



Planning Board Meeting Minutes

September 7, 2021, meeting at 6:00 p.m.

The Planning Board meeting was called to order at 6:00 p.m. at Town Hall and virtually via GoToMeeting by Chair Hall. Members in attendance: Susan Hall, Sarah Wax, Cameron Watts and ETJ Representative Paxon Holz. Absent from the meeting Neil Fitzpatrick (excused) and Bruce Williamson. Also in attendance: Barbara Owens, Town Manager Zach Steffey, Mayor Will Baker, Mike King, Town Commissioner, Brad Rich (virtually), Dave Monroe.

- 1.** Vote to approve the meeting minutes from the August 3, 2021, planning board meeting. Chair Hall asked for a motion to approve. Cameron Watts made the motion to approve, Sarah Wax seconded, all in favor, minutes were approved.
- 2.** Vote to approve the special meeting minutes from the August 17, 2021, planning board meeting. Chair Hall asked for a motion to approve. Cameron Watts made the motion to approve, Sarah Wax seconded, all in favor, special meeting minutes were approved.
- 3.** Call by Chair Hall to elect a Vice Chairperson in accordance with the adopted rules of procedure one month ago. Vice Chairperson serves for one year and acts in the absence of the Chairperson. Sarah Wax nominated Bruce Williamson, but he was not present in the meeting. Chair Hall asked Town Manager Steffey if this item could be tabled as Mr. Williamson was not present. Mr. Steffey concurred. This item will be brought up in the October 5, 2021, Planning Board meeting.
- 4.** Chair Hall indicated that the next item on the agenda is to vote favorably or unfavorably on the UDO draft that everyone received in the last hour electronically. Chair Hall said there were two significant changes from the past UDO in 13-811 public area 30%. Page 130 on the computer it is one of the items that had a change to it. Mrs. Holz was handed a printed copy of the latest UDO

draft to follow along. Chair Hall discussed the public space determination calculations as they currently are and how they will change. The old version had a computation of 30% the new draft does not contain the computation. Mrs. Wax inquired what is more common, the computation or the streamlined version? Chair Hall said that we could just take out the (1) lot and leave 13.8.11, there must be some direction for the reviewer to go by. Mr. Watts asked if the calculation would go in just as a guide? Chair Hall said that is the decision we must make. Mr. Watts asked what are we deciding? Chair Hall indicated to leave the old and take out 30% or go with the change we have today. Mr. Steffey said what about one lot per 100 homesites? Mr. Watts said then it would be scaled. Chair Hall said one lot per 57 dwelling units. Mrs. Wax asked what can it (land) be used for? Chair Hall said some of the land in larger areas could be used for a school. The ratio would be approximately one lot for 50 dwellings at the discretion of the town. Mr. Watts said it sounds good, keeps it streamlined. Mr. Watts stated we are saving that to give to the town, maybe it's not a lot, to be used as protection. Chair Hall said this came up because of the 30%, we do have to protect the town, the residents and infrastructure. If we want to keep it simple, we can get wording in there, which is discretionary and is not always good. What we have really meets what we need.

Mr. Steffey said there has to be a rational nexus for each action. Chair Hall said to leave old verbiage and take out the 30%. Anne Darby suggested to keep all old verbiage but remove the 30% cap, keep language, all the detail from the existing ordinance and lower the cap. Mrs. Holz said 5%. Anne Darby said 10% at the max, change out the 30%. Mr. Watts said he's OK to leave 154.045 the same and reduce to 5%? Chair Hall said Barbara Owens brought up a good point earlier, that a lot of area cannot be developed. Commissioner King stated that 30% is ludicrous for any circumstance in this town, take the 30% out it was really put in there for someplace that has high density developments. Mrs. Holz interjected and sewer, you can't have high density here you have no sewer.

Chair Hall asked for a motion to change the 30% to 5%. Mrs. Wax made the motion to change from 30% to 5%, Mr. Watts seconded. Motion carried 3 – 1, Mrs. Holz had the one dissenting vote that was cast.

Chair Hall called for a motion to send a favorable recommendation to the Board of Commissioners for the UDO. Mrs. Wax made the motion and Mr. Watts seconded. Motion carried 3-1 to forward a favorable recommendation to the Board of Commissioners, the one dissenting vote was cast by Mrs. Holz.

5. Discussion of Surveys for Land Use Plan

Chair Hall asked about the chart that Anne Darby sent out to her today. What types of input methods Summit would like to have? Anne Darby said a goal of 10%, but they could take more. Adding to the map, free form interviews, vision

statements. Map is most important and will be more accurate RE: flooding issues.


Mrs. Wax had a question about what was going in the lot on Golfin Dolphin Drive?

Mr. Steffey answered that it is Island Pet getting started on their project.

Chair Hall said we all have to talk to people about our vision for the town.

Chair Hall called for a motion to end the meeting. Mr. Watts made the motion to end the meeting, Mrs. Wax seconded, all were in favor.

Meeting ended at 6:53 p.m.



Chair Susan Hall

10.8.21
date



Barbara Owens

100821
date

This meeting can be viewed on YouTube
https://www.youtube.com/watch?v=yB_owsP8xTg