excess of twenty (20) feet and adjoins a single unit district, the structure shall meet an additional setback of one and one half (1 ½) feet for each foot in height above twenty (20) feet."
4. Change when a drainage and erosion control plan is required as it pertains to the current exemptions for single-family dwellings and commercial projects with less than 2,500 square feet of land disturbance. Council was in agreement that the aforementioned uses needed to be in compliance with the requirements. –Mr. Bailey noted that Staff could revise the ordinance so that the single-family applicants would have to come into compliance but would not have to meet the same exact plan requirements as a Commercial project.
5. Remove Section 23.08 Excessive Illumination from Article 23 Utilities.

Discussion ensued on the length of time it would take for Staff to finish the UDO. Mr. Furgiuele asked Council if Staff could present the final product without the strikethroughs and bold underline. He noted that it took a great deal of time when going through the Ordinance to keep track of the changes. He also noted that the text had been moved around so much that it was hard for anyone to tell where the text had been originally. Council was in agreement with Staff presenting the draft without the red strikethrough and the blue bold underline.

Discussion ensued on the date and time for a public hearing.

Motion

Council Member Brantz made a motion, seconded by Council Member Mason to schedule a special public hearing starting at 4:00 p.m. with the Planning Commission meeting either immediately following the public hearing or on December 12th at 6:00 p.m. (whichever the Planning Commission preferred) and with a special Council meeting on December 16, 2013 at 8:00 p.m.

Vote: Aye-All
Nay-None

Discussion ensued on whether any other meetings where needed prior to the public hearing. Ms. Shook indicated that it would be important for the Council to meet to discuss the use tables. Mr. Bailey and Mr. Furgieuele agreed.

Motion

Council Member Ball made a motion, seconded by Council Member Mason to schedule another joint meeting with the Planning Commission on Tuesday November 12, 2013 at 6:00 p.m. for further discussion on the revisions to the UDO.

ADJOURNMENT

Mayor Clawson adjourned the meeting at 8:40 p.m.

Loretta Clawson, Mayor

Jane Shook, Development Coordinator