





**Discussion of Section 304.A.5 of the Cottonwood Zoning Ordinance re: Planning and Zoning Administrator approval authority.**

Chairperson Backus introduced the discussion item while the Board awaited the arrival of the second applicant.

Director Gehlert said that, under certain circumstances outlined under Section 304.A.5 of the Zoning Ordinance, he could act on behalf of the Design Review Board (DRB). He read from the Ordinance and asked for the Board members' thoughts about his discretionary powers. He noted that the Planning and Zoning Commission is considering giving DRB authority to allow signage that exceeds the height standard with certain criteria. The city's attorney said DRB does not have that authority now.

Chairperson Backus indicated the Board would be willing to give Director Gehlert as much authority as he wants but questioned how much that is.

There was miscellaneous discussion concerning the amount of work and expense created for applicants to produce materials to come before DRB and much of that would be avoided if some proposals could be approved administratively. However, the cut-off point was unclear. Board members suggested conducting preliminary reviews using digital plans forwarded to members via email and/or access to them on line. Director Gehlert said he could ask if DRB wants an application for hearing a proposal but he could not ask them if they like the proposal. He said he would think about the suggestions.

The applicants for DRB 08-016 arrived and Chairperson Backus proceeded with that hearing item.

**Board Discussion**

- **General** – no discussion
- **Reports and Updates**

Director Gehlert reported possible agenda items for the June meeting would be the Recreation Center, Food City plaza renovation, and Taco Bell remodel. Also possible were gas stations at Fry's and at Safeway.

Director Gehlert also talked briefly about a possible future Chamber of Commerce project.

**Adjournment**

***Chairperson Backus adjourned the meeting at 2:44 p.m.***

*Minutes prepared by* Carol Hulse, Planning Technician

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