

PLANNING AND ZONING MINUTES
MINUTES OF THE BENSON PLANNING AND ZONING COMMISSION
October 24, 2016

1. CALL TO ORDER

Chair Randy Robichaud opened the meeting at 9:05am

2. PLEDGE

Chair Randy Robichaud led the pledge.

3. ROLL CALL

Andrew Abernathy, Barbara Thompson, Jim Thelander, Randy Robichaud and Angie Roberts were present. Debbie Braatz and Tom Sanor were absent. A quorum was present.

4. CALL TO THE PUBLIC

There was no answer to the call.

5. WORK SESSION

Discussion, review and planning related to the update for the Zoning Regulations

Discussion opened with Planner Michelle Johnson introducing the Orton Family Foundation's Community Heart and Soul program. This program provides guidelines and suggestions for engaging residents to help identify community values and specific locations that embody those values. She pointed out that the Commission should have a rough idea of what and how they'd like to see the downtown redeveloped, but need community input to know if the Commission's ideas are in line with the community's values and would be supported by the community. She noted that the program can easily take over a year to complete and the recommendation is for a full time coordinator to oversee the grassroots outreach effort. The Heart and Soul Guidebook was distributed to Commissioners so they can flip through it and consider who in the community, including the areas of St. David, Pomerene and J6/Mescal, might be willing and able to commit to a volunteer coordinator position for a year or more.

Discussion then turned to downtown redevelopment, specifically the start and end points along Fourth Street where redevelopment should be considered. Chair Randy Robichaud suggested that Fourth Street needs to be redeveloped along its full length, from exit 303 to SR 80, while Vice Chair Andrew Abernathy suggested that redevelopment is more practical from Ocotillo to SR80, possibly by constructing a roundabout at the Ocotillo/Fourth intersection to slow down and divide traffic. The right-of-way width along Fourth Street and the Ocotillo/Fourth intersection is already sufficient to accommodate design changes, including one way streets, alternative transportation lanes and central medians. A second roundabout was considered at the junction of Fourth/Fifth Streets and SR 80 to help merge one way streets back to a two-way traffic pattern. It was recognized by the Commission that a second traffic circle at SR80 would require bridge reconstruction.

Another redevelopment consideration discussed by the Commission was the creation of tiny house zones, possibly on land currently occupied by manufactured home parks or in overlay districts integrated into standard residential zoning districts.

The Commission agreed to review the Heart and Soul Guidebook over the next few weeks, as well as the Signage chapter of the Zoning Regulations.

6. ADJOURNMENT

Commissioner Barbara Thompson motioned to adjourn. Commissioner Jim Thelander seconded. Motion passed 5-0 and meeting adjourned at 10:40am.