



SCOTTSBLUFF CITY
PLANNING COMMISSION AGENDA
Monday, May 13, 2013, 8:00 PM
City Hall, 2525 Circle Drive

**PLANNING
COMMISSIONERS**

GLEN VANDENBERGE
CHAIRMAN

BECKY ESTRADA
VICE CHAIRMAN

ANGIE AGUALLO

DANA WEBER

HENRY HUBER

GARY HUTZEL

JIM ZITTERKOPF

ANITA CHADWICK

- 1. WELCOME TO THE PLANNING COMMISSION MEETING:** Chairman
- 2. NEBRASKA OPEN MEETINGS ACT:** For all interested parties, a copy of the Nebraska Open Meetings Act is posted on a bulletin board at the back of the council chambers in the west corner.
- 3. ROLL CALL:**
- 4. NOTICE OF CHANGES IN THE AGENDA:** Additions may not be made to this agenda less than 24-hours prior to the beginning of the meeting unless added under item 5 of this agenda.
- 5. CITIZENS WITH ITEMS NOT SCHEDULED ON THE REGULAR AGENDA:** As required by State Law, no item may be considered under this item unless the Planning Commission determines that the matter requires an emergency action.
- 6. APPROVAL OF THE PLANNING COMMISSION MINUTES FROM:**
A April 8, 2013
- 7. NEW BUSINESS:**
 - A Ordinance to Vacate**
Ordinance to Vacate: Building Setback Line, Lot 5, Blk.3, Sitzman Subdivision
Applicant(s): Curt Mecklem
Owner(s): Curt Mecklem
Location: 5 East 35th Street
 - B Code amendment WCF**
Zoning Code: Amendment Addition of requirements for Wireless Com. Facilities
Applicant: City of Scottsbluff
Owner: N/A
 - C Off Street Parking**
Ordinance Text Change: CBD Chapter 25, Article 5
- 8. ADJOURN**

The public is invited to participate in all Planning Commission Meetings. If you need special accommodations to participate in the meeting, please contact the Development Services Department at (308) 630-6243, 24-hours prior to the meeting.

City of Scottsbluff, Nebraska

Monday, May 13, 2013

Regular Meeting

Item Appr. Min.1

April 8, 2013

Staff Contact: Annie Urdiales

Planning Commission Minutes
Regular Scheduled Meeting
April 8, 2013
Scottsbluff, Nebraska

The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on Monday, April 8, 2013, 6:00 p.m. in the City Hall Council Chambers, 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting had been published in the Star-Herald, a newspaper of general circulation in the City, on March 29, 2013. The notice stated the date, hour and place of the meeting, that the meeting would be open to the public, that anyone with a disability desiring reasonable accommodation to attend the Planning Commission meeting should contact the Development Services Department, and that an agenda of the meeting kept continuously current was available for public inspection at Development Services Department office; provided, the City Planning Commission could modify the agenda at the meeting if the business was determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been delivered to each Planning Commission member. An agenda kept continuously current was available for public inspection at the office of the Development Services Department at all times from publication to the time of the meeting.

ITEM 1: Chairman, Glen Vandenberghe called the meeting to order. Roll call consisted of the following members: Henry Huber, Gary Hutzler, Angie Aguallo, Anita Chadwick, and Becky Estrada. Absent: Jim Zitterkopf and Dana Weber. City officials present: Annie Urdiales, Planning Administrator, Marlon Johnson, City Planner, Nathan Johnson, Assistant City Manager, and Gary Batt, Code Administrator I.

ITEM 2: Chairperson Vandenberghe informed all those present of the Nebraska Open Meetings Act and that a copy of such is posted on the bulletin board in the back area of the Conference Room on the north wall, for those interested parties.

ITEM 3: Acknowledgment of any changes in the agenda: None.

ITEM 4: Business not on agenda: None

ITEM 5: Citizens with items not scheduled on regular agenda: None

ITEM 6: The minutes of 2/11/13 were reviewed and approved as distributed. A motion was made to accept the minutes by Huber, and seconded by Estrada. "YEAS": Huber, Chadwick, Estrada, Aguallo, and Vandenberghe. "NAYS": None. ABSTAIN: Hutzler. ABSENT: Zitterkopf and Weber. Motion carried.

