

## WEST CENTRAL NEIGHBORHOOD PLANNING MINUTES

October 7, 2010

Meeting Held @ Native Project @ 6:30 PM

Attendees: Tirrel Black, Jason Wheaton, Brad Chinn, Dr. Marcus DeWood, Lauren Benson, Kelly Cruz, Jen Hussey, Jessica Ryan, Rob Zimburean, Tyler Trautman, JoAnn Stewart, Annette Owen, George Craig, Toni Lodge, Larry Swartz. Jenny Mele

I. Approval of September, August Minutes and October Agenda; George moved to approve the addition to add the approval of the August minutes to agenda. There were several corrections to September's minutes: Larry Swartz's name was corrected, Dan Owens was removed from attendance. Tirrel Black's name was corrected. Also Tirrel's comments were corrected. Anthony Summers was the name that was missing for attendance. George moved to accept the corrections, the minutes and the agenda, JoAnn seconded.

### II. Land Use Solutions

Presentation of Interns: The interns presented comp plan/sub area plan amendments and the process for amending the comp plan. Background: city is revising some development codes through infill task force, changes could provide better tools, will the new tools be appropriate, some indication that overlay zones may be an option.

Neighborhood Planning Process: There must be detailed planning and a neighborhood assessment process.

Comp plan amendment process: is revised once per year, actions include; amend to plan and zoning, text of municipal code, establishment overlay zone. Must have application in prior to deadline, review by planning committee, city, public., recommendations from plan and adoption by council. Must be warranted, growth is not occurring with the current comp plan and objectives have not been met as there are negative housing value effects. When advocating change the burden of proof is placed upon the applicant. Changes must be applicable with neighborhood and review must be completed at all levels.

Strategies for a successful land use plans. Protect the character of neighborhood, have flexibility and not burden city. Sub area plans, make traditional changes to zoning: regulating land use, permissible property use, density, quality of development is important. Some cities are doing a form based code – controls form and scale of building. Form that neighborhood accepts. Denver has a form base code. Design standards: can be attached to a traditional zoning document, advisory rather than regulatory, more difficult to enforce.

Design guidelines may cover building envelope – materials, roof type entryways, community writes the guidelines. Worksheets help to create a detailed awareness of the neighborhood.

There was a mention of several studies in Paducah, Knoxville, and Charlotte that utilized several of the above mentioned tactics and were able to improve their neighborhoods.

---

Group Discussion: Will this meet resistance because it is planned with university? Who do they present this to, it is just for us and Greenstone? The response was that the Interns want to empower us with the tools. A lot of this we have already done (swot, paperwork, etc) Do we have the pathways to implement the West Central vision? Once we establish our vision, we should not back down. Identify the things that will make West Central better. We have goals and so does the comp plan. We want an overlay zone that may differ from the city plan/zones. Because it will look at several zones within West Central. City is looking at regulations, because they realize the inflexibility of these regulations. Need to cooperate or ultimately the neighborhood gets punished, we need to take our time and make sure we do it right. We need to utilize our resources in planning, the council, and the universities. We will still have politics. Per Larry – this is a tipping point and we need to start the master plan. We really need a long range outlook, identify our pathways and just do it. One year from now we will be in front of the planning commission with an amendment. We should create a document, file it and amend it. We need to know or vision first. Toni – we need to look at variables...develop a relationship. What do we do about values? Discussions should occur between, big business, government, small businesses, and neighbors. Action item: build up trees. George made a motion that we take steps to engage a consultant to start putting this all together. Joann seconded so did Larry. Discussion on motion: Kelly wants 30 days to do an inventory block by block on a map and lay it down for the consultant. We still need to articulate our vision. Next meeting we need to roll things out and make sure that our vision is consistent. Put it in the paper. We have about \$34k. We still have five consultants available to us for Spokane. Do we have to use the Consultants the city has vetted? The consultant can develop an action plan. Annette brought up no final reports of action items on our 10 topics on the swot. Repeated George's motion amendment: Tirrel will send names of consultants, and we will start goal and vision setting and swot. The question was called and the motion passed with Toni abstaining. Come with your hot button topic or zone issue. Keep Interns in the loop. Identified first phase with use of interns and greenstone with regards to regulations. We can get them involved if we see a need. Now is the time to talk about the vision.

III. Good of the Order: Thanks to Interns and Greenstone for office space and financial planning. Cd copy of presentation. WE will need to have a public forum for people.

IV. Adjourn: 8:04 PM meeting adjourned. George moved to adjourn, Jen seconded., motioned passed.