

**PLANNING AND ZONING MINUTES**  
**MINUTES OF THE BENSON PLANNING AND ZONING COMMISSION**  
September 6, 2016

1. CALL TO ORDER

Commissioner Andrew Abernathy opened the meeting at 7:00pm.

2. PLEDGE

Commissioner Andrew Abernathy led the pledge.

3. ROLL CALL

Andrew Abernathy, Barbara Thompson, Debbie Braatz and Randy Robichaud (via phone) were present. A quorum was present.

4. CALL TO PUBLIC

There was no answer to the call to the public

5. APPROVAL OF MINUTES

July 5, 2016

Commissioner Debbie Braatz motioned to approve the minutes of July 5, 2016. Vice Chair Randy Robichaud seconded. Motion passed 4-0.

6. OLD BUSINESS

None

7. NEW BUSINESS

Election of the Chair and Vice Chair

Commissioners Debbie Braatz nominated Randy Robichaud for Chair. Commissioner Barbara Thompson seconded. There were no other nominations so nominations were closed. Motion passed 4-0.

Vice Chair Randy Robichaud nominated Andrew Abernathy for Vice Chair. Commissioner Debbie Braatz seconded. There were no other nominations so nominations were closed. Motion passed 4-0.

Information Only regarding projects, committees and task forces, updates to regulatory documents

Planner Michelle Johnson updated the Commission regarding the status of The Villages at Vigneto. While the development is still planned, there have been no further submissions to the city, possibly pending the outcome of discussions between the Army Corps of Engineers and US Fish and Wildlife. When asked if El Dorado was planning to construct any homes at the existing Canyons at Whetstone Ranch, Michelle Johnson replied that El Dorado had mentioned beginning construction at that subdivision because it is already platted, but corrective construction would need to take place on some infrastructure as roads and curbs have washed out over the years.

She stated that no submissions for either building or infrastructure had been submitted to the city regarding the Canyons subdivision.

Regarding updating the existing Zoning Regulations, Planner Michelle Johnson stated that the Historic Preservation Commission and Board of Adjustment would be working on their respective chapters. She also noted that staff will hopefully be directed to create an Outdoor Lighting Code Task Force at the next City Council meeting to draft that chapter. She commented that her priority for the Commission is to update the signage chapter in light of the 2015 Supreme Court ruling.

Discussion ensued about which chapters and parts of the existing Zoning Regulation should have priority for updating. Planner Michelle Johnson noted that all proposed changes need to be approved by the City Attorney but there are limited funds available to pay the Attorney. There was discussion about updating the Zoning Regulations in a piecemeal approach of amending paragraphs or sections to address the most pressing issues rather than update and adopt entire chapters or the entire document. It was agreed that at some point there would be enough changes made and proposed to consider the document as a new document, rather than an amended version of the original.

It was agreed to schedule a work session to determine which topics or sections of the existing Zoning Regulation document should have priority for updating.

Commissioner Andrew Abernathy motioned to adjourn. Commissioner Debbie Braatz seconded. Motion passed 4-0 and meeting adjourned at 7:42pm.