

PLANNING COMMISSION SPECIAL MEETING
 HILLSIDE DENSITY ORDINANCE WORKSHOP

MONDAY, NOV. 22, 1982. 8:00 PM
 TOWN HALL COUNCIL CHAMBER

PRESENT: STAN HAYES
 OLIVER HARLE
 JOHN SHARP
 A.C. SIGNORELLI
 ED BERGESON
 BILL OLLINGER

STAN HAYES REVIEWED THE STRATEGY OF PROPOSED DENSITIES VIS-A-VIS THE COLOR CODING OF THE WORKSHOP MAP.

BLUE PARCELS NOT BEING CONSIDERED.

PARCELS 1.5 ACRES OR SMALLER AS 1 UNIT.

TWO PARCELS, THE CORY AND THE GRIEBER, HAVING NO ACCESS TO ROAD AS PPD.

THE ISSUE OF AFFORDABLE HOUSING VS. DENSITY WAS DISCUSSED.

IT WAS THE SENSE OF MEETING THAT PROPOSED DENSITIES CANNOT ANTICIPATE SPECIFIC HOUSING DEVELOPMENT.

BERGESON EXPRESSED CONCERN THAT IF HOUSING ZONING IS NOT INITIATED BY THE PLANNING COMMISSION, FUTURE DEVELOPMENT WILL LACK TOWN INSTITUTED GUIDELINES AND BE HAPHAZARD.

THE MAJORITY OPINION WAS IN FAVOR OF ARRIVING AT DENSITIES BASED UPON THE TRADITIONAL RESIDENTIAL UNIT, ACREAGE, LOCATION, AND CONFORMITY TO NEIGHBORING OR RECENTLY APPROVED DENSITIES.

LOW COST OR HIGH DENSITY HOUSING AND DESIGNATED OPEN SPACE TOGETHER WITH TECHNICAL CRITERIA SUCH AS SOILS, DRAINAGE, SLOPE AND THE LIKE ^{WILL NOT} BE FACTORS IN THE PROPOSED DENSITIES.

THESE CRITERIA WILL ONLY COME INTO PLAY WHEN SPECIFIC DEVELOPMENT IS PROPOSED.

MINUTES (CONTINUED)
 PLANNING COMMISSION WORKSHOP
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OLIVER HARLE QUESTIONED THE PROPOSED REVIEW FOR TWO UNITS FOR THE WATKINS AND SAVIANO PARCELS.

RESPONSE TO ABOVE QUERY NOT CLEAR TO WRITER FROM MEETING NOTES. PERHAPS CLARIFIED AT NEXT WORKSHOP.

DISCUSSION TURNED TO THE QUESTION OF WHICH WAY TO APPROXIMATE DENSITY - BY PARCELS OR BY UNITS OF CONTIGUOUS PARCELS.

IT WAS AGREED THAT THE SINGLE UNIT OF LAND BE THE IDENTIFIED DENSITY UNIT RATHER THAN PARCEL BY PARCEL.

HILLSIDE DENSITY SHOULD NOT EXCEED 1 UNIT/3 ACRES 225
THE REED PROPERTY IN NEIGHBORHOOD AREA #3
WAS DETERMINED TO BE 5 CONTIGUOUS PARCELS, ONE
OF WHICH WITH EXISTING UNIT.

PHASE I OF HILLSIDE DENSITY STUDY WAS
CONSIDERED TO BE READY FOR PRESENTATION TO
COUNCIL.

AS AN "INFORMAL" ACTION OLIVER HORLE MOVED
AS FOLLOWS:

THAT THE PUBLISHED TABLES (ACPEK COMPUTER READ-OUTS)
II, III, & IV, AS PROPOSED DENSITY ASSIGNMENTS,
REPRESENT OUR PHASE I RECOMMENDATIONS.

THAT WE PROCEED AT OUR NEXT REGULAR MEETING
TO AGENDIZE A PUBLIC HEARING.
(FOR)S.

