

**Planning Commission
November 15, 2004**

Chairperson Schneider called the regularly scheduled meeting to order at 7:44 PM.

The following members were present: Lisa Cramer, James Montgomery, Cristi Boyle Barrett, Cindy Maas and Ken Smith. Sandy Ramsey was absent. Also in attendance were staff members Gwen Rousseau and Dan Staley and City Administrator Dave Schmidt.

Boyle-Barrett had a question regarding the amount being calculated for the impact fees on sidewalks in the transportation plan and why we are going with the lesser amount. It wasn't included in the minutes; however she wants to make sure it is addressed. Administrator Schmidt stated it is because it is a temporary sidewalk and therefore, the mitigation fee can be reduced. Boyle-Barrett also asked about the issue on page 4 and deleting the road Mundy Loss north of Hinkleman, she didn't think it was supposed to be completely deleted. Cramer and Schneider both felt that it was agreed upon to delete this. Administrator Schmidt stated he doesn't think it is hurting anything leaving it in there. Cramer stated these are in priority order and she doesn't feel this should be a higher priority than other ones listed. Gwen stated the question should be whether or not the minutes correctly reflect what was discussed and it appears they do so the minutes should be approved and this issue can be discussed at the next meeting. Boyle-Barrett moved to approve the minutes of the November 8, 2004 commission meeting as corrected. Maas seconded the motion and the motion carried.

Discussion of Master Plan:

Administrator Schmidt stated the Scope of Work that was approved by the Council for the U of W students for the Master Plan was for them to take information from the public meeting and prepare a Master Plan and then present this only to the Council. They have agreed to come and present this to the Planning Commission. However, they are asking that a significant number of changes not be made. The commission agreed that they would like to have them come and present it. Administrator Schmidt stated it would also be nice for them to have the Planning Commission's approval when they present it to the Council.

Review of the Park Element:

Dan stated one of things that Administrator Schmidt suggested is to move the pictures to the left side where the open white space is. Boyle-Barrett stated there are some formatting problems with the copy that they have. Dan stated he would convert it to PDF and then it should print out fine. Boyle-Barrett stated the word "Goal" should be **bolded**. The content is great; however, there are some small formatting issues that still need to be corrected. On page PR40, under table VII. B, the White River Athletic Fields states 6.0 acres (?), should that question mark stay? It was decided that the wording should be approximately 6.0 acres. On page PR52, under the mitigation fees, the written out amounts don't agree with the numbered amounts. This needs to be changed. Administrator Schmidt stated if everyone was comfortable with the minor changes that need to be made, we can schedule a public hearing for December 6, 2004 at 7:00 PM.

Boyle-Barrett had a question about the projected population for water demand on page PR14, this doesn't meet our projected population within the land use element of the code. Administrator Schmidt stated these are separate documents so the numbers will be a little off. This document refers to equivalent residential units, not necessarily households.

Administrator Schmidt stated because we are not meeting the deadlines on these, the Department of Economic Development is strongly encouraging all the jurisdictions to adopt a resolution for dates to follow to get things done. This will be a very strict schedule that we are going to have to follow. That schedule will be sent out with the next agenda.

Administrator Schmidt stated the Council approved last Council meeting to have Adolfsen and Assoc. prepare information supporting our Critical Areas Ordinance to the State. They would like to have this work done in 2004, so the critical areas ordinance may come back to the planning commission the first part of the year with the supporting documentation.

Subcommittee Reporting:

Gwen stated they wanted to discuss the issue of residences in the Central Commercial zone and whether or not they should be permitted at all, be permitted with conditions or be permitted out right. Their committee felt this would allow for greater mix of uses. It is a different style and they are not sure if it matches what Buckley wants or not, so she would like to hear from the entire body. Cramer stated some of this came up with the Master Plan and allowing multi-family within that area. Administrator Schmidt stated the one thing that wasn't discussed is in small jurisdictions, we are limited to commercial property that is high revenue generating property. If you open it up and allow residential development on that property then you are inhibiting the City from encouraging commercial development which brings in your sales tax revenue to help support services. The commission was divided as to what they would like to see. After a longer discussion, the commission decided to think longer about this and discuss it again at the next meeting.

Dan stated they had good input today on the design review standards and they are just about finished and then they can form the code and move farther.

Dan stated the new transportation element that was handed out today, is very different and he pulled out information that he felt were goals and he would like the commission's input on this, are there too many, or not enough? This will be discussed at the next meeting, hopefully for the final time.

With nothing further the meeting was adjourned at 8:59 PM.