

PLANNING COMMISSION MINUTES

DATE: April 22, 2013

TIME: 4:30 p.m.

PRESENT: Chairperson Porter, Commissioners Boettcher, Gromek, English, Ballard, Hahn, Davis, Buelow, and Olson

ABSENT: None

STAFF PRESENT: City Planner, Mark Moeller; Assistant City Planner, Carlos Espinosa

The meeting was called to order at 4:30 p.m. by Acting Chairperson Gromek.

Approval of Minutes – April 8, 2013

The minutes for April 8, 2013 were approved without changes upon motion by Commissioner Boettcher and second by Commissioner Davis.

Proposed Local Historic Site Designation – Abner Hodgins House (275 Harriet Street)

Mark Moeller, City Planner, presented the agenda item and explained that 275 Harriet Street has been nominated as a local historic site. Per City Code, Planning Commission review of the nomination is required prior to further action taken by the Heritage Preservation Commission. Mr. Moeller stated that the City received a grant to complete the historic nomination form for the property, and the form has been reviewed and approved by the State Historic Preservation Office. Mr. Moeller also stated that the nomination is supported by the current property owners.

Following a brief discussion, Commissioner Boettcher motioned to forward the nomination to the Heritage Preservation Commission and City Council. The motion was seconded by Commissioner Buelow. Upon vote, the motion was approved unanimously.

Introduction – Proposed Amendments to B-2.5 District

Mr. Moeller introduced the agenda item and stated that the City Council had recently enacted a moratorium on development in the City's B-2.5 zoning district. The moratorium was enacted to examine potential development scenarios for the zoning district. Mr. Moeller explained that the zoning district was created in 2009 in accordance with recommendations of the Comprehensive Plan. However, the condominium project that served as the impetus for creating the district at that time has not been completed, and the property at 2 Washington Street has been transferred to a bank which is considering remarketing options. Given this occurrence, staff had concerns that the current B-2.5 regulations and controls may not adequately address

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potential density, parking and other negative impacts evolving from district use. Mr. Moeller stated that during the moratorium, the Planning Commission's role is to examine appropriate changes for the zoning district. In this case, the primary issues for the Commission to examine are parking and density regulations in the B-2.5 zoning district.

Commissioner Boettcher asked if the unfinished condominium project is 10 units or 16 units. Mr. Moeller responded that the project is 16 units.

Chairperson Porter stated that creation of the B-2.5 zoning district in 2009 included discussion of the condominium project, but creation of the zone was not necessarily based on the project. When the Planning Commission considers application of new zoning, it considers all of the potential uses in a zoning district – not just one specific use. Mr. Porter also stated that he remembered a discussion about parking in the B-2.5 zoning district.

Commissioner Davis asked if the developer of the condominium project, Dave McNally, intended to construct an additional building adjacent to 2 Washington Street. Mr. Moeller stated it was part of the developer's long term plans. Ms. Davis stated that additional parking for the existing building at 2 Washington Street could be provided at the adjacent lumber yard property.

Commissioner Olson stated that adequate parking should be required in the B-2.5 district, but he isn't as concerned about density. Mr. Olson also stated that it may be beneficial to revisit what the Planning Commission discussed in 2009 during the original adoption of the B-2.5 zoning district.

Adjournment

There being no further business to come before the Commission, the meeting was adjourned at 5:00 p.m.

Carlos Espinosa
Assistant City Planner