

COUNCIL WORK SESSION MINUTES

June 27, 2022 – 4:00 p.m.

4th Floor Conference Room – City Hall, 1100 Frederick Avenue

A Council work session was held to discuss the following issues: 1) Comprehensive Plan proposed for adoption pursuant to RSMo (Revised Missouri Statutes) 89-340 through 89-360; and 2) Proposed Eagles Way Riverfront RV Park/Hotel/Motel Tax Funding Participation.

Attending: Mayor John Josendale and Councilmembers Taylor Crouse, Madison Davis, Michael Grimm, Marty Novak, Kenton Randolph, Jeff Schomburg, Randy Schultz and Andy Trout.

Bryan Carter, City Manager; Laurie Tietjen, Finance Director;; Kenny Cordonnier, Fire Chief; Chris Connally, Police Chief; Clint Thompson, Planning & Community Development Director; Debra Bradley, Health Director; Chuck Kempf, Parks, Recreation & Civic Facilities Director; Jason Soper, Asst. City Attorney; Zack Martin, City Planner; Mary Robertson, Asst. to City Manager/Communications & Public Relations Manager; and Paula Heyde, City Clerk.

Mayor John Josendale called the meeting to order

Agenda Item #2 - Proposed Eagles Way Riverfront RV Park/Hotel/Motel Tax Funding Participation. Bryan Carter, City Manager, said following the last work session, city staff has worked with the developers to revise the way the funding is set up in the proposed agreement leveraged more towards infrastructure than some of the amenities in the park and then towards some soft costs involved in developing land. Another individual has presented another possibility of an RV park along the riverfront with no public funding. This prompted discussion on the need for a feasibility study from a third party to determine the extent of public funding participation that's necessary. Parallel to that, City staff has moved forward with contract negotiations which was sent to the City Council last Friday. The purpose of today's work session is to see if the City Council wants to proceed with filing an ordinance to approve the contract or modify the contract and then file an ordinance or submitting a business plan to a professional for analysis or terminate negotiations and going in a different direction with the funding.

Mayor Josendale asked Councilmember Randy Schultz to lead the discussion.

Richard DeShon, Chairman of the Tourism Commission, said the Commission reviewed this project and recommended this project to the City Council. Successful projects on the river are ones that involve public and private partnerships; there is not enough tax dollars to do them. The citizens voted for a riverfront development plan; it's going to take years to get it done and this is a key project. He asked the City Council to consider using City funds to help get this project off the ground.

During discussion, several members of the City Council requested a third-party feasibility study. Dave Helsel said if the City Council wants a feasibility study, they will provide one.

Marci Bennett, Executive Director of the Buchanan County Convention & Visitors Bureau, said an RV park has been needed for years and not having an RV Park is the biggest complaint they receive. This is something that is very important for riverfront development and for development of the local tourism

industry. The hotel/motel tax that goes to riverfront development could not be used for a better thing than providing infrastructure to a private/public enterprise.

Mr. Carter listed follow up items: 1) developers submit name of third-party company doing the feasibility study to the City for approval; 2) infrastructure costs to be reimbursed included in the agreement is all on private property; 3) proof that rest of financing is in place before moving forward; 4) development constructed to 2023 flood plan standards; and 5) reconsideration date of 90 days or less.

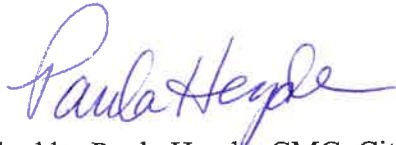
Agenda Item #1 - Comprehensive Plan proposed for adoption pursuant to RSMo (Revised Missouri Statutes) 89-340 through 89-360. Mr. Carter said the Missouri Statutes requires “a plan for the physical development of the city” usually referred to as a comprehensive plan. This plan is adopted by the Planning Commission. Last year the City Council approved a contract with RDG Planning & Design to complete a new comprehensive plan. This is the first one the city has had in decades. He introduced Amy Hozzie with RDG Planning & Design.

Clint Thompson, Planning & Community Development Director, distributed a copy of the “St. Joseph Comprehensive Plan.”

Ms. Hozzie gave a power point presentation on the “St. Joseph Comprehensive Plan” (copy attached).

Mr. Carter said with the City Council’s approval, the plan will be presented to the City Council on July 25 with a resolution endorsing the plan. If the Council endorses it, it will then be sent to the Planning Commission for its review and adoption.

