

Quarterly Public Hearing

FALL

November 9, 2004

Meeting Minutes

Town Council in attendance: Mayor Burnley, Graydon Eggers, Loretta Clawson, Dempsey Wilcox and Lynne Mason

Planning Commission in attendance: Mary Ruth McRae-Chair, Paul Welsh, Charlie Walker, Stephen Phillips, Pat Vines, Tom Jamison, Lee Wood and Mary "Bo" Bolick (arrived at 7:05 p.m.)

Staff in attendance: John Spear-Development Services Director, Brenda Henson-Administrative Specialist and Rhonda Mullins-Administrative Assistant

Other: Greg Young-Town Manager

Mayor Burnley welcomed everyone to the Fall Quarter Public Hearing. She called the meeting to order at 7:04 p.m. and invited John Spear to present the first case.

CASE NO. RZ2004-15 **The Town of Boone** has filed a UDO text amendment request which would exempt commercial projects involving no more than 2,500 square feet of land disturbing activity from the requirement of providing site specific grading, erosion control and storm water management plans prepared by a design professional. Mr. Spear presented the staff report and stated that there would be no staff authority to allow or permit any deviations from the square footage standards being proposed in this text. He then invited any questions from the Council or Commission.

Commissioner Phillips was concerned about parking requirements and outside storage of merchandise. Mr. Spear explained that this proposal would eliminate the requirement of hiring a design professional to prepare plans. No specific standards are being waived.

Commissioner Welsh asked how the 2,500 and 2,800 square foot amounts were decided. Mr. Spear stated that these numbers were chosen during the previously proposed text amendment that did not pass.

Council Member Clawson asked if the burden and responsibility of plan preparation would become that of the property owner or applicant. Mr. Spear replied that plans could be drawn by the owner, a contractor, an architect or other individual. These more simply drawn plans would require preconstruction site inspections by the Development Services Department.

Council Member Mason asked for clarification of the statement that staff would have no authority to make deviations in the square footage requirements. Mr. Spear explained that a previous text amendment allowed the staff to have some discretion on land use intensity regulations in UDO Section 200. That discretion applies to Section 200 only and does not extend to this proposed text.

Mayor Burnley then invited public comment.

Nick Friedman, local business owner, spoke in favor of the proposed text change stating that it would be beneficial to other property owners although it would not help with the particular piece of property on Highway 105 that he is interested in purchasing.

Dusty Stacy, who owns a house on Queen Street that he wants to convert into an office, spoke in favor of the proposed change. However, he appealed to the Council and Commission to include a 10% discretionary authority of the square footage requirements by staff.

Chair McRae asked why discretionary authority had been excluded from this text. Mr. Spear explained that the discretionary authority was only granted to UDO Section 200.

With no further comments or items to come before the Council and Commission, Council Member Clawson, seconded by Council Member Eggers, motioned to adjourn the meeting at 7:26 p.m.

Velma Burnley, Mayor

Brenda Henson, Administrative Specialist