



Planning Commission Work Session

MAY 1, 2012

6:01 PM-7:27 PM

LARGE CONFERENCE ROOM

FACILITATOR	Chairman Gregory Day
NOTE TAKER	Judy Merrill
ATTENDEES	Tyler Bodrero, T.J. Jensen, Braxton Schenk, Curt McCuistion, Gary Pratt, and Kenneth Hellewell
CITY STAFF	Michael Eggett, Kent Andersen, and Will Carlson

ITEM 1: PROPOSED NEIGHBORHOOD SERVICES/COMMERCIAL ZONE

T.J. explained the purpose of this proposed zone, which would help them deal with smaller parcels for commercial uses through the application of additional restrictions. They would apply this zone to parcels of 25,000 square feet or less. He pointed out that the minimum lot standards, in Subsection 040, limited the lot area to 5 acres but realized it should say up to 5 acres. He then suggested that, because of its limit of lot size, maybe the 15% landscaping requirement was excessive. He recommended calling out specific uses for retail, such as Automobile or Tractor Sales.

Curt recommended relocating Contract Construction Services to a conditional use due to the typical amount of storage involved in that profession.

T.J. pointed out to Kent that the C-2 zone did not allow Home Occupations. Since that zone included a residential component, they might want to change that for minor and major Home Occupations.

Commissioners then went over the rest of the use matrix document. They decided to remove Recycling Collection Station. Braxton preferred to change Restaurants and Fast-Food Services to conditional. Everyone agreed to remove Retail Trade, Including Equipment Sales, Service, and Repair and just keep the Retail Trade. They changed Schools, Professional and Vocational to conditional, as well as Storage/Warehousing, and agreed to change the minimum lot standards to Up to 5 Acres and to keep the 15% landscaping requirement. After much discussion, everyone agreed to name the zone Neighborhood Services.

ITEM 2: GENERAL PLAN DISTRICT 1

Gregory knew this would be a long discussion and asked commissioners to jump to Item 3.

After commissioners finished discussing Item 3, Gregory encouraged them to utilize the MGB+A recommendations as they considered District 1, since the City expended funds from a grant to assist the City in their deliberations of the subject area. He suggested modifying those recommendations as needed from their proposals A and B and also suggested placing higher-density residential in Option B, such as PRD, along 700 South and keeping the rest C-2 after improving that zone. Gary agreed. Gregory also suggested requiring a certain amount of commercial development before allowing development of any residential component.

After further discussion, Gregory asked commissioners to come to their next meeting prepared to make a final decision on this District.

ITEM 3: EXPEDITED GENERAL PLAN AMENDMENT AND REZONE APPLICATION PROCESS

Kent explained how the new application would help land owners through the process faster by eliminating one meeting, which benefited the applicants, City staff, and commissioners. He then went over the proposed process. Everyone agreed to strike the requirement of contiguous and to add "at the discretion of the Planning Commission." Kent agreed to draft an application to present at their next meeting.