ITEM 7A: The Planning Commission opened a public hearing for a rezone of Lots 4, 5, & 6, Block 2, Adams Addition replat request from Property Owner, Neal Smith, trustee of Oregon Trail Land & Aquatics Trust (lot 6). Mr. Smith was also representing property owners, D Bar B Farms (David Baltensperger, lot 5), and Western Terminal Storage (Paul Reed, lot 4). These parcels are located on West 36th Street, West of Avenue I and Mavericks.

The applicants desire to rezone their Lots 6, 5, and 4 of Block 2 of Adams Addition to C-3 Heavy Commercial from R-1a Single Family Residential. The three parcels total approximately 2.5 acres.

Lot 5 has a commercial structure that was permitted with a Variance and Lots 6 and 4 are undeveloped. C-3 Zoning exists along both sides of 36th Street in this vicinity with some parcels developed and others not. There is R-1a zoning to the north and Agricultural Zoning to the west. Most of these properties are developed with their respective uses.

51 The Comprehensive Plan Future Land Use Map designates these parcels as Employment Center,
52 which generally matches Commercial.

53
54 Neal Smith and Kathy Birch representing Western Terminal Storage spoke in favor of the rezone.

55
56 **Conclusion:** A motion was made by Estrada and seconded by Chadwick to make positive
57 recommendation to City Council on the rezone of Lots 4, 5, & 6, Block 2, Adams Addition Replat from
58 R-1A to C-3 Heavy Commercial “YEAS”: Estrada, Hutzel, Huber, Chadwick, Aguallo, and
59 Vandenberg. “NAYS”: None. ABSTAIN: None. ABSENT: Zitterkopf & Weber. Motion carried.

60
61 **Agenda Item 7B:** The Planning Commission opened a public hearing for a rezone of Part of Block 6A,
62 Panhandle Cooperative Addition replat. The request was made by Carl Francisco, Property Owner. Mr.
63 Francisco’s parcel is approximately 11.1 acres the majority of the parcel is zoned M-1, a portion (2.5
64 acres) of the parcel on the south and west side is zoned C-2. Mr. Francisco desires to rezone that part
65 of Block 6A to M-1 Light Manufacturing and Industrial from C-2 Neighborhood and Retail
66 Commercial, Block 6A is a single parcel of land with two zonings. The request will bring the
67 whole parcel into compliance with the actual use and the M-1 Zoning of the bulk of the parcel.
68 There is other M-1 Zoning to the east and there is C-2 Zoning to the west, to the south where
69 Main Street Market is located the property is zoned PBC (planned business center). Most of
70 these properties are developed with their respective uses.

71
72 The Comprehensive Plan Future Land Use Map designates this parcel as Employment Center,
73 which generally matches Light Manufacturing and Industrial.

74
75 Robert Connell a neighbor to the north (1105 Ave D) asked what was allowed in an M-1 zoning district;
76 he was provided with a list of permitted uses and was reassured that any business dealing with hazardous
77 components would only be allowed with a special use permit from the Planning Commission.

78
79 **Conclusion:** A motion was made by Hutzel and seconded by Huber to make positive recommendation to
80 City Council to approve the rezone from C-2 Neighborhood Commercial to M-1 Light Manufacturing and
81 Industrial for the property addressed as 808 Avenue B (pt. Block 6A, Panhandle Cooperative Addition
82 replat) “YEAS”: Huber, Hutzel, Chadwick, Aguallo, Estrada, and Vandenberg. “NAYS”: None.
83 ABSTAIN: None. ABSENT: Zitterkopf and Weber. Motion carried.

84
85 **Agenda Item 7C:** The Planning Commission opened a public hearing on a proposed ordinance text
86 change for off street parking requirements in the C-1 Central Business District zoning district, 25-1-1 (13)
87 Residential – multi dwelling units – one & one half spaces per family. * Provided in a C-1 zone, off
88 street parking spaces are required only for residences, hotels and motels.

89
90 The Planning Commission had tabled this text change at their meeting of August 13, 2012 and asked for
91 more complete information and specific language for the off street parking & hours listed on the
92 municipal lots.

93 The BID at their meeting of December 12, 2012 decided to remove all time restrictions on all municipal
94 lots. They will leave time restrictions off of all the new signs for the City Municipal Parking Lots and
95 evaluate in summer to see if changes and additions for time restrictions need to be added back. They also
96 discussed the City issuing Parking Permits for residents, students, employees, and customers.

97
98 Staff had researched what other cities codes require for Central Business Districts, Downtown Business
99 Districts & Parking Districts regarding residential units. Grand Island, Kearney, North Platte and
100 Alliance have their CBD zoning districts exempt from the off street parking requirements.

