

MEMORANDUM FROM STAFF

From: Marcellus Johnson, Planning Administrator

To: Lapel Advisory Plan Commission

Date: 07/20/2026

RE: Actions Taken at 7/9 Public Hearing

Exhibits: None

Meeting Summary

At the July 9, 2026 Plan Commission Meeting, we began a Public Hearing concerning various development standards in the Lapel UDO that impact the speed and cost of housing production as required by HEA 1001. The state requires that the hearing consider 9 factors, and during the hearing, we discussed 2 factors: allowing higher density development in single-family districts and allowing other types of housing such as ADUs and manufactured housing. What follows is a summary of the actions you all voted to undertake as a result of this discussion.

Actions Taken

- By a 6-0 vote, the Plan Commission voted to make duplex a permitted use in all residential districts (R1-3) and to initiate consideration of an overlay district for Main Street.
- By a 6-0 vote, the Plan Commission voted to make ADUs a permitted use in Ag, R1, and R2 and to instruct staff to draft standards for their regulation.
- By a 6-0 vote, the Plan Commission voted to update the use permissions for manufactured homes according to the following table: (P=Permitted, S=Special Use, blank=not allowed)

	Ag	R1 (Suburban)	R2 (Traditional)	R3 (Multi-Family)
Type I	P	S	P	
Type II	P	S	P	

Additionally, the Plan Commission voted to instruct staff to draft additional standards for their regulation.

- By a 6-0 vote, the Plan Commission voted to continue discussion concerning manufactured home parks to a later date.