

3. PLANS, POLICIES AND ORDINANCES FOR PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION:

- a. Text Amendment (**TXT20-03**) to Chapter 23, Land Development Code, Article V, Use Categories and Limitations, Division 1, Generally, Section 23-137 RSS Small Lot Single Family Residential, and Section 23-153 CG Commercial General District.

Vice-Chair Rickelman introduced the text amendment and asked that staff to present.

Mr. Harkins comments that as businesses have continued to re-open in the community, City Staff have been in discussion with current and potential property owners about redevelopment possibilities in the western half of the community, particularly commercial redevelopment along arterial streets. Mr. Harkins further comments that during the course of these discussions, City Staff became aware of numerous definitions that should be included in the development code to help further clarify and define various land uses; and additionally, staff have been in discussions with one of the cemeteries' in the community regarding potential expansion, only to discover their non-conforming status to be an issue preventing said expansion. Mr. Harkins asked if there were any questions of staff.

Vice-Chair Rickelman asked if the incidental accessory uses would be for storage or an office not for bodies. Mr. Harkins responds yes but those are accessory uses to the primary use so to have one there has to be the other within that zoning classification.

Vice-Chair Rickelman asked what about an apartment like hotel entails. Mr. Harkins responds that it is like a general housing type of category that can be structured somewhere in between a dorm and a multi-family type of dwelling, has some flexibility built in for common areas as well as how they structure the number of occupants within a mix of potential occupancy loads within each dwelling area within the structure.

Vice-Chair Rickelman asked if it is a co-op or a fraternity or sorority. Mr. Harkins responds no not in those senses but could be more like live / work type units could be some general type of student housing but not full blown multi-family units; and some of the common areas would be joint facilities of recreational or cooking type of things.

Vice-Chair Rickelman asked if there were any other questions of staff; none respond. Vice-Chair Rickelman opened the public hearing and asked if there was anyone who would like to speak in favor; none respond. Vice-Chair Rickelman asked if there was anyone who wanted to speak in opposition; none respond. Vice-Chair Rickelman closed the public hearing and asked for staff recommendations.

Mr. Harkins presented the findings and alternatives and asked if there were any questions of staff; none respond.

Vice-Chair Rickelman asked if there are any recommendations, comments, or a motion.

**Chair Buchert moved to accept findings and recommend that the City Council approve the proposed text amendment as presented, Commissioner Shanahan seconded.**

Roll call:	Buchert	Rickelman	Shanahan	Jerome	Allred
	Yes	Yes	Yes	Yes	Absent

**Time: 7 minutes**

