

## PLANNING COMMISSION

*The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.*

### RECOMMENDATION OF PLANNING COMMISSION TO THE TOWN COUNCIL

This record of the Planning Commission reflects actions taken at its June 19, 2018 meeting.

**June 19, 2018**

#### **Blue Hill Petition Text Amendment: Incentive for Non-Residential (Upper Story Floor Plate)**

**Recommendation:** The Planning Commission makes no recommendation to Town Council on the Blue Hill Petition Text Amendment regarding a non-residential incentive.

**Motion:** Commissioner Rummel moved and Commissioner Everhart seconded that the Town develop a better long-term plan for incenting commercial in Blue Hill, and in the meantime recommend adopting the incentive proposal as presented, provided that staff provide an update to the Commission and Council within one year.

**Vote:** 4 - 4

**Ayes:** Amy Ryan (Chair), John Rees (Vice-Chair), Michael Everhart, Whit Rummel

**Nays:** Neal Bench, Melissa McCullough, Louie Rivers, Buffie Webber

Commissioner Bench voted nay because he disliked undoing the good design work on floor plate limitations that Council just passed. Commissioner McCullough voted nay because she would like more data before taking action and is not convinced that this fix will work to solve the problem. Commissioner Rivers voted nay because he believes the Town should be doing long-term planning rather than quick fixes, and Commissioner Webber voted nay because she believes this is a reactive plan and prefers more comprehensive planning.

**Motion:** Commissioner Bench moved and Commissioner Everhart seconded to recommend finding the incentive proposal as presented consistent with the Comprehensive Plan.

**Vote:** 4 – 4

**Ayes:** Amy Ryan (Chair), Neal Bench, Michael Everhart, Louie Rivers

**Nays:** Melissa McCullough, John Rees, Whit Rummel, Buffie Webber

### **Blue Hill Petition Text Amendment: Use Requirements**

**Recommendation:**  The Planning Commission recommends that the Town Council approve the Blue Hill Petition Text Amendment regarding use requirements.

**Motion:** Commissioner Everhart moved and Commissioner Bench seconded to recommend removing the “Phased Mixed Use Site” option, and approving options for “Mixed Use Building”, “Mixed Use Site”, and “Residential Alternative”, including a 10% floor area requirement for the “Mixed Use Building” and “Mixed Use Site” options.

**Vote:** 5 - 3

**Ayes:** Amy Ryan (Chair), John Rees (Vice-Chair), Neal Bench, Michael Everhart, Buffie Webber

**Nays:** Melissa McCullough, Louie Rivers, Whit Rummel,

Commissioner McCullough and Commissioner Rivers voted nay because they believe the solutions proposed haven’t been researched or developed fully and that there hasn’t been a very public process. Commissioner Rummel voted no because while he’s comfortable with incentives for commercial development, he believes owners and developers shouldn’t be compelled to provide commercial and that it is a market decision.

**Motion:** Commissioner Bench moved and Commissioner Everhart seconded to recommend finding the proposed changes to Non-Residential Development as presented consistent with the Comprehensive Plan.

**Vote:** 4 – 4

**Ayes:** Amy Ryan (Chair), Neal Bench, Michael Everhart, John Rees

**Nays:** Melissa McCullough, Louie Rivers, Whit Rummel, Buffie Webber

**Blue Hill Petition Text Amendment: Recreation Space**

**Recommendation:**  The Planning Commission recommends that the Town Council approve the Blue Hill Petition Text Amendment regarding recreation space.

**Motion:** Commissioner Bench moved and Commissioner McCullough seconded to recommend the proposed changes to recreation space.

- Vote:** 8 – 0
- Ayes:** Amy Ryan (Chair), John Rees (Vice-Chair), Neal Bench, Michael Everhart, Melissa McCullough, Louie Rivers, Whit Rummel, and Buffie Webber
- Nays:** None

**Motion:** Commissioner McCullough moved and Commissioner Rummel seconded to recommend finding the proposed changes to recreation space consistent with the Comprehensive Plan.

- Vote:** 8 – 0
- Ayes:** Amy Ryan (Chair), John Rees (Vice-Chair), Neal Bench, Michael Everhart, Melissa McCullough, Louie Rivers, Whit Rummel, and Buffie Webber
- Nays:** None

**Blue Hill Petition Text Amendment: Conditional Zoning**

**Recommendation:**  The Planning Commission recommends that the Town Council approve the Blue Hill Petition Text Amendment regarding conditional zoning districts.

**Motion:** Commissioner Bench moved and Commissioner Rivers seconded to recommend including the WR-3, WR-7, WX-5, WX-7 districts as Conditional Zoning Districts.

- Vote:** 8 – 0
- Ayes:** Amy Ryan (Chair), John Rees (Vice-Chair), Neal Bench, Michael Everhart, Melissa McCullough, Louie Rivers, Whit Rummel, and Buffie Webber
- Nays:** None

**Motion:** Commissioner Bench moved and Commissioner Rivers seconded to recommend finding that including the WR-3, WR-7, WX-5, WX-7 districts as Conditional Zoning Districts

is consistent with the comprehensive plan.

**Vote:** 8 – 0

**Ayes:** Amy Ryan (Chair), John Rees (Vice-Chair), Neal Bench, Michael Everhart, Melissa McCullough, Louie Rivers, Whit Rummel, and Buffie Webber

**Nays:** None

**Blue Hill Petition Text Amendment: Zoning Atlas Amendment**

**Motion:** Commissioner McCullough moved and Commissioner Rivers seconded to recommend not approving the map amendments previously proposed.

**Vote:** 8 – 0

**Ayes:** Amy Ryan (Chair), John Rees (Vice-Chair), Neal Bench, Michael Everhart, Melissa McCullough, Louie Rivers, Whit Rummel, and Buffie Webber

**Nays:** None

**Motion:** Commissioner Bench moved and Commissioner McCullough seconded to recommend finding the previously proposed map amendments not consistent with the comprehensive plan.

**Vote:** 8 – 0

**Ayes:** Amy Ryan (Chair), John Rees (Vice-Chair), Neal Bench, Michael Everhart, Melissa McCullough, Louie Rivers, Whit Rummel, and Buffie Webber

**Nays:** None

**Prepared by:** Amy Ryan, Planning Commission Chair  
Aaron Frank, Planning and Development Services Staff