

MINUTES
PAGE COUNTY PLANNING COMMISSION
July 7, 2020- Joint Meeting with Board of Supervisors

DUE TO THE COVID-19 PANDEMIC, IN PERSON ATTENDANCE WAS NOT PERMITTED. THIS MEETING WAS ACCESSIBLE VIA ZOOM (AUDIO ONLY).

Members Present

Bernie Miller, Chairman, District 1	Catherine Grech, District 1
Steve Atkins, District 2	Donnie Middleton, District 2
Jared Burner, District 3	Keith Weakley, District 3
Gary Huffman, District 4	Jonathan Comer, District 5
William Turner, Vice Chairman, District 5	

Members Absent

James Holsinger, Secretary, District 4

Staff Present

Tracy Clatterbuck

Call to Order

Chairman Bernie Miller of the Planning Commission called to order the Page County Planning Commission, noting a quorum was present.

New Business

A. Update from the Berkley Group

Melissa Scott, Berkley Group, introduced herself, Rebecca Cobb and Ellie Davis as the ones tasked with updating the county's zoning codes. She said that they are in the investigation stage of the project, which was started with a kick-off meeting with staff. They have completed the document review and ordinance diagnostic and public engagement will be needed to complete this section. Once this part is complete, they will begin the content development and then adoption. The general purpose of the re-write is to comply with state code, clarify language, address modern zoning and subdivision issues, consider zoning flexibility, incorporate subdivision regulation, and revise for compatibility with the new Comprehensive Plan. Ms. Scott then reviewed the ordinance purpose and content for the Zoning Ordinance and Subdivision Ordinance. She then showed a current zoning map with the different zoning areas by color and outlined the makeup of the current ordinance. She compared the new Comprehensive Plan future land use map to the current zoning map and stated that the new Comprehensive Plan elements will be incorporated. Next, she highlighted the County issues: junk yard standards, sign regulation, "back yard" agriculture, agritourism, non-conventional dwelling structures, and comprehensive plan growth strategies. The diagnostic findings are: new legislation and language clarification, additional process requirements, procedures and timelines, rural residential and agriculture, and floodplain regulation update. The next steps in the process will be to hold a public workshop in the fall and to have stakeholder listening sessions. Ms. Scott added that the keys to success are for the Board to engage from start to finish, get input from staff and county officials, inform and listen to constituents and general public, identify and communicate with stakeholders, and stay involved and do your homework.

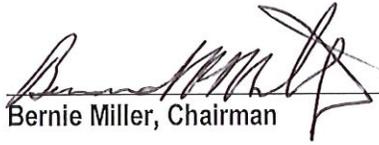
The Planning Commissioners then discussed the issues of importance, with regard to the re-write of the ordinances.

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Ms. Scott said the next step in moving forward is to schedule stakeholder sessions. She thanked the Board and Commission for their time.

Adjourn

Chairman Bernie Miller adjourned the Planning Commission at 8:48 p.m.


Bernie Miller, Chairman


Jamie Holsinger, Secretary