THAT THE HEARINGS BE BY NEIGHBORHOOD AND THAT
PLANNING STAFF WILL DETERMINE WHICH NEIGHBORHOOD,
ACTIONED SECONDED BY JOHN STORP
APPROVED UNANIMOUSLY (INFORMAL).

MINUTES (CONTINUED)
PLANNING COMMISSION MEMBERSHIP
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COMMITTEE TO ASK STAFF TO COME FORTH WITH
SOME KIND OF A PROPOSAL FOR THE HEARINGS AND TO
SCHEDULE THE HEARINGS.

NEIGHBORHOOD AREAS - POSSIBLE COMBINATIONS

AREA 1 - SUNNY HILLS } COASINE — 1 NIGHT (HEARING)
" 8 - GREENFIELD }

AREA 3 - FAULD HILL ————— 2 NIGHTS

" 5 - HAWTHORN }
" 6 - HUSTON HILLS } COASINE — 1 NIGHT
" 6 - INDIAN HILLS }

TOTAL OF FOUR PUBLIC MEETINGS

METHOD OR GENERAL CRITERIA FOLLOWED:

SMALL PARCELS ARE THOSE LESS THAN 1.5 ACRES.
HILLSIDE GENERAL 1 UNIT/3 ACRES

OTHER DENSITIES FROM EXTRAPOLATIONS FROM OTHER
DATA.

SIGNORELLI AND STORP DID NOT SEE NEED FOR
A WRITTEN REPORT TO COUNCIL.

BERGERON STATED THAT ANY ORAL STATUS REPORT
SHOULD BE BACKED BY A WRITTEN STATEMENT, ESPECIALLY
TO OUTLINE WHAT CRITERIA WE DID OR DID NOT USE IN

STAN HOYES SUGGESTED WE STATE THE CRITERIA AS A "SERIES OF DECISION TOOLS". PERHAPS WE SHOULD USE THE MAP [AS WE (COMMITTEE) HAVE DONE] TO DEFINE AN ORDERLY PROCEDURE.

IT IS IMPORTANT THAT ^{AT} OUR PRESENTATION WE CAN MAKE IT UNDERSTOOD THAT OUR DECISIONS ARE NOT ARBITRARY, [EVEN WITH STRIPPED DOWN] CRITERIA.

↑ WRITERS DESCRIPTION

MINUTES (CONTINUED)
PLANNING COMMISSION WORKSHOP
NOV. 22, 1982.

SIGNORELLI REMINDS THAT THE PUBLIC HAS HAD ACCESS TO OUR MEETINGS.

BILL OLINGER STATED THAT COUNCIL SHOULD HAVE THE REPORT BEFORE ANY PUBLIC HEARINGS AND THAT DEC. 14TH WOULD BE A GOOD MEETING FOR THIS.

MAP AND TABLES IMPORTANT.

FERGUSON STATED THAT THE MAP OF PARCELS ONE HERE AND LESS IS MORE WORK THAN HE ANTICIPATED BUT THAT HE WILL TRY TO COMPLETE TO INCLUDE WITH REPORT.

AT THE WRITING OF THESE MINUTES THIS STILL IS PROBLEMATIC.

SUMMARY OF RECOMMENDED DENSITIES:

$$57 \text{ UNITS} / 123 \text{ ACRES} = 2.16 \text{ UNITS/ACRE} \\ = .46 \text{ UNITS/ACRE}$$

THERE REMAINS APPROXIMATELY 288 PARCELS OF 1 ACRE OR LESS.

NO ADDITIONAL MEETING WAS SCHEDULED UNTIL PRESENTATION TO COUNCIL.

JOHN SHARP VOLUNTEERED TO PUT TOGETHER A BRIEF WRITTEN SYNOPSIS FOR THE COUNCIL MEETING.

MEETING ADJOURNED AROUND 10:30 P.M.

IT SHOULD BE NOTED THAT NO MEMBERS OF STAFF WERE PRESENT (BUT EXCUSED) AND THAT THERE WERE NO MEMBERS OF THE AUDIENCE PRESENT.

BY FERGUSON
DISTRIBUTION: PLANNING COMMISSION
BILL OLINGER
STAFF