

# Welcome to the November 14, 2022, WDM Planning and Zoning Commission Meeting

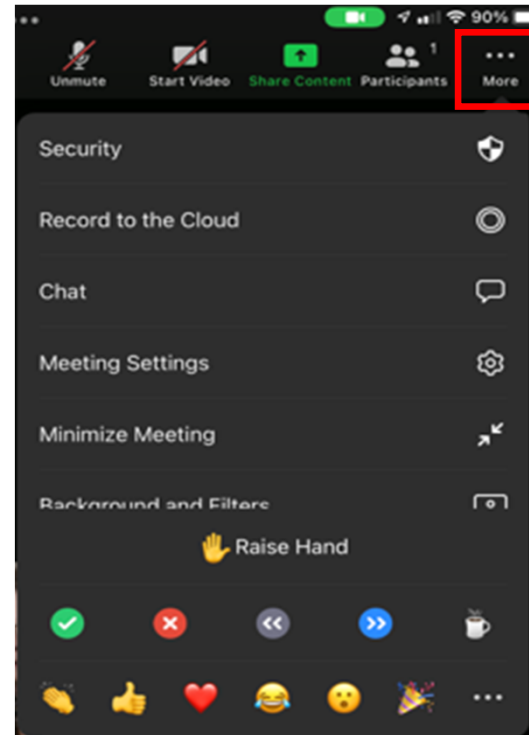
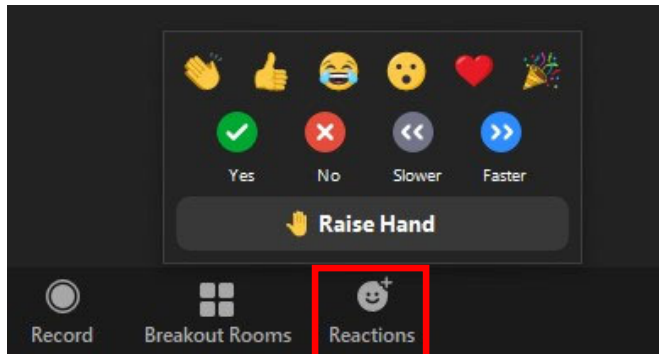
## Here are a few housekeeping items before we get started:

- You will be muted by default when joining the meeting. The Commission Chair will first ask for the applicant's and then staff's presentation on an agenda item. After the applicant and staff have presented, the Chair will ask for public comment. At this point, please raise your hand to indicate you wish to speak. The Chair will then call on you and you will be unmuted.
- **If you are participating by phone, dial \*9 to raise or lower your hand, dial \*6 to unmute or mute**
- **If you are participating by computer or tablet:**



Raise Hand:

Depending on your device, Raise Hand can be found in the Reactions or the More (...) button on the Zoom toolbar:



