

Planning Commission
August 2, 2004

Chairperson Schneider called the regularly scheduled meeting to order at 7:45 PM.

The following members were present: Cindy Maas, Sandy Ramsey, Lisa Cramer and Cristi Boyle-Barrett. Terry Wade was absent.

There was a brief discussion about attendance. The concern is that everyone that has been attending can put all this work together and then the one person that has not been here can come in and disagree with things that have been put together. This is not really fair to the rest of the commission members. The commitment is not being made to attend the meetings and possibly we should ask for a resignation. It was the commission's consensus to either get a weekly commitment to attend the meetings or resign. Administrator Schmidt stated he wanted to let the commission know that there is nothing legally binding with this so that member can either choose to commit, resign or do nothing at all.

Administrator Schmidt stated he would like to publicly apologize to Devon, the Planning Commission and the Planning Interns for getting frustrated at the last meeting.

Administrator Schmidt stated Elk Heights needs street names for their development. Under the code it says the Planning Commission shall come up with a list of historical street names. Mayor Blanus suggested getting names of World War II veterans that were killed in the line of duty. Administrator Schmidt also stated that he spoke with Martha Olsen from the Historical Society and she was going to give him a list of historical names. Administrator Schmidt stated he also suggested the Garnero's since they were a part of this community for years and contributed a huge amount of money from their estate to our community. It was the commission's consensus to get a list of historical names from Martha Olsen.

Administrator Schmidt would like to know how the Planning Commission feels about frontage improvements. The way our current code reads is any and all development or redevelopment of property requires full street frontage improvements. Administrator Schmidt will be bringing this up to the Council and wanted to get the Planning Commission's feelings about it. There was a large discussion as to whether or not short plats, small development or existing lots should be required to put in full frontage improvements on non-arterial streets. It was the commission's consensus that they want to continue with sidewalks but don't want to put a huge burden on people who want to build on existing lots. Require the improvements on new developments and on other developments that are on arterial streets.

Report on Subcommittee Recommendations:

Boyle-Barrett reported for the zoning committee from their sub-committee meeting. Their committee was struggling over the B-1 District, what the committee wants to call the historic district. They are going to do more research on this because they are thinking

about possibly reducing it because it is mainly residential around the outer area of it. When they started looking at the residential areas, they talked about higher densities, where they could be located, how they could increase the densities and came to realize that the future zoning alternative two map reflects a lot of what they were talking about. There are a lot of RA areas out along Spiketon, Ryan and Collins that need to have the density increased. They also talked about the neighborhood mixed use areas, which is having an area with increased density and commercial property where you can have some convenience stores for people. Cramer stated they were using Gwen's rule when talking about this which is "the 5-minute walk". Boyle-Barrett stated there also needs to be something like this added to the west side of town by the Mobile Home Park. The density they are looking at within the RA zone will be either R-5 or R-8/R-10. Maas asked why the higher density is out in the rural area rather than in closer to the center of town where the amenities are available. Administrator Schmidt stated his concern about this is lack of connectivity. There are isolated areas that have different zoning which makes it difficult for people when looking at the zoning map as to what their property is zoned. Discussion ensued. Administrator Schmidt stated regarding the neighborhood commercial area, you have to look at potential for success of a business. The City is not going to expand to the east or southeast. Dan stated this area is a view corridor; you can concentrate your higher density on the view corridor which encourages more intense development around the neighborhood centers. The intent for this is a little corner store with an ice cream parlor. What this is saying is we want to have a connected community; we want to have places for people to walk to. All you are doing is zoning for it, that doesn't necessarily mean it will be developed that way. Administrator Schmidt stated he understands that, however, when you zone property commercial it increases the property values of the properties around them. Gwen stated she talked to the Assessors Office and they stated they don't look at the zoning; they specifically look at the sales within the area when assessing properties. Maas stated that is exactly opposite of what she sees. Gwen stated one of the other things that affect the value of the property is the size of the parcel. Schneider stated he doesn't feel we can be paralyzed from doing what we think is going to be the right plan for Buckley because of fear of people's property taxes going up. We have to come up with some kind of a plan. Boyle-Barrett stated this is their report and this is what their idea is. They are going to study this and talk about it some more. It is not set in stone. Administrator Schmidt stated it was his understanding that the committee was going to define the zone classifications, not work on the zoning map. The zoning map was supposed to be discussed with the Planning Commission as a whole. Gwen stated they did work on the zoning classifications for residential. They came up with low, medium and high density definitions. Maas stated she doesn't care for the idea of the corner stores. The city only has a one mile radius. Schneider stated it is his understanding that it may not happen right away, but they are zoning it so that it can happen in the future. Maas also stated she doesn't like to see the high density's way out on the outskirts. Dan stated he thinks it is a good point regarding the high density so far out. Boyle-Barrett stated she just thinks there is potential with this plan. Administrator Schmidt stated there may be some adverse comments from DSHS because one of the main reasons they like the Buckley facility is because of the location and the rural atmosphere. Administrator Schmidt stated when you rezone property; remember you are setting performance standards within those zones. Boyle-Barrett asked are there any

zones that are currently in the zoning code that we aren't addressing right now? Administrator Schmidt stated he doesn't know what the committee has right now. Gwen stated they had the NMU (Neighborhood Mixed Use), within this use is the multi-family and medium residential density, which is R-8-R-10. Administrator Schmidt stated you have to make changes slowly, he thinks if you go from RA to R-8 or R-10 you are going to have mutiny from the community, if you go to R-5 you will probably not get such a negative reaction. Boyle-Barrett asked if we are going to meet our requirements. Administrator Schmidt stated you will meet the requirements with no problem. Gwen stated she agrees that we do need to somehow look at phasing development. Maybe we can do some type of future zoning map or planned phased zoning map for future reference. Gwen stated the preservation of rural character is the whole purpose of higher density. It's to preserve the rural character outside the city limits. She feels that clustering will allow for some open space. Administrator Schmidt stated when you are thinking about what you would like Buckley to look like in the next 20 years, think about what Buckley looked like 20 years ago and what changes have taken place in those past 20 years. What this does is gives you a balance between your imagination and what you are visioning and dealing with these theories in what may happen.

With nothing further the meeting was adjourned at 9:30 PM.