

**Planning and Zoning Commission Work Session Minutes**  
**July 19, 2018**  
**Conference Room 1-B - 1<sup>st</sup> Floor City Hall**

**ATTENDANCE:**

Commission Members Present: Burns, Harder, Loe, MacMann, Russell, Rushing, Stanton, Toohey  
Commission Members Absent: Strodtman  
Staff: Bacon, Caldera, Palmer, Smith, Teddy, Zenner  
Guest(s): Carrie Gartner, Dave Griggs, James Roark-Gruender

**ADJUSTMENTS TO AGENDA:** None

**TOPICS DISCUSSED**

**New Business:**

- **June 2018 Building Permit Report**

Mr. Zenner provided the June building permit reports to the Commissioners for information purposes. There were no additional Commissioner questions or comments regarding the report.

- **Business Loop 70 Corridor Plan Presentation**

Mr. Zenner introduced the topic and explained that Chairman Strodtman asked that the item be placed upon the agenda so the Commission could be informed of the Plan's progress and objectives. He noted that the CID's Executive Director Carrie Gartner was present with two board members who she will introduce. Mr. Zenner further indicated that the Council was recently provided a similar presentation at its last meeting on July 2. Following his remarks, Mr. Zenner turned the meeting over to Ms. Gartner and the other CID members.

Ms. Gartner thanked the Commission for the opportunity to provide them with a presentation and introduced the two board members. She noted that Mr. Roark-Gruender would be providing the presentation. Mr. Roark-Gruender gave a PowerPoint presentation regarding the plan and facilitated discussion. He provided an overview of the Plan's content, information regarding the design consultation, and a time line of anticipated activities/improvements that were proposed within the CID boundaries.

There was significant discussion regarding roadway changes to the Business Loop itself, the concept of regional stormwater detention, useage of vacat parcels for "pop-up" activies, street art, overall beautification of the corridor, and sidewalk/multi-modal improvements. Additionally, as an out growth of the presetnation the Commission and CID members talked about possible challenges to realizing the plans goals and objectives as they related to ensuring compliance with the UDC standards. There was also discussion about if the Plan should be an overlay district, a neighborhood plan, or just an addendum to the City's Comprehensive Plan.

The Commission indciated its support of the plans objectives and felt that it was thoughtfully developed with input from a broad list of stakeholders. The Commission did not arrive at any consensus on how the Plan's goals and objectives should be brought to fruition. Mr. Zenner noted that if the Plan were adopted as an addendum to the Comprehensive Plan and endorsed by the City Council his staff would review the document as new projects were to be proposed within the corridor. Such review and comment would be no different than that given any other plan (i.e neighborhood or area) that exists within the City. Utilimately; however, the choice to follow the Plan's recommendation was a decision that Council would need to make when their action in approving something was required. Mr. Zenner further noted that since most of the property within the corridor was already zoned to accomodate proposed future uses the ability to

actively participate in influencing development outcomes may be more difficult since most plans are not regulatory in nature, but rather aspirational.

There was discussion on this point and as well as the need to give consideration to what elements within the UDC create challenges to facilitating realization of the Plan's goals and objectives. Mr. Zenner pointed out that without a full review of the Plan it would be difficult to identify what UDC standards would thwart or facilitate development within the corridor. He noted that a better understanding of the UDC's provisions by CID representatives may help to alleviate some of the concerns expressed this evening given it would appear that many were already address within the UDC in some form or fashion. The CID representatives indicated that they were open to such educational opportunities. They further desired to ensure that the CID and the City's development staff work in a coordinated manner to ensure the successful redevelopment of the corridor.

Having completed its presentation and discussion with the Commission Mr. Roark-Gruender and the other CID members thanked the Commission for their time and attention. The Commissioners expressed their appreciation for the presentation and work to improve the corridor. There was general agreement that the work done by the CID and its consultants would impact the future of the corridor in a positive manner.

- **Comprehensive Plan 5-year Update – Future Land Use Map Update**

Due to time limitations this item was not discussed

**Old Business -**

There were no old business items.

**ACTION(S) TAKEN:** July 5, 2018, minutes were approved. No other votes or motions were made.

Meeting adjourned approximately 6:55 p.m.