

**I. Call to Order**

Members Present: Mike O'Brien, Chair; Abby Bleything, Vice-Chair; Joe Perron; Connor Daley

City Staff Present: Eric Vorwald

Guests Present: Kristine Lott, Mayor; Bryn Oakleaf, City Councilor; Elom Kpesse

Call to Order by: Mike O'Brien

Meeting Start Time: 6:32 PM

**II. Changes to the Agenda**

None

**III. Public Comment**

Elom Kpesse provided comments regarding housing in the City. Specifically, comments were made that there are not enough multi-bedroom units for families. Mike noted that the City had adopted land use regulations to incentive these types of units, but also continue to work on policies to encourage more multi-bedroom units.

**IV. Approve Previous Meeting Minutes**

Decision: 3 – 0

Motion by: Connor

Second: Abby

Minutes/Notes: Connor made a motion that was seconded by Abby to approve the August 10th Minutes as presented. All were in favor.

**V. Approval of Statutory Report for Amendments to Sections 4.1 Through 4.12, 5.15, 6.6, and Article IX of City's Unified Land Use and Development Regulations**

Eric provided an introduction of the amendments and indicated that new language was presented to City Council at their meeting on September 5<sup>th</sup> during the public hearing. The purpose of these updates was to address concerns heard by staff during the Council discussion of the amendments on July 17<sup>th</sup>. He stated that Council would have additional discussions on the updated language and an additional hearing. He also reviewed statute related to the proposed amendments and indicated that the purpose for the Planning Commission seeing this information was for the purpose of updating the statutory report; and not a review for comments of the proposed changes. He did note that any comments would be forwarded to the Council for their consideration and discussion in October.

Following this overview, Eric provided information on the proposed changes to the text. The

majority of the changes were related to Section 4.12 on proposed amendments to bicycle parking. These changes included additional options for short-term bicycle parking, and adjustments to the number of spaces required for bicycle parking. The Planning Commission discussed these changes and provided additional input. Mayor Lott indicated that she was taking notes and would share the comments with City Council during their discussion. Eric concluded this discussion by indicating that it would be better to wait on updating the statutory report until the City Council had a chance to review and consider changes to the draft language. All members were in agreement.

## **VI. Continued Discussion of Section 4.4 of the Unified Land Use and Development Regulations**

Eric introduced this item by providing a recap of the discussion at the August meeting. He indicated that conversations with the City's Attorney had occurred. Based on these conversations, there was a path forward to create a regulatory framework to review specific properties that have historic, cultural, architectural, or archeological significance to the City. He also indicated that, based on a discussion from earlier in the day, additional changes would need to be made since the guidance from the City's Attorney was to include the map and list of properties where the regulations would apply in the Unified Land Use and Development Regulations. Following this introduction, Eric highlighted changes to the draft language. He also provided the Planning Commission with an overview of the sections that would need to be changed, and the sections where no changes had been proposed since the previous review and discussion. The Planning Commission was generally in agreement with the proposed changes. Several items were suggested for clarification of the text. Eric agreed to update the language and bring a revised draft to the next meeting.

After the discussion of the draft amendments, the Planning Commission engaged in a conversation on what changes, if any, should be considered to include routine review of properties. Eric indicated that this would be best served in a separate document as that would be more of a policy decision from Council that would involve additional resources being provided. He also indicated that achieving Certified Local Government Status would assist in this process as it would unlock possible funding from the state to conduct reviews and evaluations of properties.

## **VII. City Updates**

Mayor Lott updated the Planning Commission on discussions at the Housing Commission related to short term rentals; highlights on discussions around sidewalk use and thoughts from the Finance Commission on limiting impacts to businesses; updates on Lot 7D; Main Street reconstruction bids; and a public meeting to discuss the replacement of the Winooski River Bridge. Eric added additional detail on the work being done at Lot 7D, and indicated that a public meeting for the walk/bike master plan would be hosted by the Safe, Healthy, Connected People Commission on October 10<sup>th</sup>.

## **VIII. Other Business**

Eric discussed the future meeting schedule with the Commissioners. It was decided that there would be two meetings in October and then one meeting each in November and December to address the holidays. With that, Eric indicated that the next meeting would occur on October 12<sup>th</sup>.

## **IX. Adjourn**

Motion by: Abby

Second: Joe

Meeting End Time: 7:54 PM