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# Minutes for Team Rural Subcommittee

Meeting Date: 1/29/2003

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| Task Team | Meeting Date by | Meeting Number | Meeting Date | Staff Attending | Minutes | Goals for Next Meeting | Staff Initials Entering Info |
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Rural Subcomm

January 2003

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|-----------|--------------------------------|------------------|---|---|--|------------------------------|
|           |                                | <u>1/29/2003</u> | Aimee, see sign in sheet for subcommittee members | <ol style="list-style-type: none"> <li>1. Aimee gave committee overview of traditional development districts and upcoming meetings: peer review Feb 3rd and 4th and BCC workshop Feb 18th.</li> <li>2. Committee members requested staff provide models/examples of TMDs - sizes, sq. footage, density, uses, and other details; identify the common elements of the projects; address feasibility of the use mix -what does and does not work. Aimee indicated prior research has been done and that summary information will be provided.</li> <li>3. Committee members requested that the County ensure that the cross-sections can be developed. Aimee indicated that staff is working on ensuring the cross-sections can be developed - many meetings with WUD, Engineering and Fire Rescue.</li> <li>4. Rita asked that lighting be sensitive to the vegetation and wildlife.</li> <li>5. Committee discussed parking - design parking lots around existing canopy, use tree summary to ensure preservation, use alternative pervious parking options, increase pervious %, allow "future" parking areas in addition to max allowed, ensure that adequate parking is provided (don't under park).</li> <li>6. Allow stone/rock walls, allow post and rail with rock walls.</li> <li>7. Prohibition on freestanding signs is too limiting. Need project id signs. Wall signs on front and rear façade, or front (street façade only). People are going to want to put signs near parking lot (rear).</li> <li>8. Min. sq. footage is too high, not viable or sustainable. Need market data to support the minimum. Let market dictate square footage. Tenant caps - too limiting. Don't arbitrarily set limits.</li> <li>9. Flexibility - ensure that the regs are flexible. Don't make them too difficult (disincentive).</li> <li>10. Address character of the developments.</li> <li>11. Specific use regulations - don't be arbitrarily prohibit uses such as gas sales and fast food. Doesn't make sense to have fast food without drive-thru. Gas station needed.</li> </ol> | <ol style="list-style-type: none"> <li>1. Committee members - continue ACC reviewing Traditional Development Districts draft.</li> <li>2. Staff - assemble research and background information.</li> <li>3. Next meeting will be Feb. 19th at 10am.</li> </ol> |                              |