

Article 1

- In Legal Authority (?) we need to say: ALL NEW CONSTRUCTION MUST GET A BUILDING PERMIT THROUGH PPRBD. This needs said somewhere and removes the need to say it repeatedly elsewhere.

Article 2

- Sec. 17.2.060-Dimensional Requirements Table
 - Footnote 2. top floor stepped back **a minimum of 8'** on all sides.
 - footnote 5. We said we wanted: Hwy 105 setback can be the line drawn between existing structures w/in 750' of the subject property. Or where a structure occurs on only 1 side (w/in 750') from that structure to a point 200' from Hwy 105 on the opposite side.
- Sec 17.2.70 RESIDENTIAL AGRICULTURAL ZONE (RA-5) (c) (4): same comment re: 105 setback 750' avg

Article 3

- Sec. 17.3.230. It is not that I want 10' instead of 5' from ROW. I was pointing out a conflict that still exists. (b)1. says 5'. But (c)(1)c says a 10' LS strip at parking lot frontage is required. The new verbiage added there is OK but doesn't resolve the 10 LS strip conflict.
- All lights used to illuminate parking spaces, driveways, or maneuvering areas shall be designed, arranged, and screened to minimize light spillage on adjoining lots or streets. Light trespass on adjoining lots and streets shall be a maximum of 0.1 Fc at the property line and shall comply with Section 17-3-X Lighting. (agree to keep 0.1fc)
- Sec. 17-3-270. Location of residential parking spaces. As written, it implies that a garage can be setback 22' but the building setback is typically 25'? This is good for large lots but too restrictive on smaller ones. E.g. a small house w/ a 1 car garage setback 25'. The 2nd req'd space can't be in the front yard if it needs to be setback 22'. It would have to go on the side yard but the setback there is 7.5'.
- Sec. 17.3.340 Minimum Planting Requirements.
 - I'd expect quantitative requirements here but there are none. We must go to 17.3.395 to find any.

- All req'd landscape areas shall include ground cover consisting of a minimum of 30% living plants. All trees, shrubs, and living groundcover shall be mulched to maintain moisture.
- We internal landscaping requirements? I propose "... multi-family 15%, commercial 5% of the lot area shall be landscaped w/ 1 tree / 800sf of said req'd area. This kind of follows EPCO but requires less.
- All New and Existing trees and parking lot landscaping count towards internal landscaping.
- Sec. 17.3.395 (b) (3) (Ran out of time during workshop to discuss this piece)
 - We need buffer trees at all roadways. Or, at least along County Line & Hwy 105 (SFR exempt) e.g. between a Bucees and County Line and Beacon Lite Rd? Or at any commercial along Hwy105 or Beacon Lite. Wish we had that requirement at the County Line Rd. Warehousing. Existing trees count, the section about Alternative compliance provides relief where it doesn't make sense. I propose 1 tree / 40' of road frontage and/or property lines between single family residential and commercial / multi-family. ½ of the trees may be replace by shrubs (10 shrubs = 1 tree).
 - (b) (6) I had a question about this we ran out of time for. Buffer trees at 2' or 6' or 10' per lineal foot of buffering? This is too close for trees to be planted?

Article 4: no comments

Article 5:

- Sec. 17.5.100. – General Review Process.
 - (c)(2) PC review - is that supposed to be under 10,000 sf? (d4 says 10,000 sf or greater requires at least one public meeting)
 - (d)(7) we eliminated Clusters.
 - Table 17.5.1 Required Decision-Making Process for Land Use Applications:
 - add Amending the Community Master Plan
 - Should there be a column for Neighborhood meetings (frequently req'd in other jurisdictions in the region)
 - Table 17.5.1
 - Remove Clusters

- 17.5.305 Procedure for Amending the Community Master Plan: the plan was put together w/ much public input. This section should address that.
- Sec. 17.5.350. Conditional Review Use applications.

Any other potential impacts to mitigate during the review process?

- Methods of operation
- Signage
- Loading and unloading
- Sanitation
- Public safety
- Mitigate vibrations, chemicals, toxins, pathogens, gases, heat, and radiation
- Sec. 17.5.370. Procedures for a Site Development Plan: (g) 1. & 2. 10% is too low of a threshold to have to start over. Increase to 20% (arbitrary)? OR, make the trigger based on changes to the originally proposed use - which is really the key.

Article 6:

- Farm House: need definition BUT is that the correct term or should it be Bunk House?
- Commercial: is defined as Retail. Offices, clinics, events centers, etc? Isn't Commercial basically anything that's not SFR? Multi-family is also actually commercial, no? (that's howt IRC and IBC see it). We get in trouble where we use the term non-residential or non-commercial.
- Fully Shielded: We can't seem to get away from the night sky "horizontal" verbiage that allows you to shine light onto your neighbors property and into their windows.
- Lot, Reverse corner: what does this say? is it needed?
- Open Space: Are we being asked which definition to use? I like the parts about open to the sky and impermeable surfaces don't count. And, I like the bullet list. HOWEVER: I don't think we regulate "open space" anywhere? We regulate Impervious Coverage.
- Impervious Coverage: add this definition