

WORK SESSION MINUTES
DOWNTOWN REVIEW BOARD
April 4, 2018
5:30 P.M. – COUNCIL CHAMBER

A work session was held with the Downtown Review Board members to discuss proposed changes to the Downtown Precise Plan.

Attending: Brian Myers
Chuck Hamilton
Larry Buck
Scott Sollars
David Peppard
Tim Doyle
Sid Breese

Janet Storts-Ecumenical Eco Justice Group
Kelly Rivera-I & M Machine
Lee Tieman-Tieman, Spencer & Hicks Law

Staff present: Nic Hutchison, City Planner
Ted Elo, Assistant City Attorney
Rebecca Shipp, Executive Secretary

Storts informed Board members the Ecumenical Eco Justice Group supports the Downtown Precise Plan

Hutchison presented the proposed downtown precise plan with changes/additions highlighted. Hutchison stated expansion is not going to be pursued in the updated precise plan. Hutchison stated expansion is not on the agenda. If expansion is proposed in the future it would be a function of the planning commission to recommend approval or denial.

Buck stated future boundary changes should be kept in mind as the reuse of buildings is vital for downtown.

Hutchison asked for discussion regarding permitted uses within the Downtown Precise Plan noting there have not been substantial changes.

Discussion was held among Board members.

Hutchison asked for discussion regarding definitions in the Downtown Precise Plan.

Discussion was held among Board members. Buck clarified everything in black has not changed.

Discussion was held among Board members regarding sign code.

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Discussion was held regarding the need for the inclusion of the Secretary of the Interior's Standards for Rehabilitation statement.

Tieman stated his client was concerned about boundary expansion. Tieman asked what the purpose of the document was – legal/guiding principal or advertising. Tieman stated his client should be defined as M-2 rather than M-1 and would not be a permitted use. Tieman asked for clarification of human services definition and whether such a classification would be permitted.

Hutchison stated the Downtown Precise Plan would be a legal document because it is a zoning classification and human services would require a conditional use permit as they are not specifically permitted.

Discussion was held among Board members regarding the helpfulness of definition and permitted uses clarification.

Discussion was held among Board members regarding treatment facilities.

Hutchison discussed the intent of the Downtown Precise Plan.

Myers asked if the boundaries were to be expanded, would I & M be grandfathered in so they could continue doing business.

Hutchison stated anything currently occurring would be allowed to continue.

Tieman stated the expansion of the boundaries would prohibit I & M from modifying/growing/expanding their business. Should any of those things occur they would be required to have approval where none would have been required before. Tieman discussed I&M's growth since the last time expansion was sought.

Discussion was held among the Board regarding the compatibility of areas and what is expected in a downtown area versus a more residential area.

Discussion was held among the Board regarding parking availability.

Discussion was held among the Board regarding a buffer area around any expansion of the Downtown Precise Plan area.

Hutchison asked Board members to contact him by email if they had any additional concerns or suggestions regarding the downtown precise plan and additional meetings could be held if desired.

Discussion was held among the Board regarding inconsistencies in order of definitions and partial paragraphs.

Discussion was held among the Board regarding abandoned buildings.

Myers informed the Board he would be resigning following the meeting and wishes continued success for the Board.

The meeting adjourned at 6:40 pm.

Minutes respectfully submitted,

Rebecca Shipp