The meeting adjourned at 5:12 p.m.



Minutes transcribed by Paula Heyde, CMC, City Clerk.

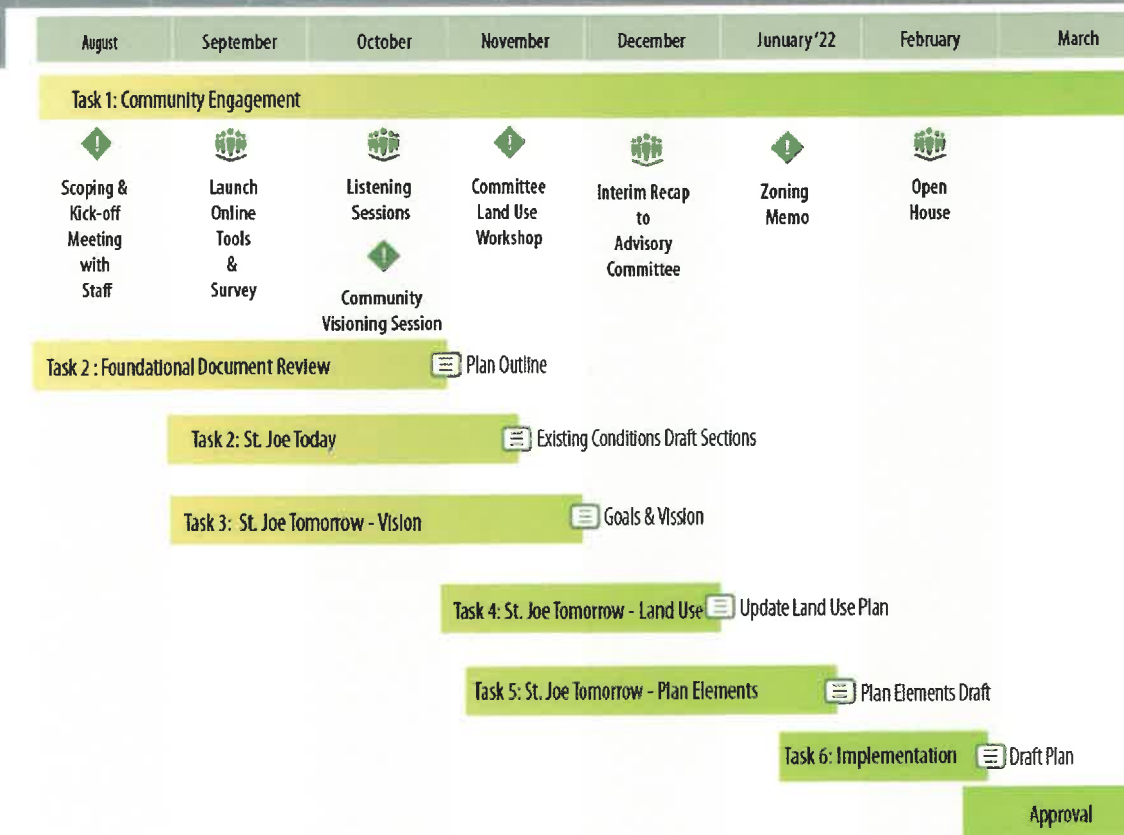


ST.

JOSEPH

comprehensive plan

PLANNING PROCESS



-  Plan Advisory Committee
-  Public Meeting/ Open House
-  Major Events
-  Deliverables

- Committee Meetings
- 1 Kick-off
 - 2 Current Conditions
 - 3 Vision Session
 - 4 Committee Workshop
 - 5 Plan Elements
 - 6 Implementation Strategy
 - 7 Open House Debrief

GUIDING PRINCIPLES

St. Joseph
COMPREHENSIVE PLAN



Parks & Parkways

Build on this **historic and beautiful resource** to create a healthy and vibrant community

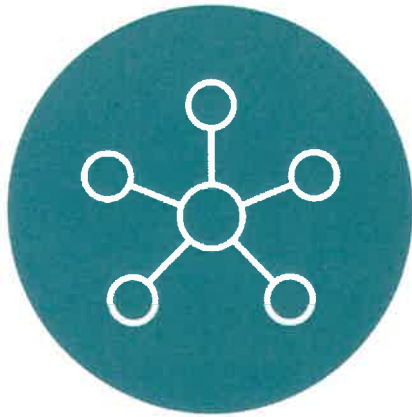


Community Image

Focus on community image and placemaking efforts to **uncover unique and meaningful spaces** that have been overlooked due to age or acceptance of the condition.

