

**Zoning & Planning Commission
MUNICIPAL BUILDING
3800 UNIVERSITY BOULEVARD**

MEETING MINUTES

May 12, 2022

MEMBERS PRESENT: John Cutrer, Richard Wilson, Bob Powell, Matthew Fisher and Sam Mazzu

MEMBERS ABSENT: Myrenda Takashima and John Howard

STAFF PRESENT: Legal Counsel Scott Bounds, Public Works Director Gerardo Barrera, Administrative Coordinator Josie Hayes and Zoning Officials Evan Duvall and Joe Newton

GUEST: Dick Yehle

1. **Notices, Rules, Etc.** John Cutrer; Presiding Officer, called the meeting to order at 6:15 p.m. John Cutrer asked staff to confirm that appropriate notices were given. Josie Hayes stated notices were posted per state and local laws. John Cutrer asked commission members and staff to introduce themselves.
2. **Public Comments** There were not any public comments.
3. **3/7 Exemption.** Evan Duvall described the benefits of the exemption pertaining to parking. The possibility of adding a criteria that requires the garage has to be located at the back of the property in order to use the 3/7 exemption. There was general discussion regarding properties that have utilized the exemption that had a side setback of greater than seven feet. Evan Duvall stated he would provide additional information at the next meeting.
4. **Driveway width requirement.** Agenda item was tabled until additional information for the 3/7 Exemption was provided.
5. **Curb Cuts/Corner Lots.** Evan Duvall briefly discussed the different types of curb cuts on corner lot properties. The ZPC asked how some properties were allowed to have curb cuts that were not allowed per code. Scott Bounds stated a special exception were granted