

PLANNING COMMISSION MEETING

The meeting was called to order at 5:30 p.m. by Chair Giller.

ROLL CALL

Christie Mathews-Leidal
Mike Giller
Dan Schroder

Jim Lamb
Steve Gerard
Lowell Moore

Ron Schuman

APPROVAL OF MINUTES

With no changes, the May 7, 2019 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the May 21, 2019 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No comments.

WORK SESSIONS:

1. Off Street Parking Policy Review

Ms. Puester presented an overview of recent changes to the Development Code in regards to off street residential parking requirements outside of the Parking Service Area, and how they are being interpreted by staff in the first few applications seen by the Commission. Planning Commissioners were asked for feedback and if they were comfortable with the interpretation thus far.

Commissioner Questions / Comments:

Mr. Schroder: In the policy, do they have to be identified and shown so we know where these spaces are? (Ms. Puester: Yes, they are required to show all required parking spaces on the site plan. This is a balancing act. Our code currently allows for tandem parking and we have seen two stacked typically. If more than two in a stack than we are also looking at more pavement, more hard surface and more disturbance, less open space on sites.) On ones with long paver strip driveways on the side of a building running all the way to the back, could an owner propose they tandem 5 on those strips? (Ms. Puester: In practice, yes but per our interpretation thus far, we are looking at 3 spaces as precedent but that is why we are here.) (Mr. Grosshuesch: Tandem in the dictionary says 2.)

Ms. Leidal: Would you allow 3-4 tandem? (Ms. Puester: We are thinking three could be reasonable.)

Mr. Truckey: One of the plans, page 11 of packet, that's where we have at least triple back-to-back parking. So we are struggling with this and looking for input. One of the solutions is that the landowner manages their parking issue. However, if it's managed poorly, they will start to park on the street and we'll have issues.

Mr. Gerard: Street parking is prohibited for rentals.

Ms. Leidal: Three is pushing it for me. I like the code change to require more spaces, and the parking management is on the people staying there. But neighbors are also impacted. I live across the street from a rental and have had people park in my driveway so they can shuffle cars. It's a no-win situation. But this is a good start. Let's make sure we don't allow commercial uses to start doing this.

Mr. Moore: What was the old rule? (Ms. Puester: Two spaces for a single family home.)

Mr. Lamb: The historic district is a parking nightmare.

Mr. Kulick: To Christie's point, it's what we can approve. If there are three designated spaces, and they put 8 in there, there's nothing that says they can't.

- Mr. Grosshuesch: You can easily see someone say they don't want to pave over the sites.
- Mr. Giller: Is there any info provided for overnight paid parking on Airport Rd.? (Mr. Grosshuesch: It is available).
- Mr. Moore: At our condo, we actually would provide people with the info for what to do if they had extra cars.
- Ms. Puester: Do you have any thoughts (referring to site plan on screen) if they have to shuffle? (Mr. Giller: That's a good thing and important for the renters to know. I wouldn't want to expand paving. I think it's a necessary answer to a problem.)
- Mr. Schroder: We don't want people parking on the street. It's in the Town's best interest to have the applicant lay out as many spaces as possible. This should be given to the renters to show them how to park.
- Mr. Gerard: When we were doing the walking tour for the stakeholders group, people expressed that the Town was not enforcing the parking ordinance. If the Town doesn't get tough and enforce, it will still be a parking free-for-all. In our HOA it was like that until people got some fines. Enforcement of this goes up the food chain, people need to be talking about it.
- Mr. Moore: Parking in the alley, people need to be getting tickets. Our parking company – do they have jurisdiction other than the metered areas? (Mr. Grosshuesch: Yes, they enforce in the Historic District. One thing we should get on the table is that in the historic district, we are floating a proposal where on those sites where we have perpendicular parking and half is in town ROW, when the short term rental permits come up for renewal, we would require owners to show that they comply 100 percent with parking policies and that they are completely on private property. If they can't meet that standard, then we would deny the license. If you were not going to be short term renting, (then as an incentive) we would consider grandfathering that condition and allow people to keep doing it. We will vet this idea internally and then potentially advance it to the Town Council for adoption. Mr. Moore: Sounds reasonable.
- Mr. Lamb: You can't compare where Christie lives with where I live (in the historic district). And you can't say it's just short term, it's a long term parking problem too. (Mr. Kulick: Largely when we see people apply for the residential parking permit, it is where a home was rented to multiple people long term. To Jim's point, it's accurate.) Speaking for a few long term rentals, is that they are getting huge bucks for these places by letting 10 people live there.
- Mr. Schuman: Enforcement can solve that. There's nothing from HOAs that show what meets the code for parking.
- Ms. Puester: Legally we can't stop an application because of the HOA rules. We may have seen it when the subdivision was approved, and it gets modified overtime and we can't hold entitlements subject to an HOA process.
- Mr. Schuman: Fines work.
- Mr. Lamb: Something making this more complicated is that people used to park at the Library overnight, and where there is now the Arts District. Now you can't park overnight in the Library lot which sits empty overnight. That use could alleviate some pressure. A lot of the parking in my neighborhood has gone away. Also, the paid parking on Ridge now pushes people to park further into the residential areas of the historic district so they don't have to pay.
- Mr. Grosshuesch: Right now, PD is not enforcing overnight parking prohibitions on Harris and High Streets. Harris and High is an area of study of ours, and we've gone out there during peak times to see how full it is. We've never seen it more than 60 percent occupied. Ridge and French Streets are another story. We are evaluating the idea of expanding the residential parking permit program to cover those two streets.
- Mr. Lamb: I just got a notice from PD that I had to take down parking signs in front. I was surprised they could regulate content on signs because of the Gilbert sign case. (Mr. Grosshuesch: The Town Attorney said signs could not control what happened in the Town ROW. Tim