101
102 Nathan Johnson, Assistant City Manager, lives in one of the apartments over the old US Bank & the lease
103 he signed included where and times to park during different hours and situations.
104
105 The Planning Commission does not want to limit parking in the CBD and would like the Business
106 Improvement Board to look at the following for changes to the parking issues. 1. Enforcement. 2.
107 Identification tags for parking (residential, employee, student). 3. Regulations – areas of parking, and
108 4. Apartment leases.
109
110 **Conclusion:** A motion was made by Hutzal and seconded by Aguillo to table the ordinance text change
111 until the Business Improvement Board can review and decide on the best recommendation for the parking
112 in the Central Business District “YEAS”: Huber, Hutzal, Chadwick, Aguillo, Estrada, and Vandenberg.
113 “NAYS”: None. ABSTAIN: None. ABSENT: Zitterkopf and Weber. Motion carried.
114
115 **Agenda Item 7D:** The Planning Commission opened a public hearing for a proposed ordinance text
116 addition for Wireless Communication Facilities (WCF). The Planning Commission had previously
117 discussed wireless telecommunication facilities and was asked by Council to take another look into the
118 possibly of updating the current City Code for Wireless facilities.
119
120 Marlin addressed the Planning Commission and reviewed the proposed additions to the City Code. This
121 is the first public hearing on the proposed changes, we want to get more feedback from the public and
122 have contacted the Star Herald to help get this information out to the public. One of the considerations of
123 the ordinance is to allow WCF in residential zones. Currently, the Code does not allow WCFs in
124 Residential or Agricultural Zoning Districts. Adding them as a Conditional Use in Agricultural Zoning
125 seems rational; however adding them to Residential Districts is more problematic from aesthetical and
126 historical perspectives. One of the things proposed is allowing towers in residential only with a CUP or
127 administratively with minimum heights.
128
129 Henry Jacobsen, an Engineering Specialist in Wireless Communication Towers/Facilities addressed the
130 Planning Commission. The demand for wireless capacity will continue and in the next fifteen to twenty
131 years land lines will be discontinued. Tall towers are not the norm now; short utility towers are what
132 wireless technology is working with, short towers reuse same frequencies. All communities are facing
133 these same issues. Local zoning tends to over regulate and changes should be specific and defensible in
134 all zoning districts. All requests for towers should be reviewed and approved before tower is allowed to
135 be placed.
136
137 Some of the things the Planning Commission asked Marlin to add was information about underground
138 utilities; non-preferred locations anywhere where there are underground utilities. Possibly screening the
139 towers in public areas or placing them farther from residential areas, and require carriers to justify why
140 the tower is needed in the area.
141
142 The proposed draft includes Intent and Purpose, Definitions, and Zoning Requirements and attached to
143 these minutes.
144
145 A recommendation was made by the Planning Commission for staff to continue with the proposed
146 changes to the Wireless Communication Facilities and will review recommendations at the next Planning
147 Commission meeting.
148 **ITEM 8. Unfinished Business:** None
149

150 There being no further business the Planning Commission with a motion to adjourn made by Estrada and
151 seconded by Huber the meeting was adjourned at 7:05 p.m. "YEAS": Huber, Aguallo, Estrada, Chadwick,
152 Hutzel, and Vandenberg. NAYS: none. ABSENT: Weber and Zitterkopf. Motion carried.

153

154

155 _____
Glen Vandenberg, Chairperson

156

157 Attest: _____

158 Annie Urdiales

City of Scottsbluff, Nebraska

Monday, May 13, 2013

Regular Meeting

Item NewBiz1

Ordinance to Vacate

Ordinance to Vacate: Building Setback Line, Lot 5, Blk.3, Sitzman Subdivision

Applicant(s): Curt Mecklem

Owner(s): Curt Mecklem

Location: 5 East 35th Street

Staff Contact: Annie Urdiales



SCOTTSBLUFF PLANNING COMMISSION Staff Report

To: Planning Commission
From: Development Services Department
Date: May 13, 2013
Subject: Ordinance to Vacate Bldg. Setback Line
Location: 5 East 35th Street

Zoning: R-1A
Property Size:
Lots/Units:
Units/Acre

Background

Mr. Curt Mecklem has requested an ordinance to vacate a platted building setback on his parcel located at 5 East 35th Street. When Mr. Mecklem purchased lots 5 and 6, Block 3, Sitzman Subdivision, he was not aware of the platted building setback line. Lot 6 has an existing home on the lot and Lot 5 is a vacant corner lot surrounded by development. Mr. Mecklem has turned in plans for a new single family home on the lot and meets the performance guidelines in the R-1A zoning. However, the platted 25' building setbacks on the west and south sides of the lot along with the curb radius limit the building area on the lot. He is asking that we vacate the west platted building setback line; this will allow him to meet the side street building setback of 12.5'.

