

**Planning Commission
November 6, 2006**

Chairperson Cramer called the meeting to order at 7:04 PM.

The following members were present: Gordon Liebel, James Montgomery, Bill Dorn and Ken Smith. Cindy Maas was absent. Also in attendance was City Planner Dan Staley.

Montgomery moved to approve the minutes of the October 16, 2006 commission meeting. Liebel seconded the motion and the motion carried.

Housekeeping:

Staley would like to make sure we know what we will be doing in the absence of Chairperson Cramer. Cramer wondered if we should appoint an interim Vice-Chair in case of absence of our Vice-Chair. Staley stated there are no decision-making issues that are coming up. **Smith moved to approve Liebel as the interim Vice-Chair in case of the absence of Montgomery. Montgomery seconded the motion and the motion carried.**

Smith apologized to the commission for not notifying anyone about missing the last meeting.

Subdivision Regulations:

Smith stated from what he read in the minutes regarding sidewalks, he does agree with sidewalks on both sides and the planter strip. Liebel stated there was one issue and that was if we put the meandering trail on one side of Ryan Road, do we actually need a sidewalk there along with the trail, and even another one on the opposite side of the street. Liebel stated the biggest issue to him would be the maintenance of the strip. Montgomery stated he thinks the biggest issue right now for the sidewalks is, our current code requires sidewalks on both sides, could the trail take the place of the sidewalk on one side of the street? Staley stated yes it could. Dorn stated then you have to have more than one classification for sidewalks. Discussion ensued. Liebel stated what we could do for the wording under sidewalks, is put something in there stated that sidewalks would be required on both sides of the street unless pre-empted by a trail. Staley stated he thinks that is how it is going to have to work. He doesn't have the perfect wording on that but he will work on it. Staley stated that is why we need the trail plan because it is either going to be a trail or a safe route. Staley stated we should make this somehow so we know we need to come back to it. Montgomery stated he thinks this is something we should hash out in the trail plan committee meetings and then bring back to our committee. Staley stated we know we are going to say something about the right of way and the trails but we will wait until Montgomery brings it back from the trail plan committee.

Dead-end streets – Liebel stated he clearly remembers one of the issues and that is if the dead-end street is going to get continued on, then they would have to put in a temporary turn around with temporary easements. If you are on those corner lots, which won't be corner lots in the future, you would lose a lot of your property, so how will that work. Staley stated he doesn't think it would work. Montgomery stated in looking at

Copperwynd, it is different because there is only one lot on each dead end. Dorn stated you just have to paint the curbing red so they can't park there or only allow them to park on one side, that way they can turn around in the street. Discussion ensued. Cramer stated she likes Dorn's idea that there not be parking allowed on the street. Liebel stated that would mean the people living there would not be able to use the parking on the street; they would only be able to use their driveways for parking. Staley then gave an example of a cul-de-sac with stormwater detention in the center of the cul-de-sac. Discussion ensued, whether or not we wanted to do something like this. After a lengthy discussion it was decided on by the commission to not do this. The discussion then continued regarding no parking on the dead-end streets. Staley stated he thinks where we are getting at is we can easily say, no parking within 50 feet of the dead end and then it can be signed that way. Staley stated if we do this, it will drive resolution to this problem. Liebel stated he thinks 50 feet is too much. Staley suggested half the distance of the lot.

Liebel stated he had one more question and that is Staley was going to check with the gas people to see if we should add gas to be installed in conduit. Staley stated he has not talked to them yet.

Curbs and gutters:

The commission agrees with this wording.

Sanitary Sewers:

Smith asked what the definition of similar factors is in Section A. Staley stated similar factors are things that preclude putting in a sewer and it is usually economics. Montgomery stated they have to hook up to sewer unless the conditions apply in Sections A-E. Liebel asked for an explanation to Section D, "On-site sewage disposal systems are necessary to accomplish the purposes of this chapter". Staley stated it is for the holding tanks that actually get pumped out.

Water:

The commission agrees with this wording.

Storm Drainage:

Cramer stated she has a note regarding the surface drainage to talk about this during the storm drainage section. Liebel stated it is probably regarding his concerns about when they build the lots up how the drainage flows off the property. Dorn stated the storm water is basically left up to the engineers. The commission agreed with the wording on this.

Floods and flood control:

The commission agrees with this wording.

Additional Requirements:

The commission felt this needs to be moved further down in the subdivision regulations, however the body of it is fine.

Park Requirement:

Staley stated this section will be the most important section we work on in the subdivision regulations. This is where we will deal with incentives. We need to come up with either an acre amount or percentage or some type of formula as to how much park or open space needs to be within a development. Montgomery stated he would like to see the title changed to Parks and Open Space Requirement. Cramer would like to have a definition for open space. Smith stated the Webster's dictionary defines open space as a parcel or open space property protected by legislation. Staley stated the difference is parks are more heavily used and open space is more lightly used. Montgomery stated we were talking about this several months ago and Maas made a comment that between open space and green space, one has a very prominent economic value to community and the immediate homeowners. The closer proximity to green space the higher your property values will be. Staley stated a park may or may not have green space or we could word it that there has to be a certain percentage of green space. Liebel stated obviously if you have a percentage of park space per development the developer with the largest pieces of property will have the most open space. If we do this will there be any cap on how much has to be dedicated or will there be a minimum size for smaller developments. Staley stated you could word it that anything under 8 homes does not require open space, between 9 and 20 homes, you have to give some open space and then anything over 20 homes there would have to be a park. Liebel stated maybe we should have a good definition for parks, open space and green space. Dorn asked if they still allow you to bank wetlands. Staley stated yes, however it has to be within your own jurisdiction. Staley stated what about thinking about open space in three dimensions such as one story homes to preserve a view. Liebel stated maybe we give either a requirement or bonus for a view corridor. Smith stated he wished we stayed away from bonuses, he personally doesn't like them. Liebel stated he doesn't particularly like them either but he thinks trade off will have to be done. Cramer stated if that is the only way someone is going to do it. Smith stated not really you tell them this is the way it is. Staley stated some of the things we learned when we were doing the zoning before is that the way we write our code is not good enough because everything said what you can't do. What we are trying to do is to say what you can do and give some flexibility.

Staley stated what we need to think about for the next meeting is the definitions for Open Space, Green Space and Parks and what is the threshold.

With nothing further the meeting was adjourned at 9:10 PM.

The next meeting will be November 20, 2006.

Lisa Cramer, Chairperson