

Planning and Zoning work Meeting
April 16, 2025
FINAL Minutes

Commission

Darlene Pope
Lee Ballard
Kent Peterson
Cameron Spendlove

Attendance

Krystal Percival-Clerk
Shaila Kuikahi
Tom LaCosse

Online

S. Thomas
Monica Bowcutt
I pad pro 4th gen
Marianne

A. CALL TO ORDER: 5:33pm Darlene Pope

GENERAL PLAN

B. 1. Updates with Kevin Smedley

Minimizing Environmental Impact in Development

The Commission and Kevin discussed the importance of minimizing environmental impact during development, with a focus on infrastructure and careful design. They also discussed the need for preserving natural drainage ways and the potential for underground power lines to reduce fire risks. They agreed to revise the language in their document to better reflect these goals. They also touched on the concept of sensitive lands, which could include slopes, drainages, and other natural features.

Land Use Element Updates Discussed

The Commission and Kevin discussed updates to the land use element of a document, focusing on parks, commercial areas, and zoning. They decide to remove references to specific park locations and acreages, opting instead for more general descriptions. They also agreed to update the commercial zoning information, replacing specific business names with broader categories and mentioning vacant commercially zoned areas within the town. They question the removal of hybrid commercial zoning from the document.

Document Sections Removal and Access Points

The Commission and Kevin discussed the removal of certain sections from a document and the relocation of others. They also discussed the importance of maintaining footpath access and the need to address impacts on historic buildings in the area. They also mentioned the presence of several historic buildings in the area, including the jail and the building they currently occupy. They also discussed the need for property ownership for creating access points.

DISCUSSION ON PUBLIC HEARING ITEMS FROM 3/11/2025:

C. DISCUSSION

1. AN ORDINANCE PROVIDING STREAMLINED PROCESS FOR LOW IMPACT CONDITIONAL USE PERMITS, ADDING CONDITIONAL USES, AND AMENDING THE CONDITIONAL USE APPROVAL PROCESS

Updating Low Impact City Ordinance

The Commission discussed the updated language in the ordinance providing for low impact conditional use permits and the idea of making all commercial uses conditional. Lee Ballard explained that the low impact CUP doesn't require a public hearing or DRC review and only needs a written narrative of the use, description of the current use, applicable number of employees, frequency of delivery, and a list of any houses, materials, and other information requested by the zoning administrator or planning zoning commission for evaluation. The Commission also mentioned that the Planning Commission can approve, deny, approve with conditions, or find that the application doesn't fall under low impact and send them through to a standard CUP. Lee Ballard emphasized the importance of having standards in the ordinance for all uses that potentially could create a nuisance or safety problem.

Efficient Town Rule Enforcement System

The Commission discussed the need for a more efficient system for enforcing town rules, some suggesting that most towns operate with permitted uses and code enforcement officers. They also discussed the idea of making certain conditional uses easier to process, but some expressed concerns about making every use conditional. The Commission also discussed the need for adding standards and the possibility of making a list of uses that already have standards or don't meet them.

2. AN ORDINANCE PROHIBITING COMMERCIAL OR PUBLIC PARKING IN RESIDENTIAL AND AGRICULTURAL ZONES

The Commission addressed concerns about parking areas for bus stops and the need for clarification on open space zones.

3. AN ORDINANCE AMENDING TITLE 16 OF THE VIRGIN LAND USE CODE TO REINSTATE AND RENUMBER CHAPTER 48 OPEN SPACE DISTRICT

Zoning Revisions and Open Space Debate

The Planning Commission discusses zoning issues, particularly regarding open space and residential areas. They debate whether to reinstate language about open space zoning that was previously removed from the ordinance. Some members argue for rezoning open space to residential, while others emphasize the importance of maintaining the existing zone. The commission also reviews upcoming public hearings on live-work formats, revisions to Chapter 8,

and the village overlay. Members are encouraged to review the relevant documents before the next meeting to prepare for discussions and voting.

WORK MEETING:

C. DISCUSSION

Duplexes in Commercial Zones Debate

The Planning Commission discusses the proposed changes to allow duplexes in commercial zones. There is disagreement about whether the new process, involving an overlay zone and conditional use permit, makes it harder to build duplexes compared to the current system. Some members argue it adds unnecessary steps, while others contend it expands options and follows proper planning procedures. The discussion becomes heated at times, with accusations of dishonesty and bad faith, leading to calls from the Chair for more respectful dialogue and better preparation for meetings.

1. Revised Live-Work Draft Ordinance
2. Revised 2 Family Dwelling Ordinance
3. Revised Village Downtown Zone Ordinance
4. Neighborhood Overlay Ordinance
5. Discussion of: Blackmore proposal

ADJOURN MEETING 8:04PM

Motion to adjourn work meeting

Lee Ballard made a motion to adjourn / Kent Peterson Seconded / ALL AYE / No NAE


Krystal Percival Clerk/Recorder

May 13, 2025
Approved Date