City Staff has consulted with legal and the Register of Deeds, if approved the ordinance will be recorded and filed with the plat for lot 5, Block 3, Sitzman Subdivision.

Planner's Report & Recommendation

Vacation of Platted Setback Lines Applicant/Owner – Curt Mecklem May 2013

It seems that once upon a time the Subdivision Ordinance required that zoning setbacks be included on a plat. That can cause problems when zoning changes or when the Zoning Code is amended. A 25 foot setback is no longer required on a side street. However, the Plat is a legal document that we must enforce.

Alternatively, setback lines could be required on a plat per the developer's covenants. We are not aware of any covenants, so the only apparent issue could be if there are objections from the neighborhood requesting that we uphold their covenants.

No objections have been noted and the property will still be in compliance with Code if the setback line is vacated.

Staff recommends approval of the Vacation of the Platted Setback Lines.

RECOMMENDATION

Approve

Positive recommendation for ordinance to vacate west building set back line on west side of Lot 5, Block 3, Sitzman Subdivision (5 E. 35th St.) to the City Council subject to the following condition(s):

Deny

Negative recommendation for ordinance to vacate west building set back line on west side of Lot 5, Block 3, Sitzman Subdivision (5 E. 35th St.) to the City Council for the following reason(s):

Table

TABLE the ordinance to vacate west Building set back line on west side of Lot 5, Block 3, Sitzman Subdivision (5 E. 35th St.) for the following reason(s):

4-11-13

To Planning Commission &
Honorable Mayor & City Council.

I Curt Mecklem Property owner
of lot 5, BIK 3 Sitzman Subdivision
request an ordinance to vacate a building
set back line on the west side of lot
5, BIK 3 Sitzman subdivision.

There are 25' platted setback lines
on the west & South sides of the lot &
it limits the size of house that I can
build there. I would like to vacate
the west building setback line which
abuts Ross Ave. This will allow me
to use the zoning setback for a side
yard requirement which is 12.5 feet.
The building setback line on the south
will remain the same.

