

Planning and Zoning Minutes  
July 1, 2008

**Present:** Mike O'Neill, Pete Linville, Jeff Secrest, Russ Barney, Karen Hodge

It was moved and seconded to approve the minutes for June 17, 2008 as prepared.

**Sign Permits** Chairman O'Neill signed permits for Pinnacle Real Estate and Halo Salon.

**Business Licenses** Chairman O'Neill signed business licenses for Luna Café and Pinnacle Real Estate. He also signed a business license for Halo Salon with the condition that proof of a state license be provided. The Chairman also signed a business license for the Valley Barber which will only be open on Fridays and Saturdays. It was requested that the applicant provide proof of a state license and information on signage.

**Dogwood Place/Preliminary Plat/Public Hearing:** Chairman O'Neill explained the process of the public hearing. A letter from Sunrise Engineering dated July 1, 2008, discussing sewer, water, drainage plans, and storm water calculations was read aloud.

Cari Golden read the staff report. It explained that the total number of required parking spaces for this project is 126. 120 parking spaces have been platted, but some of the proposed parking does not meet the required size. The building has 1,000 square feet of proposed dining area. There are also eight proposed residential units. The developer will be required to upgrade the East Dogwood waterline from Main St. to Agate. It was brought to attention that the applicant has contracted with the adjoining property owner to allow them to share parking at the Knotty Pine.

Herb Heimerl presented the project. He explained that the idea is to create smaller pads that are affordable in order to bring commercial infill into the city. Addressing the parking issue, he believes that there are too many spaces already and he would like to create more green space. Some of the parking spaces are nine feet wide instead of 10 feet wide in order to create pedestrian connectivity within the subdivision.

Bill Knight explained the progress of the modification of the parking ordinance to the commission. This modification is proposing smaller parking spaces.

Commissioner Hodge is concerned with the parking issue and would rather not see as much asphalt.

Fletcher White explained that four of the parking spaces along Dogwood will not be able to be used in the winter because of the need for snow storage area.

Commissioner Secrest calculated and estimated the amount of parking spaces if certain requirements were waived. He also suggested that all improvements be completed before any certificates of occupancy are issued.

Chairman O'Neill supports making a flexible size for the parking spaces.

Chairman O'Neill opened the public comment portion of the hearing.

Jim Schultz, in support, feels that the shared parking with the Knotty Pine is a good direction to go.

Eric Spitzer, in support, explained that he was in support of the parking situation.

Fletcher White, in support, wants to increase density within the city core. It is an opportunity to add more buildings to Main Street.

Ed Berthoud, uncommitted, wondered where the storm water would go since his property borders the project. He also questioned if fire trucks would have appropriate access to each building.

Fletcher White, in rebuttal, explained that will be up to the owner of each individual pad to design an appropriate building. He also explained that all fire safety requirements have been met.

Cari Golden read a letter from the fire marshal dated May 23, 2008.

Herb Heimerl explained that the plat had been changed after a conversation with the fire marshal in which an agreement was made to sprinkle the buildings.

Chairman O'Neill closed the public comment portion of the hearing and opened it up to the commission for deliberation.

Commissioner Linville likes the idea of shared parking. He is also happy that there are no more three story buildings. He doesn't want to see as much parking, but he understands that this is what the ordinance requires.

Commissioner Barney would like to see a more detailed landscaping plan. He believes that it needs to be bonded for. He also believes that the parking is adequate and does not have a problem with the sizes other than the lack of some meeting the ordinance. He was also concerned about the jog in the parking lot.

Commissioner Secrest is not comfortable waiving the parking requirement or making it contingent upon a proposed ordinance being passed. He is willing to give the applicant six parking spaces on the street in order to meet the requirement. He doesn't have a problem with the smaller parking spaces and supports the idea of using them for compact cars only. Commissioner Secrest explained that by approving this project, approximately 33 parking spaces will be of use to the Knotty Pine with shared parking which will free up a lot of on-street parking. He would be in favor of crediting this application with these 33 parking spaces.

Fletcher White explained that only 11 parking spaces on the project are not 10 by 20 feet and six of the nine by 18 foot parking spaces meet the ADA requirements, leaving only five parking spaces that are noncompliant.

There was a discussion of the need for an architectural committee.

It was moved and seconded to recommend approval of SD2008-1 with the conditions that the applicant comply to the fire marshal's letter dated May 23, 2008. Any vertical construction on lots one, two, three, and four will include sprinkling systems as per the fire marshal's request. The applicant must comply with the engineer report dated July 1, 2008. The applicant must address the concerns written in the staff report dated June 25, 2008. The parking for this application is approved, conditioned upon a shared parking agreement to be submitted and approved by city council with a credit for all parking spaces submitted on the property, proposed in the special parking agreement on the adjacent property, with a credit of 33 on-street parking

spaces. All site improvements shall be completed prior to issuance of a certificate of occupancy on any parcel.

**Tree Ordinance Revision** Bobby Albertson and Becky Franklin with the tree committee helped clarify some issues in the tree ordinance.

Commissioner Secrest questioned the difference between “park trees”, “street trees”, and “public trees”.

Bobby Albertson explained that these definitions should be kept separate so as to designate species and sizes. He added that he can strike “street trees” and “park trees” and add it all under the “public trees” definition.

Chairman O’Neill wanted to make sure that the tree ordinance reflected upon the subdivision landscaping ordinance so there is no confusion.

There was a discussion on “pathway trees,” “entrance trees,” and “common area trees.”

Commissioner Barney wants to make sure that there are no restrictions on trees on private property.

Commissioner Secrest thinks that it is reasonable to require developers to take care of trees until they are dedicated to either the city or a private owner. He is also concerned about irrigation water being shut off and trees being able to survive.

Becky Franklin offered to find out how many gallons of water each tree takes and how to conserve water. She also requested the ability for the tree committee to have five members instead of three.

Commissioner Secrest wondered if requiring a landscape architect to stamp landscape plans will slow the productivity of landscaping businesses.

Chairman O’Neill wondered if there should be a certain limit to be reached before requiring a landscape architect to review plans.

The requirement for a landscape architect was struck.

**Impact Area** Bill Knight believes that the City needs to establish an urban growth boundary.

There was a discussion of abandoned buildings.

The meeting was adjourned.

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P&Z Administrator Cari Golden

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P&Z Chairman Mike O’Neill