

**Planning Commission**  
**September 27, 2004**

Chairperson Schneider called the regularly scheduled meeting to order at 7:34 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 20, 2004 commission meeting. Cramer seconded the motion and the motion carried.

**Timeline and Plans for further public outreach:**

Administrator Schmidt stated we have a tentative timeline and schedule and what they have come up with is next Monday, we will have a break so the next meeting will be October 11, 2004. At that meeting, the corrections will be made to the four Comprehensive Plan elements that have already been discussed and also going over the appendices so they can be finalized. Then the 18<sup>th</sup> it can be approved so that on the 25<sup>th</sup> we can have a public hearing on the Land Use, Economic, Housing and Urban Design Elements. After the public hearing, it will be shipped off to other agencies for the 60 day review. After the 60-day review, it can be sent for recommendation of final approval to the City Council. On November 1<sup>st</sup> we will be going over the transportation element and park plan. Both have to be formatted to the same format as the other elements in the Comprehensive Plan. If we can agree on the transportation element and park plan, we can then have the public hearing on November 8<sup>th</sup>. After this public hearing, these two plans can then be sent off for the 60-day review. The first week of November, we will have to do public notification to all the property owners that are affected by the zoning map changes, which will probably be extensive. On November 15<sup>th</sup>, we will have the final review of the zoning code to get ready for the public hearing scheduled for November 22<sup>nd</sup>. After that, the zoning code can then be sent off for its 60-day review. The week after Thanksgiving, we will have a break and then in December we will have our regularly scheduled meetings on the 1<sup>st</sup> and 3<sup>rd</sup> Mondays of the month. Hopefully we will have the subdivision regulations to the commission by December 20<sup>th</sup>. This schedule is pretty tight but it is doable. Also sometime in December, the commission will have to have a public hearing on a new subdivision. Administrator Schmidt stated he will send out a copy of the schedule to everyone.

**Reports back from subcommittees:**

Gwen stated they started going through the permitted, conditional, accessory and prohibited uses within each zone. Gwen stated the new percentages for the updated zoning map are: high density is 29%, medium density is 36% and low density is 35% so this is a little more equal. The only change is that the actual population of 8,400 was lower, however it still fits. Administrator Schmidt stated that figure actually coincides with the sewer plan and the water plan. There was really good discussion regarding the uses.

Gwen stated they had a discussion on the permitted and conditional uses within the different zones. They discussed accessory uses and allowing them within the commercial zones, but they would only be a small percentage of uses.

Wolfe stated their committee discussed whether or not we want to get any multi-family within the subdivision out in the medium density area. He is wondering how this would comply with the zoning. Gwen stated currently under the zoning, medium density would have a maximum of 8 units per acre. There was a lengthy discussion by the commission on whether or not to allow this. One thing the commission needs to decide is whether or not duplexes are considered multi-family. In the code now, the city considers multi-family as 3 units or more. Gwen would like to know how the commission feels about duplexes, triplexes, four plexes? What should be the cut off for a single family zone? Montgomery stated he feels duplexes go real well with single family, but if you get more than that, people may feel they are like apartments. He is in agreement with having duplexes within the single family homes, which would allow single mothers to live in what they feel is a little nicer area or gives them a more neighborhood feel. Discussion ensued regarding what Gwen called single family attached, what this means is that everybody has an entry way on the ground floor. Administrator Schmidt stated multi-family needs to be defined. There was also a discussion about height limitations in the MDR zone which the design committee stated they are limited to 30 feet. Administrator Schmidt stated one other thing that needs to be looked at is attaching units. Even if there is a height limitation, when you start attaching three and four units, you are also limiting people's views between houses. Dan stated within the view corridor between Collins and Ryan, in the design guidelines, he did not consider multi-family in there at all. The way the setbacks are, you can stagger them so you can get views between houses. He did not consider anything like having four attached units. Boyle-Barrett asked how to you accommodate affordable housing. Dan stated you can do duplexes or smaller single family lot sizes. There was a discussion regarding permitted uses for PUD's (planned unit developments).

**Public Comments:**

Clifford McDermitt, 869 Ryan Rd, he would like to know if his property as was discussed last week has been changed as he requested. Gwen stated it has been changed, there are some differences as far as permitted and conditional uses but the zoning designation has been changed.

With nothing further the meeting was adjourned at 8:36 PM.