

WATERBURY PLANNING COMMISSION
SPECIAL MEETING
Thursday, May 5, 2005
APPROVED MINUTES

Members: Joel Baker, Rebecca Ellis, Joe Greene, Darren Higgins, Hal Ranney, Rick Weston
Staff: Steve Lotspeich
Public: Mike Bard

Rick Weston, Vice Chair, called the meeting to order at 7:00 p.m.

DISCUSSION OF RIDGELINE/HILLSIDE/STEEP SLOPES PROJECT

The Planning Commission discussed various aspects of the Ridgeline/Hillside/Steep Slopes (RHS) project including the following:

- There was discussion as to whether the board review of projects in the RHS overlay process should be under Conditional Use with the Zoning Board of Adjustment or Design Review with the Planning Commission.
- The options of “Minor” and “Major” categories of review was discussed. The consensus was that Minor projects could be reviewed and approved by the Zoning Administrator and Major projects would through a board review process outlined above. The regulations would set out the process of how the determination would be made as to whether a project is Minor or Major.
- The Visual Analysis Overlay Map was discussed. It was generally agreed that elevation contours and property lines are the best way to define the boundary of the RHS Overlay District. One possibility is to have the determination of Minor and Major projects done by elevation such as any project between 1,200’ and 1,500’ in elevation would be in the Minor category and any project above 1,500’ in elevation in the major category. It was agreed that including every property that has any of the viewshed area within its boundaries would include too much lower elevation area in the RHS Overlay.
- It was agreed that the design guidelines should be advisory and non-regulatory, and be supplemental to the regulations.
- Steve Lotspeich offered to revise the draft regulations submitted by the consultant, LandWorks, and circulate the new draft for review prior to the next Planning Commission meeting. The new draft would incorporate the Planning Commission comments to date, include detailed criteria for the “Minor” project review, and improve the organization of the regulations.

MISCELLANEOUS

The Planning Commission agreed to meet on the first and third Monday evenings during June, July, and August to accommodate those wishing to attend the Thursday evening concert series at Rusty Parker Park. In September the normal meeting schedule will resume with meetings on the second and fourth Thursdays each month.

ADJOURNMENT

The meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Stephen Lotspeich
Community Planner