GUIDING PRINCIPLES

St. Joseph
COMPREHENSIVE PLAN



Connectivity

Create a multimodal transportation **network that connects resident to the people and places that matter most to them**



Proactively Manage Growth

Welcome and **encourage growth that efficiently uses the city's existing resources.**

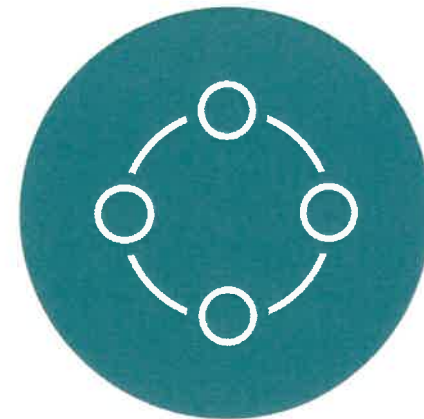
GUIDING PRINCIPLES

St. Joseph
COMPREHENSIVE PLAN



Equity

Strive to create a city in which **all people will have equitable access to resources and opportunities** that stabilize and enhance their lives.



Anticipate Change

St. Joseph should **welcome changes that advance the mission** of the comprehensive plan.

FUTURE LAND USE

Understanding Mixing of Uses and Transitions

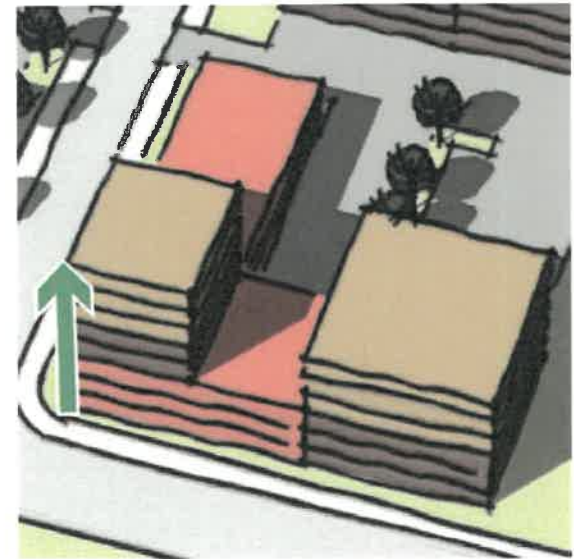
Mixing Uses

Horizontal Integration



Horizontal integration of uses means that different uses are housed in different buildings but are related to each other.

Vertical Integration



Vertical integration of uses means that different uses are located in the same building.

FUTURE LAND USE

Intensity Based Approach

St. Joseph 2040 framework designates how much development occurs in an area and how that development affects its neighbors. This is measured by intensity and/or density of development.

UNDERSTANDING INTENSITY

Residential

Commercial

Low Intensity



Medium Intensity



High Intensity



FUTURE LAND USE

Guide to Future Land Use Classifications:



Low Intensity Residential Use Characteristics:

This land use is mainly residential with a focus on single-family detached housing, although other single-family attached and small lot single-family homes may be permitted.

Intensity:

2-6 dwelling units per acre (DU/A)

Compatibility:

Civic uses are generally permitted. Street traffic is kept to low volumes.

Form:

Development should provide connectivity within and between developments for both cars and pedestrians. A framework of streets and open spaces should create a sense of neighborhood. Densities should be higher at transition points with other more intense uses. Developments will be provided with full city services.



Medium Intensity Residential Use Characteristics:

This land use emphasizes a mix of housing types such as small lot, single-family detached, duplexes, small apartments, and row houses.

Intensity: 6-12 DU/A

Compatibility:

Applies to older established or newer neighborhoods with a diverse range of housing types. Civic uses generally permitted.

