

Advance Plans Committee

Summary of Meeting

7:35 a.m., December 4, 2008

Attendance

Committee and MAPC Members: David Dennis, Darrell Downing, Bud Hentzen, Ron Marnell, Debra Miller Stevens, M.S. Mitchell,

MAPD staff: Dave Barber, Scott Knebel

Other: Dale Churchman, Vicki Churchman, Larry Mong

Discussion Summary

1. The Advance Plans Committee approved the minutes of the November 6, 2008 Committee meeting.
2. Scott Knebel confirmed with the Committee that the proposed Land Use Categories were appropriate as currently drafted, and then took the Committee through a review of the Land Use Guide Map draft dated 11-19-08. Scott pointed out that the only significant change was to re-designate the church parking lot located east of Lincoln Park, from Low-Density Residential to Institutional. The Committee concurred with this change.
3. With respect to the application of the proposed Locational Guidelines, Scott Knebel explained that an officially-adopted land use plan for the South Central area, combined with the voluntary rezoning initiative for the residential areas would accomplish the zoning-related issues initiatives identified in the South Central Neighborhood Plan. Rather than making specific amendments to the Zoning Code, it would be effective to use the proposed Locational Guidelines in combination with the existing Development Standards, Supplemental Use Regulations, Site Development Regulations and Landscaping & Signage Regulations, as specific policy direction to guide future decision-making on zoning and conditional use applications. Any conditional use permit applications or proposed zoning changes would incorporate conditions of approval to mitigate negative impacts. The least and most desirable land uses for the neighborhood have been identified in the Locational Guidelines. Waivers of the regulations would be given only for the 'most desirable' uses, in order to encourage these uses. The 'least desirable' uses would be held to the required standards. The Committee questioned how this is different from the current approach used. Staff responded that it was similar, but that no real distinctions are currently made between the most and least desirable uses in terms of granting waivers of the current development standards and regulations. The Committee unanimously passed a motion to approve the proposed Land Use Guide Map draft dated 11-19-08, the proposed Land Use Categories and the proposed Locational Guidelines.
4. The Committee questioned why resource extraction uses were on the 'least desirable' use list, given the established and viable industrial district / rail corridor along the eastern segment of the neighborhood. Staff responded that if resource extraction uses are permitted by right under existing zoning and can meet the required development

standards, then that use would be considered appropriate even though it is a 'least desirable' use.

5. The Committee also discussed whether this proposed approach for South Central should be used in other neighborhood areas. Staff responded that this approach could also work in other neighborhoods, but that it would be up to those other neighborhood and community groups to help determine what would work best in their areas.
6. Scott Knebel reviewed the rezoning initiative process and revised tentative schedule with the Committee.
7. Meeting adjourned at 8:15 a.m.