Berry is very aware of that case. When did you get the letter?) Mr. Lamb: A couple of days ago. Also, in front of Longbranch, the Town said they could have those spaces. (Mr. Grosshuesch: Those are out of the ROW.)

Ms. Leidal: Do you want to consider this parking requirement for duplexes? Would you need it? (Ms. Puester: we will have to look at that.)

2. Handbook of Design Standards Update

Ms. Puester presented an update on recent meetings held with the Historic and Conservation Districts Stakeholder Group and their consensus regarding proposed updates to the Handbook of Design Standards including the meeting held this afternoon. Planning Commissioners were asked for their feedback.

Mr. Schroder: Can they still move the building and get the negative points? (Mr. Truckey: Yes.) Mr. Schroder: How could they offset with a lot of positive points? (Mr. Truckey: Workforce housing, energy efficiency, landscaping, historic preservation).

Mr. Gerard: Did we discuss a positive point for going down to 8 feet width (in regards to connectors)? I think if they agreed to 8 ft, they got positive points. (Mr. Truckey: We couldn't resolve the formula today (regarding length). It may be some criteria for commission and staff to review.) (Mr. Grosshuesch: Part of the formula is attached to the height of the building to be connected, and the height of the addition). There was another discussion about positive points for reducing non-conformities and I think that has merit.

Ms. Leidal: Don't we give that now under historic preservation? (Peter: Yes, but this would break it out as its own policy.)

Mr. Schuman: I like the 8 width and 12 length to try to stick to. On the process, once the stakeholders have their last meeting, do we get another chance to review before it goes to Council? (Peter: Yes, it will come to the Planning Commission.)

Mr. Gerard: I was stunned at the pushback on connectors. I thought that would be an easy fix.

Ms. Leidal: Did you discuss the addition location off a connector? Does it have to be behind, or can it be like a dog-leg? (Mr. Grosshuesch: Off the back of the primary structure.) (Mr. Gerard: You have to maintain one sidewall.) (Ms. Puester: One sidewall has to be maintained (referenced the diagram on screen).) (Mr. Truckey: You could potentially pivot the structure even if it wasn't straight behind. We want to limit that to avoid it being too visible from the street.) (Mr. Grosshuesch: You can only have access to the mass bonus if you respect the wall plains.) (Ms. Puester: The state actually likes the roof plane changing to be perpendicular.) Ms. Leidal: I would hope that we can draft something to not see a U-shape where the new structure comes up to toward the front.

Ms. Leidal: Was the no change to UPA a big discussion? With one average size module you think we don't need to reduce the UPA? (Mr. Grosshuesch: NO, it should keep it with the scale).

Mr. Giller: I thought the meeting went well and it was a diverse representation of the citizens. It was interesting that the discussions would end up in the middle and reach consensus. I think it worked well.

OTHER MATTERS:

1. Town Council Summary (Memo Only)

ADJOURNMENT:

The meeting was adjourned at 6:23 pm.

Mike Giller, Chair