

**Planning Commission**  
**October 11, 2004**

Chairperson Schneider called the regularly scheduled meeting to order at 7:35 PM.

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

Boyle-Barrett moved to approve the minutes of the September 27, 2004 commission meeting. Cramer seconded the motion and the motion carried.

**Review timeline for Public Hearings:**

Administrator Schmidt stated we have the first public hearing scheduled for October 25, 2004, which means we have to have everything available for the public by Wednesday. Administrator Schmidt stated we desperately need the future land use map which needs to include the future Urban Growth Boundary. There was a lengthy discussion regarding the future Urban Growth Boundary. The future boundary is actually just letting the County know our intent. For the County to actually grant the Urban Growth Boundary, the City has to prove a need for the extension. We also have to show that we can provide services to that extended boundary and right now we cannot do that. That is why we need to get the future boundaries in place to let the County know our intent, for the future boundary, we don't have to show proof of services. After discussion the commission came into agreement and drew lines on the future map. Gwen is also going to talk to Dan Cardwell to see if an actual Urban Growth Area would fly with our draft plan. The commission then decided on this area and drew it on the map. The actual Urban Growth Area is quite a bit smaller than the future Urban Growth Boundary. Boyle-Barrett asked if we have to define the Urban Growth Boundary. Administrator Schmidt stated if the commission decides to put that in our plan, yes we do need to define it and by drawing the lines on the map that basically gives the definition.

Schneider stated we have been asked to insert the tree planting issue for Elk Heights into the agenda. Montgomery moved to insert the tree planting for Elk Heights after item three into the agenda. Ramsey seconded the motion and the motion carried.

Administrator Schmidt stated Barghausen Engineers has submitted another tree planting plan for Elk Heights. Staffs recommendation is to allow them to plant as submitted as long as they maintain a minimum of five feet between the back of the sidewalk and where they plant the tree or back of the curb face and where they plant the trees. They also have to have root barriers. Boyle-Barrett moved to approve the tree-planting plan as presented by Elk Heights. Ramsey seconded the motion and the motion carried.

Administrator Schmidt stated as far as the Public Hearing for the four elements of the comprehensive plan, he asked Dan and Gwen if they could get the corrections to him by Wednesday. They stated they could have it to him. Administrator Schmidt stated then he feels we need to go with what we have for now because changes can still be done after the public hearing. Dan is also going to e-mail the transportation element to the commission for possible review at the next meeting.

Schneider stated the design committee has an issue regarding front porches. They feel strongly about front porches. They would like to strongly encourage but they have also talked about an incentive to have front porches. They do not know if they can demand them or not. Administrator Schmidt stated he doesn't think we can demand them, however there may be a way to allow front porches to encroach within the front setback to a certain limitation to add on front porches, you could also have larger lot coverage's for houses with front porches. The commission was in agreement to encourage front porches with possible incentives for front porches. Dan will come up with the incentives for this.

With nothing further the meeting was adjourned at 9:07 PM.