

Planning Commission Work session

March 22, 2011

Minutes

Commissioners Present:

Mr. Jason Pearson (Chairman)

Mr. Kurt Keesecker

Ms. Genevieve Keller

Ms. Lisa Green

Not Present:

Mr. Dan Rosensweig

Mr. Michael Osteen

Mr. John Santoski

Staff Present:

Missy Creasy

Brian Haluska

Richard Harris

Michael Smith

Ebony Walden

Deronda Eubanks

Mr. Pearson convened the meeting at 5:00 p.m.

CRITICAL SLOPES

Mr. Haluska presented the purpose and intent of Critical Slopes. He defined the public purpose and benefit.

Ms. Keller asked about the 2000 sq. ft. number present in the ordinance. Mr. Haluska provided background on this number.

Mr. Pearson opened the meeting for public comments.

Charlie Armstrong-is concerned about subjectivity for the ordinance and the wording of the proposed definition of critical slopes.

Morgan Butler-Wants more detail added to the critical slopes ordinance and he is concerned about some definitions that are already in place. He feels the definition is vague and the code should be more inclusive.

Neil Williamson-wanted to also point out that the Whole Foods site should be included in the testing. He also wanted to know how the Fontaine fire station would fit into the testing.

Mr. Pearson wanted to give the public an opportunity to send emails and highlight the language they feel should be used for staff.

Mr. Pearson closed the public comment portion of the meeting.

Mr. Pearson wanted to know if changes with the boundaries within the code would have a big impact on the 25% slope criteria. He also wanted to point out that if the numbers are accurate, what is presented would not create a safety concern. He also wanted to know if the testing would be about step 1 of the proposed code and felt a table should be created to compare applications.

The issue of staff referring to PC was discussed. There was a general feeling that it would not be desirable because it would detract from the predictability of the process.

Ms. Keller felt the numbers should be smaller to address original concerns that some slopes previously subject to review and possessing issues of concern might need to be reviewed.

Mr. Pearson wanted staff comments noted in the matrix for each site.

Mr. Keesecker wanted to know the unique features of 2c. He also suggested a process to allow early determination.

Mr. Pearson stated that 2c is a safety valve.

Ms. Green wanted a list of undeveloped properties and how this has affected them.

Ms. Keller feels the words "quality characteristics or features" should be used rather than significant or unique.

Mr. Keesecker would like to take a look at the 6000sft threshold to see if it could work.

Mr. Pearson added a critical slopes discussion to the April agenda and adjourned the meeting at 6pm