Form:

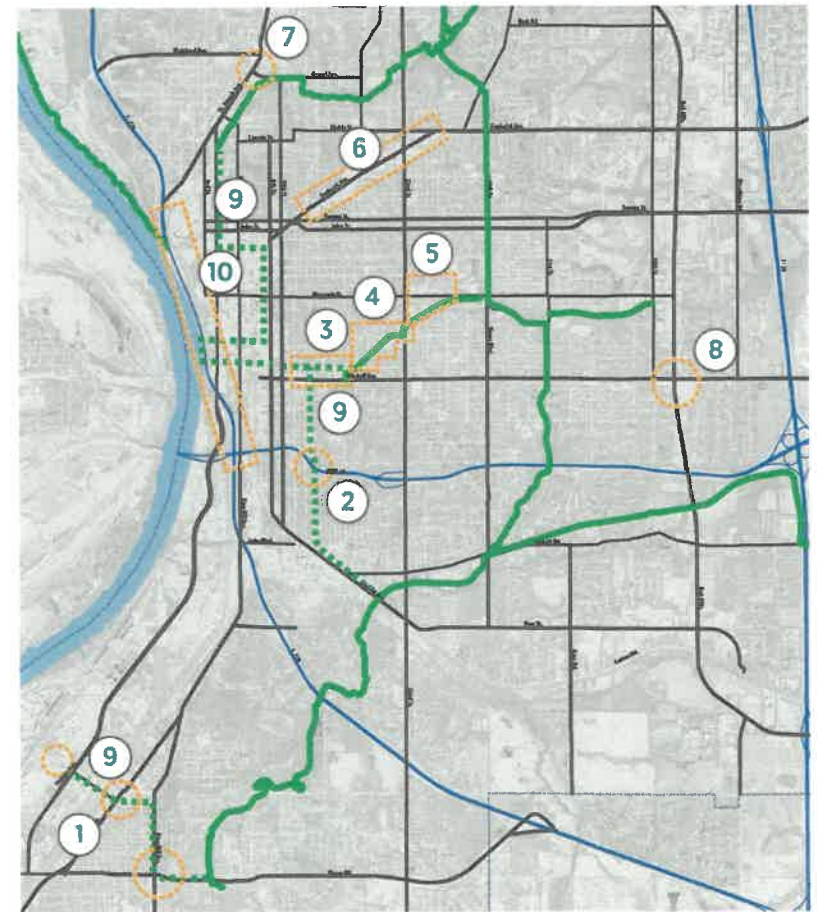
High level of connectivity between and within developments is needed. Connections to neighborhood commercial services and civic destinations should provide a sense of neighborhood. Development scale should maintain the identity of individual units and densities should be higher at transition points.

Decision Making Framework

PLAN ELEMENTS: THINKING STRATEGICALLY

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COMPREHENSIVE PLAN

- Transportation & Connectivity
- Housing & Neighborhoods
- Parks & Wellness
- Economic Development
- Public Facilities & Infrastructure



IMPLEMENTATION



Implementation Strategy

- Initiatives & Action Items
- Type
- Timing
- Leadership
- Partners
- Potential funding sources

TABLE 10.2: ST. JOSEPH - IMPLEMENTATION

Initiative & Action Items	Type	Timing	Leadership	Partners
Identify strategies for consolidating ownership of vacant lots in older neighborhoods.	Policy Action	Medium	Land Bank	Planning & Community Development Department, CDBG
Establish incentives for the development of vacant lots.	Policy	Medium	Planning & Community Development Department	
Update the Precise Plan for the Robidoux District that creates a bridge between the downtown and the historic district to the north.	Policy	Short	Planning & Zoning Division	Mosaic Hospital
Expand the work of local housing non-profits around purchase-rehab-resale programs.	Action	Long	Neighborhood Services	Planning & Community Development, Habitat, Community Action Partnership
Target public facility improvements to highest risk neighborhoods.	Action	Long	Public Works & Transportation Department	Neighborhood Services

USING THE PLAN

St. Joseph
COMPREHENSIVE PLAN

Next Steps

- Review and Update Codes
 - Hurdles to implementing the plan
 - On-going issues
 - Modifications to address changes in law or court cases

USING THE PLAN

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Plan Maintenance

- Annual Action & Capital Improvement Program
 - Work program for coming year
 - 3 year Strategic Plan
 - 6 year CIP
- Annual Evaluation
 - Key land use decisions in last year
 - Completed Implementation items
 - Identify any needed updates

NEXT STEPS

St. Joseph
COMPREHENSIVE PLAN

Discussion? Questions?

