

PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
OCTOBER 27, 2020

CALL TO ORDER

The Chairperson called the meeting to order at 5:30 p.m. with Commissioners, Liske, Nelson, Councilor Cheek, Mayor Clark and Chairperson Canright in attendance. Commissioner Falk entered the meeting at 5:40 p.m. and Commissioner Emilson was absent.

OTHER BUSINESS

1. Opening Discussion for Landscaping Regulations Update

Memorandum dated October 27, 2020 providing background and analysis prepared by the Town Planner, Steve Zwick, Volunteer and Lindsey Romaniello, 2019 Intern.

Town Planner Shay Coburn, the Ridgway Planning Commission, and community members Ned Bosworth, Nichole Moorman, Jennifer Cram, Terese Seal and Susan Chism participated in the first discussion to update the Town's Landscaping Regulations. She noted the goal for landscaping regulations is to promote water conservation and minimize dust and weeds. The update will also align the building code regulations with the Residential Design Standards and the Landscaping Regulations. Ms. Coburn explained the current water service base rate includes a large reduction in the number of gallons allowed per month which should be a consideration for the update. Addressing the Landscaping Regulations is an objective in the Master Plan, Strategic Plan and has been requested by the public Coburn concluded.

The topics discussed included adapting regulations for drought conditions, adapting regulations to accommodate urban density and the Town's ability to maintain adequate water supply, modifying the 10% maximum gravel and 50% minimum live vegetative matter requirements, creating flexibility within the regulations, changing ground cover standards, revising the standard for a minimum number of trees and bushes as it relates to lot size and encouraging tree utility value; subduing requirements related to front and side yard curb appeal; reconciling site conditions along with site design, developing literature on plant species and trees suited for the local climate and soil conditions, promoting eclectic design, recognizing unique characteristics of individual parcels, incorporating existing native plants, encouraging a variety of plants for ground cover; considerations for disturbed and revegetated land, using grey water and positive water drainage from rain as a water source for yards, using artificial turf, encouraging xeriscaping, providing consumer education regarding tools and resources, requiring the Landscape Plan near the end of the building permit for new structures and considering how Fence Regulations could be combined with the Landscaping Regulations for simplification.

Planner Coburn will reconcile the topics with the regulations and provide an update to the Commissioners for the next discussion at the November Regular Meeting to be held December 1.

APPROVAL OF THE MINUTES

2. Approval of the Minutes from the Meeting of September 29, 2020

ACTION:

Councilor Liske moved to approve the Minutes from September 29, 2020. Mayor Clark seconded the motion and it carried unanimously.

ADJOURNMENT

The meeting adjourned at 7:00 p.m.

Respectfully submitted,

Karen Christian  
Deputy Clerk