



City of Columbia, Missouri

Meeting Minutes

Planning and Zoning Commission

Thursday, March 8, 2018
5:30 PM

Work Session

Conference Room 1-B
Columbia City Hall
701 E. Broadway

I. CALL TO ORDER

Present: 9 - Tootie Burns, Dan Harder, Sara Loe, Joy Rushing, Lee Russell, Anthony Stanton, Rusty Strodtman, Brian Toohey and Michael MacMann

II. INTRODUCTIONS

III. APPROVAL OF AGENDA

Agenda approved with added discussion item regarding DLC update

IV. APPROVAL OF MINUTES

Approved February 22, 2018 minutes without modification

V. NEW BUSINESS

A. Fair Housing Task Force Appointment

Chairman Strodtman introduced the topic and went over the information supplied to Commissioners within the work session materials. He pointed out what the Task Force's responsibilities would generally be and the approximate length of the time that the Task Force would be in place. He asked if there were Commissioner's interested in serving as the PZC's appointment. Commissioner's Loe, MacMann, Stanton, and Toohey indicated that they were interested. Each Commissioner stated why they wanted to be the appointee.

After significant discussion, Commissioners Loe and Toohey agreed to withdraw their requests understanding the meetings were open to the public. Commissioner MacMann also withdrew his request and stated that he would apply for one of the census tract positions that would need to be filled. Given the only Commissioner remaining was Mr. Stanton the Commission moved that he be appointed as the PZC's representative. All Commissioners voted in favor of that motion.

Approved appointment of Commissioner Stanton to represent the PZC on the Fair Housing Task Force

B. Smart Growth Presentation 2018 - Commissioner Loe

Commissioner Loe provided an overview of her experiences at the Smart Growth Conference and gave a PowerPoint presentation containing approximately 6 slides that showed different types of housing that she encountered during her "Missing Middle" housing tour that she participated in. She indicated that part of the focus

of the tour was to address show how density was not always a bad thing and allowing greater density could address issues of affordability.

There was general Commission discussion regarding her observations and how the varied housing options could potentially be incorporated into the built environment within Columbia. It was noted that ADU regulations were created, but they alone would not possible met the housing affordability needs current being experienced within the City. Staff pointed out that the ability to put multiple detached structures on a single lot was already an option within the R-MF district provided that at least 7,500 sq. ft. existed and 2,500 sq. ft. per unit was maintained.

There was further discussion that potentially the reasons that such housing has not been created in the Columbia market is due to the relatively cheap land costs and the fact that there has not been an overwhelming public demand for such housing. In response to these comments there was additional discussion relating to how management and inducement of building affordable housing has worked in other areas - specifically St. Louis.

Mr. Zenner recognized that the Commission's discussion was transitioning into the next topic on the Commission agenda and asked if there was any addition presentation or questions regarding the Smart Growth Conference. Mrs. Loe indicated that there was not. Mr. Zenner suggested that the Commission move to Old Business then and continue their discussion regarding density and density bonuses.

C. DLC Update - Commissioner Burns

Commissioner Burn gave a brief update on the activities and project that the DLC was engaged in. There limited Commission discussion about the projects and Chairman Strodtman thanked her for the information.

VI. OLD BUSINESS

A. Density Bounus Discussion

Following Mrs. Loe's discussion/presentation on the Smart Growth Conference, Commissioners transitioned into the discussion of density bonuses using the examples provided in Mrs. Loe's slide show. It was noted that several of the housing types that Mrs. Loe showed were possible to construct under the current UDC regulatory provisions. It was discussed that Mr. MacMann and Mrs. Loe would continue conducting research about defining the problem of affordability and ways in which to potentially create an incentive-based approaches to have affordable units created with new construction. There was not a clear direction that the proposed research would lead to changes to the R-MF district specifically.

Several Commissioners ask for a general outline of where this research was going and what expectation Commissioner's MacMann and Loe had of the remaining members once it was completed. Staff reiterated that prior to proceeding forward with any further work session discussion more documentation as to what is proposed or research obtained with some type of cover memo explaining the

purpose of the research would be necessary to ensure that the public could stay informed regarding the Commission's progress on the topic. It was also expressed that before any formal recommendations or additional time was spent in amending the current text of the UDC that specific authorization from the City Council be obtained.

Mrs. Loe indicated that she and Mr. MacMann were only conducting research at this time. She also noted that, in her mind, this activity was consistent with the Commission's recommendation on the UDC in which they indicated to City Council a desire to create affordable housing incentives as part of the zoning ordinance re-write process. Staff explained that while this may be the case, authorization to embark on code amendments to address affordability had not been specifically requested - hence the need for specific Council authorization.

In a related matter, Mr. Teddy noted that he was preparing, at Councilman Skala's request, a report on the concept of Inclusionary Zoning. Such a report was anticipated to appear on a future Council agenda.

Commissioners agreed that members MacMann and Loe should continue compiling information on the topic and bring back information at a later date for additional discussion.

VII. NEXT MEETING DATE - March 22, 2018 @ 5:30 pm (tentative)

VIII. ADJOURNMENT

Meeting adjourned approximately 6:55 p.m.