



1 Chair Carson requested a call for nominations for the vice-chair of the Think Tank. This  
2 nomination is following the August 5, 2015 vice-chair resignation of Sofia Nelson.

3  
4 A motion was made by Betsy Robertson to nominate David Singleton. The vote for appointment  
5 was 3 - 0.

6 A motion was made by Diann McCabe to nominate Betsy Robertson. The vote for appointment  
7 was 4 - 0

8  
9 Betsy Robertson is appointed vice-chair of the Think Tank with a 4 - 0 vote.

## 10 11 **Discussion of Draft Review Process Summary**

12  
13 Abby Gillfillan provided a summary presentation on the overview of the Think Tank review  
14 process for Code SMTX. Abby presented two levels of consideration that can be used while  
15 reviewing the document: level one, think tank as a committee, and level two, think tank as  
16 technical experts.

## 17 18 **Issue Exploration – Zoning in Areas of Stability and Existing Neighborhoods**

### 19 20 **a. Zoning Translation Table**

21  
22 Chair Carson commented that he would like to see office, manufactured, and  
23 industrial districts have an expedited Preferred Scenario Amendment (PSA) process,  
24 or for those districts to be able to apply that the PSA process directly.

25  
26 Tom Wassenich provided concerns about areas of the city that abut existing  
27 neighborhood areas of stability in the proposed plan.

28  
29 Tom Wassenich expressed concern that the Transportation Master Plan has not been  
30 completed. Abby Gillfillan commented that a draft of the Transportation Master Plan  
31 will be provided so that the Think Tank can review and outline corridors within the  
32 new Code SMTX. The topic will be discussed at a later date.

33  
34 Diann McCabe requested that all definitions within the code be clearly defined. Abby  
35 will update the “cheat sheet” of definitions so that it matches all terms on the  
36 Proposed Translation Table.

### 37 38 **b. Character Based Districts in Areas of Stability and Existing Neighborhoods**

39  
40 Tom Wassenich expressed concerns that new zoning options in existing  
41 neighborhood areas will negatively affect the character of the neighborhood. Tom  
42 continued to express that the code will need to ensure that the Comprehensive Plan is  
43 not easily changed.

44  
45 Diann McCabe expressed that it is important to retain compatibility with the existing  
46 neighborhood scale. She continued to express that if zoning is limited to CBD-4 or

1 below, it will help achieve the need for compatible housing with neighborhood scale.  
2 Diann emphasized that the code for that option must be carefully written to retain  
3 compatibility with the existing neighborhood scale. Abby explained that new zoning  
4 districts will address scale and that an example has been provided within the packet.  
5 Additionally, details of the Character Based District (CBD) will be discussed during a  
6 future identified discussion topic.

7  
8 Abby explained that Character Based Planning Areas will address transition through  
9 designations of CBD-3, CBD-4, and CBD-5.

10  
11 Betsy Robertson expressed that if the CBD-4 is written well, then it could help avoid  
12 circumventing the Comprehensive Plan.

13  
14 **c. Planned Development Districts**

15  
16 Chris Wood expressed that removing PDDs could potentially threaten the ability for  
17 development to be flexible and respond to the market.

18  
19 David Singleton commented that without PDDs the process is more predictable.

20  
21 The Think Tank expressed that many interests have been met by removing PDDs  
22 from the code, including a simplified and more predictable process as well as being  
23 less divisive for the community.

24  
25 **d. Accessory Dwelling Unit**

26  
27 Betsy Robertson suggested to have a definition for Accessory Dwelling Units (ADU)  
28 that will allow for the ADU to be attached or detached from the main structure to  
29 further provide diverse housing options.

30  
31 David Singleton suggested that ADUs have a percentage of primary structure instead  
32 of square footage to provide proportionality. Chair Carson suggested providing a  
33 percentage range with a possible Conditional Use Permit process following the range.

34  
35 Tom Wassenich expressed concerns over neighborhood change of character and  
36 potential lack of oversight if ADUs are not owner-occupied. Tom requested that the  
37 code require owner occupancy of one of the units on the lot.

38  
39 John David Carson expressed concerns about requiring an additional parking space  
40 for ADUs

41  
42 **e. Conventional Districts Retired and Enhanced through Code SMTX**

43  
44 Chris Wood expressed the importance of providing flexibility to development to react  
45 to existing conditions. Chris further explained that certain design standards, such as  
46 shrub requirements will need to be analyzed.

1  
2 Betsy Robertson expressed concerns regarding energy efficiency due to restrictions  
3 on geographical home orientation.  
4

5 **Next Steps**  
6

7 **a. Future Agenda Items**  
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9 Abby Gillfillan requested that all comments for Character Based Districts be inserted  
10 into the Google Doc as soon as possible.  
11

12 **b. September 30 Joint P&Z and City Council Workshop**  
13

14 Abby Gillfillan requested that the Think Tank attend the September 30, 2015  
15 workshop.  
16

17 **Questions from the press and public**  
18

19 There were no questions from the press or public.  
20

21 **Adjourn**  
22

23 **THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 8:25**  
24 **P.M.**  
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27 John David Carson, Chair  
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29 \_\_\_\_\_  
30 Shawn DuPont  
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Diann McCabe

32 \_\_\_\_\_  
33 Chris Wood  
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Sofia Nelson

35 \_\_\_\_\_  
36 David Singleton  
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Betsy Robertson

38 \_\_\_\_\_  
39 Tom Wassenich  
40

41 **ATTEST:**  
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44 Andrea Villalobos, Planning Technician