

**PLANNING COMMISSION**  
**Minutes**  
**February 19, 2009**

I. ROLL CALL

Fred Walstrom	Present
Andrew Bowman	Absent
Jack Deegan	Absent
Jeff Ford	Present
Mary Ellen Hughes	Present
Laura Kors	Present
Lee Kramer	Present
Sheryl McCleery	Present
Sara Smith	Present

Also present were City Attorney Jim Ramer, City Planner Larry Nix, City Clerk Ron McRae and City Manager Fred Geuder.

Chairman Fred Walstrom called the meeting to order at 6:05 p.m.

II. MINUTES

Motion by Smith, seconded by McCleery, to approve the minutes of the January 15, 2009, regular meeting, as presented. Motion carried.

III. PUBLIC COMMENT AND CORRESPONDENCE

None.

IV. NEW AND OLD BUSINESS

A. Zoning Code Discussion

The City Manager reviewed changes for residential side yard setbacks and lot coverage that were being proposed. He also distributed a draft of the proposed ordinance change that was prepared by the City Attorney.

Jeff Ford stated that he felt these were reasonable steps to take. He also noted that the City should try and publicize the changes, so that builders and architects would know what was happening. Ford further noted though that it is up to applicants to know what the City's rules are.

City Attorney Jim Ramer and Planner Larry Nix answered questions about the proposal.

The City Manager suggested that Planner Larry Nix prepare a News Release to go out well in advance of the public hearing.

City Attorney Jim Ramer suggested that the public hearing be held in April, which would give more interested parties a chance to comment.

Motion by Hughes, seconded by Kors, to set a public hearing for the Thursday, April 16<sup>th</sup> meeting, for the proposed residential zoning code changes. Motion carried.

B. Consideration of SPR-2009-02, proposed Boat Storage Building at 601 Hoyt (Walstrom Investments)

Fred Walstrom noted that while he does not have a financial interest in this particular property, he would be abstaining from a vote.

Ward Walstrom, on behalf of Walstrom Investments, reviewed a proposed plan for 601 Hoyt, where he would tear down the self-serve car wash bays and build a boat storage building behind the Laundromat.

W. Walstrom noted that Bill Perry had developed the Laundromat/Car Wash property about 15 years ago, including great screening for the adjacent properties. His proposal is to construct a 12,000 square foot boat storage building similar to other boat storage buildings in the area. After much design, his proposal was to have the door openings face south, with the idea of setting the building back from the south property line. Ward also noted that the Laundromat is busier in the summer, which is not the peak time for moving boats.

Planner Larry Nix noted that the proposed use is a permitted use for the M-1 District, and that generally the plan will fit the property. Nix was concerned however about what the loss of the screening on the southwest corner of the parcel will do to the adjacent properties. He also noted that the code now requires a 10' setback for parking/slash driveways from the south property line, so new asphalt would need to be set back an additional five feet from what is shown.

Nix suggested that the applicant consider turning the building and re-designing the site so that the existing landscaping/screening is preserved.

W. Walstrom said he had not really developed the landscaping plan yet, but he did intend to move some of the existing trees.

Jeff Ford suggested that there could be a conflict between Laundromat users and the boat storage, although he did acknowledge that there were few times when the Laundromat parking was full.

It was suggested that the applicant re-think the plans, looking at parking and screening issues, and then come back to the Commission.

The City Manager suggested that the applicant be in contact with the City Planner as he develops the revised plan.

Motion by Kors, seconded by Smith, to table consideration of SPR-2009-02, until the applicant returns to the Commission with a revised plan. Motion carried, F. Walstrom abstaining.

#### V. MEMBER COMMENTS

Fred Walstrom said he had been approached about whether the City had considered not requiring parking for downtown projects. He noted that it was becoming an issue on the project the Planning Commission had approved in January.

The City Manager said the City had not ever seriously considered waiving parking, because there was limited parking below the bluff. He also noted that the City had been unable to acquire additional parking when the DDA funds ran out, and additional tax increment financing was NOT approved. He also noted that there had been an attempt to acquire more parking space, but funds were not forthcoming from the downtown business community.

The City Manager also noted one-time discussion about starting a parking fund, which would require contributions to the fund in lieu of parking, but the problem was that the cost for land would continue to increase beyond the suggested contributions, so no parking would likely be ever built.

F. Walstrom said he agreed with the existing policy, and the applicant could acquire parking but seemed unwilling to do so.

Fred Walstrom also thanked the City Manager for his 20 years plus of service to the community.

The City Manager acknowledged the contributions of the Planning Commission members, as well as the City Planner Larry Nix and City Attorney Jim Ramer.

#### VI. Adjournment

The next regular meeting of the Planning Commission is scheduled for March 19, 2009.

There being no further business to come before the Commission, the meeting was adjourned at 7:15 p.m.

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Frederick W. Geuder, City Manager