**Item 2 – Public Hearings**  
**2a – Ordinance Amendment – Fences in Footprint Lots**

**To participate on this item:**

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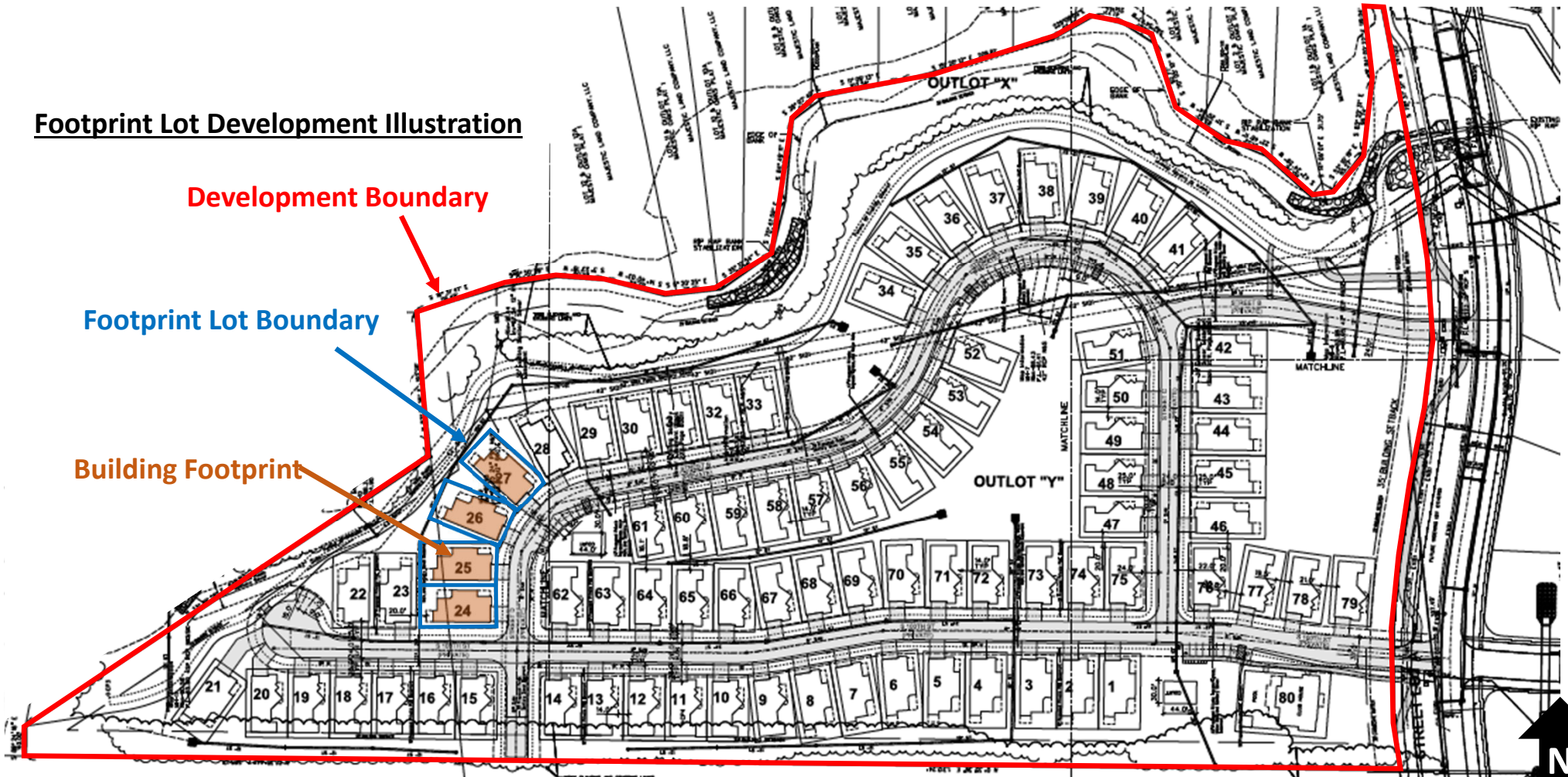
## Item 2a – Ordinance Amendment – Fences in Footprint Lots

