

**SPECIAL JOINT MEETING  
BOONE TOWN COUNCIL & BOONE AREA PLANNING COMMISSION  
MINUTES  
THURSDAY, NOVEMBER 13, 2008  
5 P.M.**

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**Boone Town Council:** Mayor Loretta Clawson, Lynne Mason-Mayor Pro-Tem, Janet Pepin, Stephen Phillips, Liz Aycock and Rennie Brantz

**Boone Area Planning Commission:** Chairperson Bunk Spann, Sheri Baker, Eric Woolridge, Jesse Pipes, Brett Scantlin, Donald Dotson, Gayle Turner, Caylen Beaty, and Chad Gryder

**Boone Town Staff:** Greg Young-Town Manager, John Spear-Director of Development Services, Ricky Hurley-Planning Supervisor, and Brenda Henson-Administrative Specialist

**Other:** Sam Furgiuele-Town Attorney

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Mayor Loretta Clawson began the meeting at 5:09 p.m.

Commission Chairperson Spann presented members with a copy of correspondence from Craig Lewis with The Lawrence Group suggesting the implementation of interim Smart Growth measures until a complete revision of the UDO can be made and asked Council to consider this suggestion. Commission Chairperson Spann also presented members with a copy of priorities that Town Council had set for Planning Commission and asked that the list be reviewed and revised as needed by the Council.

Mayor Clawson asked Mr. Spear to review the text amendments that were proposed at the August public hearing that were felt to need further revision before consideration. Mr. Spear stated that the amendments were proposed as an interim measure as suggested by the Smart Growth audit.

**CASE 20080389 PARKING REQUIREMENTS**

Council Member Pepin asked Mr. Spear if the proposed language change was supported at the Charrette. Mr. Spear replied that the Charrette was supportive and did not negate anything that was being proposed.

Commission Member Woolridge questioned requirements for downtown parking under the proposed text. Mr. Spear stated that commercial projects would use a maximum instead of a minimum requirement. Residential minimums are reduced from current standards. The idea of requiring no parking downtown was discussed, with increased density and being more pedestrian friendly as positive aspects of this suggestion. Satellite parking lots and public parking lots were discussed. Also discussed was the idea of having parking downtown be a public utility.

**CASE 20080390 DENSITY & DIMENSIONAL REQUIREMENTS**

Mayor Pro-Tem Mason asked Mr. Spear where the proposed language derived for the proposed density recommendations. Mr. Spear stated that the staff researched model code language and obtained guidance from the Oregon Model Smart Code for Small Cities and from a few North Carolina jurisdictions using smart codes. Mayor Pro-Tem Mason felt that the current Land Use Intensity table outlining maximum floor area ratio, minimum open space ratio, minimum livability ratio, and minimum recreation space ratio seemed to be cumbersome and excessive. Mr. Spear stated it was more common to minimum lot sizes, maximum floor area and maximum lot coverage requirements for new development as measures of distributing density.

Council Member Pepin expressed concern with changing height standards from vertical feet to building stories. Council Member Pepin felt the issue of height and density were very important and should be carefully considered. Mr. Spear noted that a number of people at the recent Charrette stated a desire for vertical increased density. Commission Chairman Spann stated that if Town Council had some parameters they wanted Planning Commission to work with, then the Commission would have a better idea on crafting recommended text. Mayor Pro-Tem Mason agreed that the Council could discuss some direction for Planning Commission at their next

meeting and expressed a desire to see revised interim text at the February 2009 public hearing.

Mayor Pro-Tem Mason also mentioned the development of single-family high density residential districts that would encourage development of workforce housing.

Commission Member Pipes felt it was necessary to move forward with interim measures to show the public that work is being done toward accomplishing the goals and desires of the town and that a significant amount of money has not been spent just to complete a study without results.

**CASE 20080399 SIGNS**

There was discussion regarding sandwich board signs in the downtown area and although a number of members present stated they liked them and thought they added character to the downtown, there was concern with clutter and public safety. Tuesdae Rice stated that the Downtown Boone Development Association was in full support of the proposed sign ordinance changes. Mr. Furgiuele stated that he felt there were a lot of ambiguities in the language for the ground mounted signs and the sidewalk signs. Encroachment agreements were discussed and the possible need for encroachment agreements for sandwich board signs was debated.

Mr. Spear noted that a staff survey was done that concluded there are 175 signs on the corridors and 40 of them, or 25%, are ground mounted signs versus freestanding.

With no further comments by board members or staff, Mayor Clawson ended the joint meeting at 6:37 p.m.

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Loretta Clawson, Mayor

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Brenda Henson, Admn. Support Specialist