



COMMUNITY DEVELOPMENT COMMITTEE (Town Council Sub-committee)

Members Present

Caleb Hemphill
Claudia King

Staff Present

Amanda Stearns

Approved Meeting Minutes Tuesday, September 15, 2015

1. **Call to Order** – C. King called the meeting to order at 5:15 p.m.
2. **Minutes** - The approval of the August 24, 2015 minutes were postponed until the next meeting.
3. **Year 1 Comp Plan Implementation** – continued discussion on RA and RB Districts

The committee reviewed the work to date on the RA District. Some policy around multiplexes was established on August 24 but the recommendations had not been finalized. Policy questions still to answer:

- Should there be a density bonus for multiplex development? Initial discussion is to maintain the minimum lot size for units.
- Should there be a limit on number of units on a parcel?
- Should conversion of existing homes meet the same dimensional requirements as new development? Lot size, width, etc.

The committee did agree that the same setbacks should apply to multiplex as applies to single and two family units.

Multiplex – The committee is concerned about the potential pushback for allowing multiplex development in various neighborhoods. It is recognized that the current ordinance is very restrictive and that no multiplex development has occurred in the last ten years. In order to get a better feel for the impact of future multiplex development, A. Stearns will request Spatial Alternatives map all current multiplex parcels by district. This will provide insight on where neighborhoods currently have multiplexes.

RCZO – Since development under Resource Conservation Overlay uses the underlying district minimum lot size to calculate overall density, the committee agrees that the new minimum lot sizes will be used for the calculations. The committee will refer the amendments to reduced lot sizes to LPAC as they are reviewing the overall RCZO.

Public Input – Discussion was had around meetings and the need for illustrations. A. Stearns will look into having plan and perspective illustrations done for each of the districts. It was also discussed about having one public input meeting and the agenda breaking out the district changes so that interested parties could show up for a certain subject matter, such as RA, RBeast, RBwest, etc.

The committee began review of the RBeast Matrix. A. Stearns prepared the matrix using the work to date on RA as a guideline. The intent is to implement the LPAC recommendations although at times the method of doing so is different than the initial one. The various areas of RB were reviewed and noted where sewer is currently provided. The committee reviewed the One family column and is in general agreement with the recommendation. It was noted that the front porch reduction is incorrect and will be corrected on the next version.

A. Stearns will update both matrices and include in the packet for September 30.

4. **Other Business** – The review of the Council work plan was mentioned and it will be included on the next agendas and the edited copy prepared by A. Stearns will be distributed as part of the packet.
5. **Next Meetings** – September 30 and October 7 at 5:30 p.m.
6. **Adjournment** - C. King adjourned the meeting at approximately 7:15 p.m.