

PLANNING COMMISSION MINUTES

DATE: May 28, 2013

TIME: 4:30 p.m.

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

ABSENT: Commissioner Olson and Ballard

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

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

Approval of Minutes – May 13, 2013

The minutes for May 13, 2013 were approved without changes upon motion by Commissioner Boettcher and second by Commissioner Gromek.

Discussion – B-2.5 Amendments

Mr. Moeller introduced the agenda item and stated that the B-2.5 amendments have been re-drafted based on additional concerns from staff. Mr. Moeller stated that as proposed, the new amendments serve to:

- Define lodging and boarding establishments
- Require parking for lodging and boarding establishments to be located on the same lot
- Require parking for commercial and institutional uses to be located on the same lot
- Establish a 1,000 square foot lot area requirement for dwelling units, and lodging and boarding establishments in the B-2.5 district
- Establish uniform parking requirements in the B-2.5 district

Mr. Moeller stated that the new amendments have a broader scope than the previous proposal, and some requirements, such as the proposed average minimum dwelling size, have been dropped. Mr. Moeller also stated that the difference between dwellings and lodging and boarding establishments is that dwellings contain a kitchen. In effect, the amendments would classify lodging and boarding establishments as a residential use in the B-2.5 District.

Commissioner Davis asked what these changes would mean for the building at 2 Washington Street. Mr. Moeller responded that the building may be completed per existing plans, but any new units would need to comply with the proposed amendments. Further, any expansion of the building would be subject to a variance since the proposed amendments would make the building a nonconformity.

PLANNING COMMISSION MEETING MINUTES
MAY 28, 2013
PAGE 2

Chairperson Porter asked if additional parking would be required if four new units were introduced to the building. Mr. Moeller stated that under the proposed amendments, four new units would need 8 on-site parking spaces.

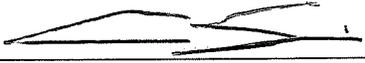
Commissioner Davis asked about the requirement for 1,000 square foot lot area for any form of dwelling unit. Mr. Moeller responded that the 1,000 square foot number falls between the existing 1,500 square foot requirement for efficiency dwelling units, and the approximate 500 square foot requirement for rooming units/sleeping rooms (because of parking space requirements).

Chairperson Porter asked if there could be something added to City Code requiring a developer to complete a project within a specific period of time. Mr. Moeller stated this was something that could be examined.

There being no further discussion, Chairperson Porter asked if there was general agreement to send the proposed amendments to a public hearing. The commissioners present replied affirmatively.

Adjournment

There being no further business to come before the Commission, the meeting was adjourned at 5:15 p.m.



Carlos Espinosa
Assistant City Planner