

**Planning Commission**  
**September 13, 2004**

Chairperson Schneider called the regularly scheduled meeting to order at 7:39 PM.

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

Montgomery moved to approve the minutes of the August 30, 2004 commission minutes. Cramer seconded the motion and the motion carried.

Montgomery moved to amend the agenda and to add discussion on additional street names for Elk Heights. Ramsey seconded the motion and the motion carried.

**Street Name – Elk Heights:**

Administrator Schmidt stated we need a couple more street names for Elk Heights. The names we have already picked are: Wickersham, Spaulding, Davis, Garnero and Lund. It was the commission's consensus to add Page and Faulk to the list.

**Comprehensive Plan Elements Review:**

Administrator Schmidt stated we need to make sure the Planning Commission is comfortable with the draft so that we can get this set up for a public hearing. We need to move forward with this. Boyle-Barrett asked if they have gone through the entire plan. Gwen stated the only thing left is the appendix. Administrator Schmidt asked where we are with the transportation element. Gwen stated she thinks Gray & Osborne is going to want to do this. Administrator Schmidt stated we also have to modify the park plan into the same format that the comprehensive plan is. The question is do we want to schedule review of the appendix or do we want to continue on with the zoning recommendation. Administrator Schmidt stated we really need to get the zoning recommendation done.

There was a brief discussion about when Dan and Gwen will be gone. Administrator Schmidt stated he is going to talk to the Mayor and Council about keeping them on even after they start school on September 29<sup>th</sup> if their schedules will allow them to keep working with us. Gwen stated she feels it can work out.

**Zoning Code Review:**

Gwen stated their committee has taken the map that was discussed at the last meeting and gone over the decision-making criteria to make sure they have met all the goals. They also had maps from Ramsey and Boyle-Barrett that has some differences in them. When they did the calculations on the map that was reviewed at the last meeting, it would accommodate 16,000 people so there can be modifications made. There was discussion about the percentages of the different housing types and what percentages the Commission wants to go with. What the City has right now is approximately 20% high density and 80% low density with no medium density at this time. The State and County high density numbers are quite a bit higher. There was some talk about having more of an equality of the different types of zones. Administrator Schmidt stated the way the map

that was discussed at the last meeting set up the density is 53% high density, 20% medium density and 20% low density, so this is out of proportion with what the State and County average is. Discussion ensued. Administrator Schmidt stated the multi-family complexes are River Ave are 28 units per acre right now. Gwen stated she and Administrator Schmidt did some calculations based on percentage coverage, parking requirements, open space, landscaping, etc. and came up with about a 24 unit per acre for the high density. Gwen stated she understands the concerns with the Planning Commission regarding multi-family, however if you don't set a target for high density and medium density percentage then you won't achieve the goal for the range of housing which is a goal in the housing element. Boyle-Barrett stated she likes the percentage ranges of 20 % high density 45% medium density and 35% low density. She feels this is a good mix. Gwen stated currently it is 20% high, 35% medium and 45% low. Schneider stated he agrees with this, he feels we do need a mix. Administrator Schmidt stated the market is saying people want single family housing, when rent is as much as mortgage payments, people are going to want to buy a house. Gwen stated as a planner, she feels she needs to let the commission know that you are representing the public's interest, the minority as well as the majority. She agrees that the majority of the people do want single family homes, but there is still the minority which consists of single moms, elderly, etc. She thinks once you put it to the public that 80% of town will be single family and it has design guidelines to protect the aesthetics of the multi-family they will understand that it is not so bad. Gwen asked the commission if they were happy with the percentages 20% for high density, 35% for medium density and 45% for low density give or take a few points here or there. The commission agreed with this.

With nothing further the meeting was adjourned at 8:18 PM.