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**CALL TO ORDER** Planning Chairman, Larry McCourtie, called the meeting to order at 6:01 p.m. July 15, 2013.

**ROLL CALL**

Commissioners: Chairman Larry McCourtie, Terry Thompson, Clair Lackie and Rex Robbins

Staff: City Planner, Darryl Piercy and Planning Secretary, Trisha Tolley

Quorum Established.

**APPROVAL OF MAY 20, 2013 MEETING**

Minutes of June 17, 2013 are approved without discussion. M/S Thompson/Robbins

**REVIEW LAND USE MATRIX FOR ZONING CODES**

City Planner, Darryl Piercy discussed the Matrix format zoning codes that were given to the Planning Commission to review. Mr. Piercy explained to the planning commission how the Matrix format worked. At the beginning there is a list of definitions, next it goes into the categories; Residential Zones, Commercial Zones and Industrial Zones for uses. Currently there are four Residential Zones. In the Matrix format it modifies it into three Residential Zones, where you have an increasing level of density and intensity. R-3 would house the high density apartment complexes and those kinds of facilities. The R-4 would be the zone that is attached to newly annexed properties or the properties that are on the perimeter of the city that would be in transition. The purpose of the R-4 zone, rather than identified as the highest intensity use, now become this transitional area that will eventually be a residential area and more, but for now we recognize it in the city but has more of a rural character or agriculture character to it. The R-1, R-2 and R-3 zones, no existing neighborhood uses would be modified. Most of the zoning in the city would be R-1 and R-2 and those that show as R-4 would be R-3. The current demand market lies in the single family on individual lots. We also see a need for areas that can accommodate duplexes and four-plexes. One of the things we do want to do in this process is to preserve the integrity of the existing single family neighborhoods so they don't feel threatened by the new development coming in. Council Member McCourtie asked if the Olsen Homes being built were changed from an R-4 to an R-2. Mr. Piercy indicated that it was still an R-4, but the builder chose not to build to the maximum allowed within the code. The problem with this is a lot of infrastructure dollars are spent with anticipation of higher density being built. By zoning properly, we can plan our capital facilities and infrastructure improvements accordingly and have it work and not spend more money than needed. The Planning Commission liked the way the Matrix format worked and made a motion to move forward to the next step. M/S Robbins/Thompson

**ADJOURNMENT**

Having no other business at hand Chairman Larry McCourtie asks for a motion to adjourn the meeting, the next meeting is scheduled for August 19, 2013. Meeting adjourned at 6:30 pm. M/S. Lackie/Thompson

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Trisha Tolley, Planning Secretary

NOTE: These are abbreviated minutes that contain all motions and business conducted. These meetings are taped; a complete record of the minutes may be obtained by contacting the Planning Commission Office or a verbatim copy of these minutes can be ordered at the requestor's expense.