

**TOWN OF BOONE
TOWN COUNCIL AND PLANNING COMMISSION
JOINT MEETING
NOVEMBER 12, 2013 at 6 PM
MEETING MINUTES**

Town Council Members Present: Mayor Loretta Clawson, Jamie Leigh-Mayor Pro-Tem, Lynn Mason, Andy Ball and Rennie Brantz

Planning Commission Members Present: Chairperson Eric Woolridge, Vice-Chairperson Greg Simmons, Cameron Lippard, Jon Tate, Tom Purpur, Jeff Templeton, Susan McCracken, Frank Bolick, Connor Boyle and Robert Cherry

Staff Present: Mr. Bill Bailey-Director of Planning and Inspections, Jane Shook-Planner and Marlene Crosby-Board Secretary

Others Present: Mr. Sam Furguele, Town Attorney

CALL TO ORDER

Mayor Loretta Clawson called the meeting to order at 6:00 p.m. and turned the meeting over to Mr. Bill Bailey, Director of Planning and Inspections.

Mr. Bailey said this is the final workshop before the public hearing begins and the purpose of the meeting is to discuss the Transitional zones and how they are populated in the Table of Permissible Uses. Mr. Bailey handed out two draft documents that covered Article 15 District Use Requirements and Article 34 Definitions. These documents contained information on specific uses, accessory uses and temporary uses. Mr. Bailey specifically went through the Transitional zones and showed how they are populated in the Table of Permissible Uses. Mr. Bailey, Mr. Sam Furguele, Town Attorney and Ms. Jane Shook, Development Coordinator answered questions and listened to feedback and concerns from these two draft documents.

Mr. Bailey said at the last Unified Development Ordinance workshop that was held on October 30, 2013, the Town Council members gave the direction to remove the information from the E-1 and E-2 Zoning Districts under the Education section of the Table of Permissible Uses. It was decided that the new Town Council members and other stakeholders would need to be able to review and give feedback on these zoning districts. Mr. Bailey said that these zoning districts will be the first thing that the staff reviews after the adoption of the revised UDO.

Mr. Bailey started with page 15-3 of the Article 15 District Use Requirements handout and 15.07 Table of Principal Uses which covers the Low Density Residential, Medium to High Density Residential, Commercial/Industrial and Education zoning districts.

Mr. Bailey explained how the various superscripts were created for each transitional zone in the table. Mr. Bailey said the idea to use 25 increments for the superscripts came from discussions with board members, applicants and other sources. Planning Commission Member Templeton was concerned with the superscript T300 being too high for the mountains and he suggested changing it to T150. Planning Commission Chairperson Woolridge said that Member Templeton may be right in his concern of T300. Mr. Bailey said the transitional zones will be discussed at the public hearing. Mr. Furguele said that the transitional zones have been quite successful in helping the developer, when planning new projects.

Planning Commission Member Templeton said, when building multi-family structures the term “units” not “bedrooms” should be used. Mr. Bailey said some developers build per bedrooms. Mr. Bailey said the bedrooms are the impact not the units. Mr. Bailey said that the Town Council members agreed that this is the way to address this issue.

Discussion ensued on the number of children that can be in a daycare before a state license is required. It was agreed upon to add Child Daycare, Small and Home Occupation to the Accessory Use section of the Table of Permissible Uses.

Discussion ensued on the transitional zones for restaurants, shopping centers and other retail businesses. Planning Commission Member Templeton said that the ABC Store should have the same transitional zone as other restaurants with 2,500 square feet or greater. Planning Commission Member Tate agreed with Planning Commission Member Templeton. Planning Commission Member Cherry said there is no difference between the ABC Store and a 5,000 square foot restaurant. Mr. Furgiuele said the hours of operation make a difference. Town Council Member Mason asked if a shopping center or mall would come under retail store more than 5, 000 square feet. Mr. Bailey said it would be over 25, 000 square feet or greater. Town Council Member Mason asked how to address shopping centers. Mr. Bailey said that it can be added into the Table of Permissible Uses.

Planning Commission Vice-Chairperson Simmons noted that a transitional zone only applies, if it is against a residential zone.

Mr. Bailey went over Accessory Uses; he said that all of them are mostly new uses. Mr. Bailey outlined the uses that need more research.

Mr. Bailey went over Temporary Uses: he said that the staff will revisit some of these uses after the adoption of the revised UDO.

Mr. Furgiuele said that the staff needs direction due to much discussion on Religious Assembly.

Mr. Bailey said there will be a Special Public Hearing on Wednesday, December 11, 2013 at 4 p.m. in the Town Council Chambers. Mr. Bailey explained that the public hearing will be open for several hours in order for the public to be able to participate in the hearing. Mr. Bailey explained that the Planning Commission meeting for this Special Public Hearing will be held immediately following the Special Public Hearing. Mr. Bailey explained that a Town Council meeting will be held on Monday, December 16, 2013 at 8 p.m. to discuss the recommendations from the Planning Commission regarding the adoption of the revised UDO.

Ms. Shook said that the latest version of the final draft will be placed on the Town of Boone website as soon as it is completed. Mr. Furgiuele noted that there will be adjustments made to the draft based on recent legislation changes.

ADJOURNMENT

Mayor Clawson adjourned the meeting at 9:35 p.m.

Loretta Clawson, Mayor

Marlene Crosby, Board Secretary