

PLANNING COMMISSION MINUTES

DATE: June 27, 2016

TIME: 4:30 p.m.

PRESENT: Chairman Hahn, Commissioners Boettcher, Buelow, Porter, L. Olson, Paddock, and Shortridge

ABSENT: Commissioners M. Olson and Ballard

STAFF PRESENT: City Planner Carlos Espinosa

The meeting was called to order at 4:30 p.m. by Chairman Hahn.

Approval of Minutes – June 13, 2016

The minutes for June 13, 2016 were approved without changes and upon motion by Commissioner Shortridge, and second by Commissioner Porter.

Discussion – Development Code Update

Jeff Miller and Rita Trapp from HKGI presented the work completed thus far on the Development Code Update.

The first item of discussion was a limit on the number of attached townhouses in the R-1, R-1.5 and R-2 zoning districts. Mr. Miller stated that currently the maximum number of attached townhome/rowhouse units is four. Developers may want to have more units per building in order to make project financially feasible. Mr. Miller clarified that the number of total units allowed on a property would not increase – thus density would not increase, just the number of buildings units allowed to be part of the same building.

Commissioner Shortridge noted that additional units would result in buildings with a larger mass and may change the character of single family neighborhoods. Mr. Miller responded that the attached townhomes, especially closer to downtown and shopping areas, may better fit the character of the area than single family homes. Mr. Espinosa noted that new townhomes could also be required to be on a principal or arterial street at the edges of residential areas.

Commissioner Shortridge asked if the number of attached townhomes could be changed based on zoning district. Mr. Espinosa replied affirmatively.

There being no further comments, Mr. Miller continued with the presentation.

Commissioner Shortridge asked about fuel stations in the downtown districts. Mr. Miller stated that typically fuel stations wouldn't be permitted in core downtown areas, but if design standards are applied they could be made more visually appealing.

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Commissioner Boettcher noted that downtown fuel stations are moving away from providing repair services on the same property – there's either gas or repair.

Commissioner L. Olson noted that a more appropriate term would be "gas" stations instead of "fuel" stations.

Commissioner Boettcher noted hospitals and vet clinics for large animals may not be well suited for business districts in the core of the city due to needs for exercise areas and space requirements for the animals. Mr. Miller noted that potential issues with treating large animals could be specified in the use specific standards for animal hospitals and veterinary clinics.

The next discussion area was district purpose statements. Commissioner Paddock noted that the word "vibrant" might be removed from the DTMU description.

Commissioner Shortridge asked what is meant by pedestrian oriented in the two downtown districts. Ms. Trapp and Mr. Miller responded that the form-based design standards, zero or reduced setbacks, increased densities, the mix of uses, and signage types will help to define and create a pedestrian-oriented environment in the downtown districts.

Following miscellaneous discussion, there was a consensus to remove the reference to truck traffic in the M-2 purpose statement.

Commissioner Shortridge asked about how to make uses in the Downtown Fringe area more compatible with adjacent or nearby residential uses. Ms. Trapp stated that use specific standards could apply in the fringe district. In this manner, specific regulations could apply to uses in the fringe district that wouldn't apply in other areas of the City.

Next, there was discussion about requiring 1,000 square feet of lot area for all dwellings in the business and mixed use districts. Following questions about how this standard would apply to reuse of existing buildings, it was noted that the number may have to be reduced in the downtown area in order to encourage reuse of historic buildings. Mr. Espinosa stated that he'd examine changing the recommendation and bring the results to a future Commission meeting.

Regarding lot frontages in downtown, Commissioner Shortridge noted that the typical width of rowhouses in historic districts is 20 feet. Thus, a 30 foot required frontage may be too much.

Commissioner Shortridge questioned the setbacks in the Downtown Fringe area which are recommended to be the same as the adjacent residential district. Mr. Shortridge commented that perhaps the setbacks should be reduced for residential dwellings in the Downtown Fringe. Mr. Miller stated that if the intent of the Downtown Fringe is to move toward the Downtown Mixed Use District, a reduced setback would be appropriate.

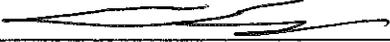
At the end of the discussion about the Development Code Update, there was interest in revisiting the map and the use table before adding them to the project website. Mr. Espinosa stated that he could bring the most recent drafts of both to the next Commission meeting.

Other Business

Various Commissioners asked about the status of the landscaping at the Franklin and Broadway project. Mr. Espinosa stated that he'd check and bring the results to the next meeting.

Adjournment

There being no further business to come before the Commission, the meeting was adjourned at 7:30 p.m.



Carlos Espinosa
City Planner