### Footprint Lot Development Illustration

Development Boundary

Footprint Lot Boundary

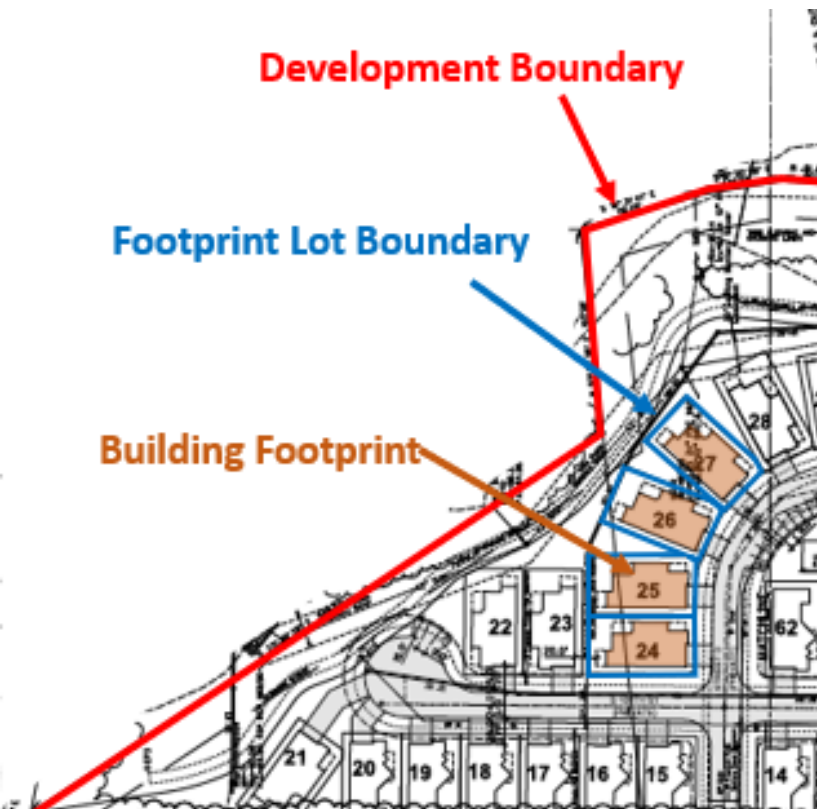
Building Footprint



## Item 2a – Ordinance Amendment – Fences in Footprint Lots

### Fence Allowance Recommendations:

- Fence design and color shall be consistent throughout the development.
  - Fencing shall be of a design that is less than 50% opaque (for example wrought iron fencing). Solid fences are not allowed.
  - Fences are allowed in one side yard and/or the rear yard up to the footprint property line.
  - Fences shall not be placed forward of the front plane of the dwelling unit. No fences allowed in the front yard.
  - Maximum fence height of 6’
  - Fenced yards shall include gates to allow for emergency services access and maintenance.
  - Fencing for a specific dwelling shall not to be placed in common areas or encroach onto a neighboring footprint lot.
  - Fences shall not be placed within public utility easements and shall not impede storm water drainage paths.
- To accommodate useable private outdoor space (patios), setback requirements for footprint lots are proposed to be modified to allow one side or the rear yard of the footprint lot to be a maximum of 15’ from the exterior wall of the dwelling unit. The setbacks of the front, other side and/or rear yards shall be a minimum of 7’ and no more than 10’ from the foundation.



**Item 2 – Public Hearings**  
**2b – Galleria Specific Plan Amendment - Signage**

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## Item 3b – Galleria Specific Plan Amendment - Signage



Code:

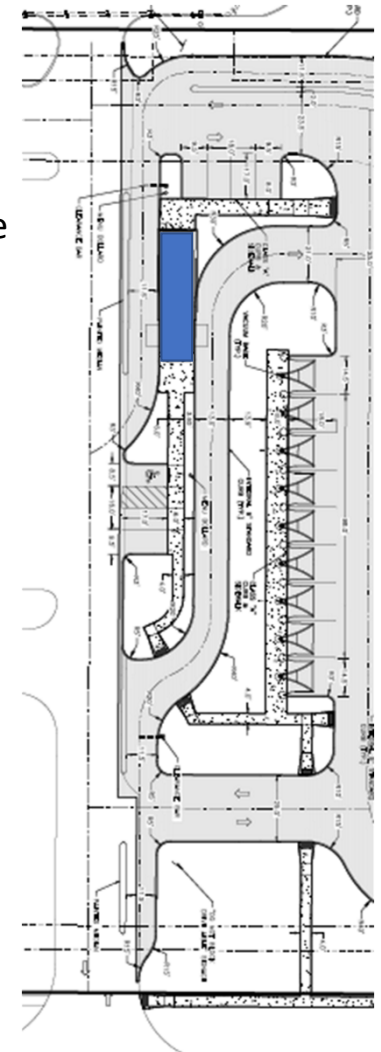
Wall signage is calculated based on build wall facing the street.

- Narrow end of Hyper Energy building faces the street resulting in 13sq ft of allowable wall signage.

Amendment:

Buildings under 1,000sf in size, the longest side of the building may be used to calculate wall signage.

