

MEMBERS PRESENT: Alice Thomas, Jim Herreid, Suzie Nakasian, Greg Colby, Steve Rholl, and Richard Schulte

MEMBERS ABSENT: Tracy Davis

ALSO PRESENT: Betsey Buckheit, Peter Schmelzer, Community Development Director Brian O'Connell, City Planner Dan Olson, Recording Secretary Barb Neitzel

1) Continue review process for the draft Land Development Code

- Protection of ridgelines

The Commission reviewed the new draft language in Section 3.11.1 (H) (2) and decided not to include any changes.

D. Olson and S. Nakasian will work on language in the landscape ordinance relating to tree preservation on hillsides and ridgelines.

- Revise definition/graphic for “modified grid street”

The Commission approved the definition of the Modified Grid Street Pattern as shown in the staff report.

- Compatability

- Remove any references to “block face” in Section 3.5.4
- In Section 3.5.4 (C) (1) the following was approved:
  - New homes can be built based on location of adjacent homes with a leeway of  $\pm 5$  feet in the front setback.
  - D. Olson will develop language for corner lots relating to building location.
  - Side yard setbacks are calculated based on side yard setbacks of adjacent homes but cannot be less than 5 feet.
  - Rear yard setback was changed from 25 feet to 30 feet.
- The following changes were made to Table 3.2-1
  - Garage façade setback should be at least six feet behind the primary façade of the building.
  - D. Olson will research new language to discourage dominant attached garages.

- In Section 3.5.4 (C) (2) the following was determined:
  - D. Olson will investigate the possibility of adding a second story to an infill home if both adjacent homes are one story. Planning Commission will discuss floor area ratio, building area ratio, and lot coverage as they relate to compatibility.
  - D. Olson will include new language for an exception to construct a wider home with a recessed façade.

The meeting was adjourned at 9:06 p.m.

Submitted by:

Barb Neitzel  
Recording Secretary

## Implementation Matrix

Community Identity	Objective / Strategy	Draft Regulation (LDC)	LDC Location	Built or Future?
<b>CI 1</b>	<b>Continue to preserve Northfield's rural heritage.</b>			
CI 1.1	Preserve the scenic quality of the rural landscape by defining the edge of the community and maintain the rural character of roadways on the edges of the community.	Section 3.6.9 has requirements for buffering between land uses (this may not really be considered to create an "edge" condition).	Section 3.6.9 and street types- Not adequate language to address a green edge between built and rural areas. Staff will check for ordinance language.	Future
CI 1.4	Ensure that all development, redevelopment and expansion be compatible with the desirable features of the natural and man-made environment.	Section 3.6.7 requires tree preservation; Section 3.10.1 in purpose statement for Subdivision regulations; 3.11.2 (H) discusses protection of natural features; Section 3.11.5 has requirements for stormwater mgmt, water quality, and erosion control. Neighborhood compatibility standards ensure that development is compatible with man-made environment.	Section 3.6.7 To be reviewed separately as applies to all districts. Define "significant trees". – Check landscape ord comments from builders and EQC. 3.5, 3.10.1 (A) (5) - looked good; 3.11.1 (H) – Need additional or stronger language that addresses building on a slope or protecting ridge lines. 3.11.5- looked good	Both
<b>CI 3</b>	<b>Preserve historic sites and structures.</b>			
CI 3.1	Work with the Northfield Heritage Preservation Commission to create a priority list for designating buildings (those that aren't already listed), structures and districts on local, state and or national historic registers.	HPC and Planning Commission would make a recommendation to the City Council for new heritage preservation sites, who then makes the final decision.	Section 5.4.6 (Type 4 review procedure) - OK	Built
<b>CI 4</b>	<b>Encourage a traditional development pattern.</b>			
CI 4.1	Guide new development to be compatible with, and/or expand, on the existing grid network (see Figure 3.3).	Requires grid or modified grid street pattern.	Section 3.11.3 (A) (2) – Figure 3.17 appears to be approving culs-de-sac. Table 3.11-3 needs to be clarified for understanding. Check 3.11.2 (L)(2) for revised language to add "or block design feature" to make provision for a block that is slightly longer than the standard if a block design option makes this necessary. Define "grid" and "modified grid" with illustrations if possible. Address the issue of intersection offsets.	Future
CI 4.2	Provide for a mix of uses to create new neighborhood centers as new development occurs.	Table 2.7-1 - This is where mixed use would be allowed in "unbuilt" neighborhoods. Is this wording sufficient?	Table 2.7-1	Future