

MEMBERS PRESENT: Tracy Davis, Jim Herreid, Suzie Nakasian, Greg Colby, Alice Thomas, and Steve Rholl

MEMBERS ABSENT: Vacant Seat

ALSO PRESENT: Tom Zenk, Betsey Buckheit, Community Development Director Brian O'Connell, City Planner Dan Olson, Recording Secretary Sandra Bremer

- 1) Continue Discussion of Draft Land Development Code
- a) Discuss City Council Direction at Work Session on January 12, 2010

Buckheit gave a summary of the City Council work session from January 12, 2010, regarding the LDC. She noted that they agreed to try a change in the review style of the LDC. The Council is requesting that the Planning Commission review entire regulations for a particular land use type (for example, residential), and then submit the regulations for this land use type to the Council for any policy direction. The Planning Commission should also be prepared to explain how the regulations are in conformance to the Comprehensive Plan when they submit the draft regulations to the Council. If there is not agreement by the Planning Commission members on either a regulation provision or a Comprehensive Plan policy, the Council should be notified of that and the Council will provide direction.

Davis noted she met with Staff on Wednesday to review her transition as chair and how things would be done. She found she was having a hard time visualizing what the end result of the LDC would be. She felt that a graphic presentation could show how the LDC would create certain types of development.

Tom Zenk, noted his family owns Culvers Restaurant, and they live about 15 miles away from the business. They have put their house up for sale to move into town. They have a banquet area that is 25 feet high. This area does not pay for itself. They would like to turn this area into a condo for them to live in. He wanted to know if this was a use that would be allowed in the new LDC.

Olson noted this type of use would not be allowed in the current C-3 district. It is allowed only in the downtown district. He noted one option was to change the existing code. He offered Zenk the opportunity to present the issue of mixed uses in this zone to the Planning Commission. In the new LDC it currently is allowed.

Staff noted that the LDC review is anticipated to be sufficiently completed by March. They would like to have this before the Council for action mid to late summer. If the current code were to be amended, the process would take two to three months to complete.

Nakasian noted that the LDC would not be where it is at if not for the line by line review. She did not feel that this should be changed just before Article 3, which is the meat of the ordinance. She felt that landscaping, parking, and signage should be reviewed as individual chunks.

b) Discuss Revision Process for Land Development Code Review

Davis suggested that the members AND Staff look at the Comprehensive Plan at areas where there is reference to residential land use for review at the next meeting. Then all would compare notes to see area of agreement and disagreement. Staff would then take this list and address how they are addressed in the LDC or not addressed at all. Then the Commission would go through the LDC to be sure that the regulations are what is desired. They would also look at comments on the LDC submitted last summer.

Thomas would like to know the implications of the LDC not just the policy issues. It may need to have a fourth cross reference to review this issue.

Buckheit noted that the 12 land use principal statements from the Comprehensive Plan need to be reviewed and kept in mind. Also the implementation statements from Chapter 12 need to be addressed to be sure they are covered in the LDC.

Davis asked Staff to send them two or three examples of what they consider themes or policies from the Comprehensive Plan.

Nakasian noted this process may catch those things that are consistent with the Comprehensive Plan but it might not catch those that are inconsistent with the Comprehensive Plan.

There was a lot of discussion on how to go about the review of the LDC based on the direction given by the Council and Staff.

Members are being asked to identify the major themes or policies in the Comprehensive Plan that have implications for residential land use specifically for built districts (R1-B, R2-B, R3-B, R4-B, and N-1B) and unbuilt districts (N2-B). Staff and Commission members will then identify where the LDC addresses these themes or policies.

Davis pointed out the Blandin Foundation application. Nakasian indicated she had applied to attend.

Davis noted some changes she would be making to the agenda, one being allowing for comments from Chair. She would like to have liaison reports be a little more formal. She also added updates on land use applications that have been received by Staff that will come before the Planning Commission.

There was a discussion regarding the proposed change in the minute's format. There was not a conclusion from the Council regarding the change in format. There would be an audio or video copy of the minute as a backup to the minutes.

Davis asked to have Staff forward to the members the board and commission comments from their review last summer. She also asked to have a list of each board and commission and who the staff liaison is for each of them.

Nakasian noted she has that information and will send it to Staff to verify it and send it to the members. She would like Staff to put together a statement about the progress that has been made by the Planning Commission to date on the LDC so that the public can be made aware of their efforts and why it is taking so long to complete. This should also be emailed to the members of the Land Use Advisory Group (LUAG) and placed on the City website.

2) Adjournment:

The meeting was adjourned at 8:48 p.m.

Submitted by:

Sandra Bremer
Recording Secretary