- For Hyper Energy = 49' in length resulting in 49 sq ft of allowable signage



Public Street

**Item 4 – New Business**  
**4a – University Avenue Corridor Study**  
**Approval and Acceptance of Study**

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**Item 4 – New Business**  
**4b – South Branch Mini-Storage**  
**Approval of Site Plan**

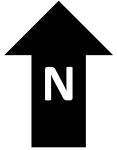
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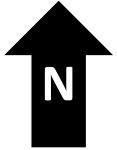
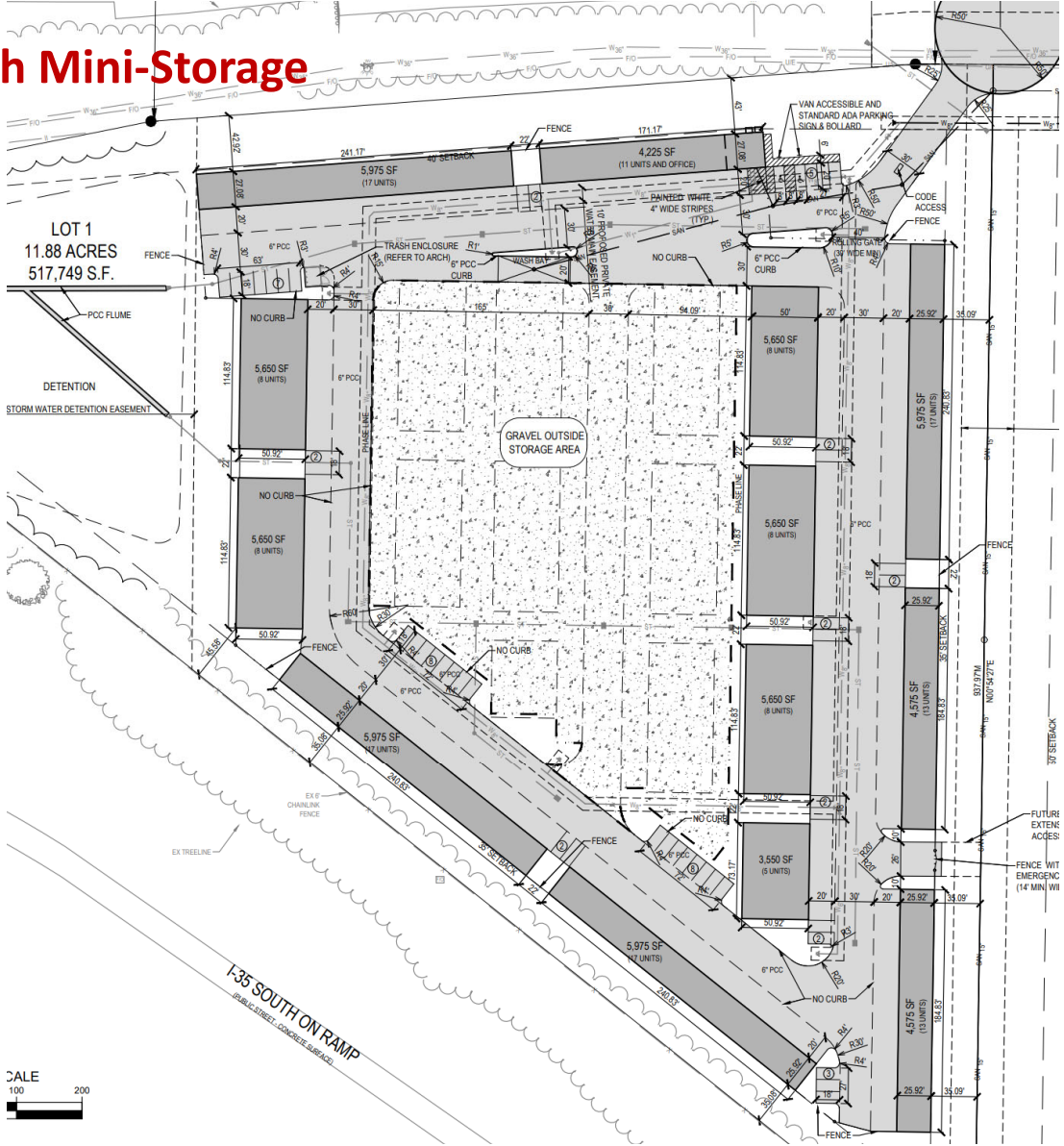
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Item 4b – South Branch Mini-Storage



# Item 4b – South Branch Mini-Storage



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