



DCSM/Zoning Ordinance Advisory Committee

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| J. Wayne Barrett | Jonelle Cameron |
| Steve Mitchell | Jim Kreider |
| Jacob Giovia | John McBride |
| Michael Kitchen | Robert Sweeney |
| Carl Willis | Carmella Patrick |
| Mitchell Rachlis | Samantha Kearney |
| Emily McKeown | Erik Spencer |
| Paul Johnson | Rick Canizales |
| Jeff Warner | David McGettigan |
| Channing Blackwell | Tom Smith |
| Joe McClellan | Mandi Spina |

MINUTES

**Development Services Building
Conference Room 202A/B**

**July 27, 2023
Regular Meeting**

In Attendance: Wayne Barrett, Steve Mitchell, Jacob Giovia, Mike Kitchen, Mitchell Rachlis, Emily McKeown, Paul Johnson, Jeff Warner, Joe McClellan, Jonelle Cameron, Jim Krieder, Carmela Patrick, Erik Spencer, Robert Sweeney, Rick Canizales, David McGettigan, Tom Smith, Mandi Spina. Staff members from DDS - Fadeley, Transportation – Belita, and Planning – Wolfson, McCaskill.

- 1. Call to Order 2:01 p.m.**
- 2. Roll Call: Quorum present**
- 3. Approve the agenda for the July 27, 2023 meeting as presented – APPROVED by Quorum.**
- 4. Approval of Minutes from June 22, 2023: APPROVED by Quorum.**
- 5. Zoning Text Amendments**
 - Drive-through uses and curbside pickup**

Emilie Wolfson: Discussed current text and amended text. Curbside is the new term.

Discussion of using parking spaces for curbside parking and if there is a parking problem in PWC. The Zoning Ordinance says that curbside parking would not count toward overall parking requirements as required by the DCSM. The definition of curbside parking will be reviewed to ensure the definition doesn't set a parking parameter that can't be met. Discussion on signage and the number of signs allowed for a drive-through business. For phase two, we will be considering the option to allow certain drive-through businesses by right.

- Commercial Sign Regulations**

Emilie Wolfson: Discussed current text and amended text.

- **Commercial Sign Regulations – continued**

Discussion to take a deeper look at the sign regulations to ensure that what is proposed and discussed with industry and DORAC members is consistent with the final language of the sign regulations before sending through the process to adoption. It was discussed that the sign regulations be scrapped and start over with new regulations. Staff discussed that the sign ordinance needs to be reworked and will also look at window signs which may need to go back to the board for approval. There was some confusion with the sign pictures included in the sign regulations and it was suggested the pictures be removed.

- **2022 State-Mandated Code changes**

A brief discussion regarding the 2022 State-Mandated Code changes regarding the inclusion of parks in various sections of the zoning ordinance and the consideration of appropriation of funds to the Board of Zoning Appeals upon request.

- **2023 State-Mandated Code changes**

A brief discussion regarding the 2023 State-Mandated Code changes regarding notice requirements for zoning map amendments and text amendments and a change to the term handicap to alternative terms such as disability or impairment.

6. Affordable Dwelling Unit Ordinance

McCaskill: A discussion regarding the ADU ordinance including the virtual participation by the consultants and the timeline for getting the ordinance to the Board of County Supervisors by the end of the year. This would mean a specially called meeting in September to review the ordinance. McCaskill went through the ADU presentation showing the projected market. Points of the discussion included incentives to reduce or eliminate monetary contributions; and recognition that affordable housing covers the spectrum from homelessness to workforce housing.

7. Special September DORAC meeting – ADU Ordinance

McCaskill: A special meeting is scheduled in September to further discuss the ADU Ordinance. A draft should be out at the end of August or early September.

8. Preview of upcoming ZTAs

Wolfson: A preview of upcoming zoning text amendments was presented to the members. The upcoming ZTAs include Industrial Parking, Technical Changes to Implement the 2040 Comprehensive Plan, and PFR Review Update to Implement the 2040 Comprehensive Plan. These items will be discussed at the regulation October meeting.

8. Agency Time

- Planning – Nothing noted.
- Transportation – Nothing noted.
- Fire – Nothing noted.
- Environmental Management – Nothing noted.

9. Next Meeting – Thursday, October 26, 2023, 2:00 pm – 4:00 pm

10. Meeting adjourned at 3:56 p.m.