

MINUTES
JEFFERSON COUNTY PLANNING COMMISSION
SPECIAL MEETING
JANUARY 30, 2007

The Jefferson County Planning Commission met on Tuesday, January 30, 2007 with Paul Burke, President presiding. John Sidor, Lynne Deming, Russell Roper, Arnie Dailey, and Jim Surkamp were present. Staff members present were Kim Shrader, Roger Goodwin and Sherry Cole.

Todd Baldau, Ellen May and Tom Kane were absent with notification. Sherry Kelly, staff member, was absent with notification.

Mr. Burke called the meeting to order at 7:00 p.m. Mr. Burke stated we are here to talk about the ordinances. Mr. Burke stated he had so many problems with the first 7 pages in Chapter 1. Mr. Burke suggested using the following categories in discussing the ordinances: (1) Confusion; (2) Conflict with the law; (3) Things that should be done differently.

Mr. Surkamp arrived at 7:08 p.m.

The Planning Commission discussed and came up with the following issues.

CONFUSING

1. Relationship of preliminary plat and preliminary plan.
2. Uses - lot, parcel and tract. Does this mean the same thing? Use one word.
3. County, Page 12, 2.105D, Subdivision Ordinance, Article 2.
4. Page 14, 204C - Pedestrian "precinct". What do you mean?
5. Page 7 - Modulation technique. Need definition.
6. Ministerial vs. "Require, a different lotting pattern", Page 7 paragraph G.
7. Page 6, E2 - Requests to the agencies - it's too late.
8. Page 4, last sentence - Does this mean the staff report on zoning or any report?

CONFLICTS WITH THE LAW

1. Someone needs to demonstrate that the process of the ordinance complies with 8A.
2. Having to follow staff recommendations vs. making our independent decisions. Some members think we have to follow staff recommendations in some technical areas and some don't on non-zoning issues 8a-5-8(d).
3. Page 28A - Deny based on lack of services. Conflicts with Page 31A2 - cannot deny.
4. 8A-4-2(A)(15) Requires payment plans for utilities, but the ordinance doesn't cover that.

THINGS THAT SHOULD BE DONE DIFFERENT

1. Some people think that we should not be able to change the design and some people think we should.
2. Page 4, 1.301 - Zoning review should happen before subdivision application.
3. Mr. Sidor motioned the Planning Commission would prefer not to have a Board of Subdivision and Land Development Appeal. Mr. Surkamp seconded the motion which carried unanimously.

Mr. Roper motioned to adjourn at 8:55 p.m. on January 30, 2007. Ms. Deming seconded the motion which carried unanimously. A detailed transcript of this meeting can be found on CD # 16 and # 17. These minutes were prepared by Sherry Cole.