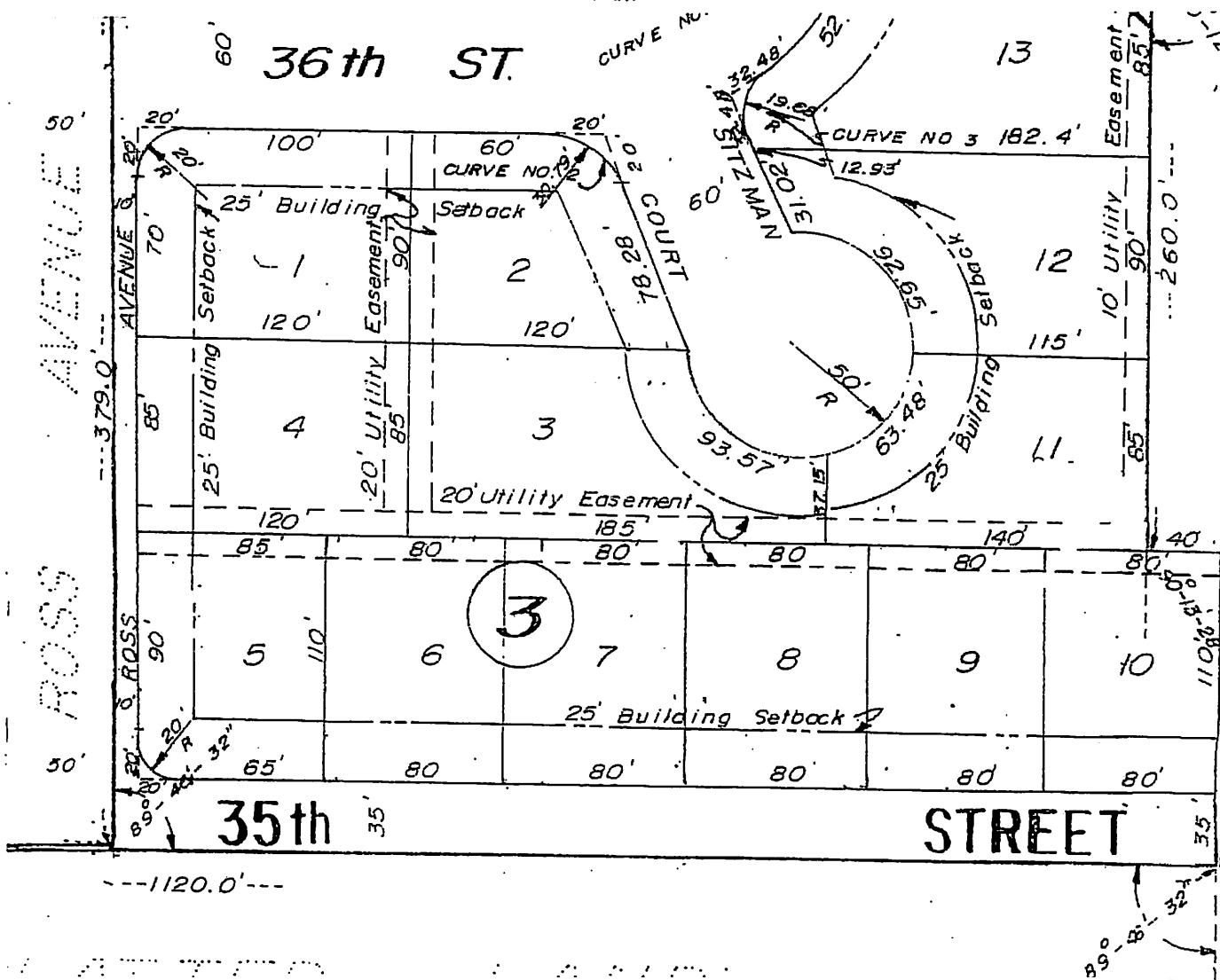
Thankyou. Sincerely
Curt Mecklem

SITZMAN SUBDIVISION

An Addition in the City of
Scottsbluff, Nebraska.



UNPLATTED LAND



City of Scottsbluff, Nebraska

Monday, May 13, 2013

Regular Meeting

Item NewBiz2

Code amendment WCF

Zoning Code: Amendment Addition of requirements for Wireless Com. Facilities

Applicant: City of Scottsbluff

Owner: N/A

Staff Contact:

SCOTTSBLUFF PLANNING COMMISSION – Staff Report

ORDINANCE AMENDMENT REQUEST - Wireless Communications Facilities May 2013

This matter was continued at the April hearing, primarily to provide additional opportunity to obtain public input. The Star-Herald published a front page article on April 20. The only call we received was from Action Communications. We sent them copies of the materials you received for April meeting. We have received no comments.

As we are hearing a request to amend the Code in Alliance we are considering the same matter there. A special invite for public comment was posted on the City web site and the City Facebook page. Two comments have been received. One was all for the concept to enhance services. The other suggested that the City build a tower and rent the space.

Comment has continued to be requested from Verizon as well as from Action Communications and from Wireless & Broadcast Siting-Advisors, LLC. To date there has been no feedback from anyone except Viaero.

Currently, the Code does not allow WCFs in Residential or Agricultural Zoning Districts. This proposal would limit towers in Residential to 75 feet, with exceptions.

The Code already allows towers up to 150 feet as a use by right in all Commercial and Industrial Districts. The proposal is currently to leave that, but discussion on requiring a CUP in those zones is a possible consideration.

Changes that I have made to the first Draft include:

Adding - “C”, that towers in Agricultural and Agricultural Residential may be considered with a CUP without a particular height restriction.

Adding - less preferred locations to include; subdivisions with underground utilities.

Adding language such that “Required setbacks will be determined on individual site bases through review of each Conditional Use Permit. Collapsible tower design may be required in certain instances.”

Adding - that towers may be required to blend in and enhance compatibility with adjacent land uses as reasonably feasible.

Adding to 8.- an appropriate privacy-type fence may be required to improve compatibility in residential neighborhoods

Adding a definition: Utility Sublot means a lot that may be smaller than the minimum allowed in a District or otherwise out of standard compliance. A Utility Sublot must have legal vehicular access. Water may be allowed for property maintenance, but there shall be no sewer service allowed.

I have requested input from the Attorney on how and where we amend the Code to allow Utility Sublots. This will involve the Subdivision Regulations as well. We may need to advertise and hear any amendments to the Subdivision Regulations at another hearing.

Please consider whether the language in 12 and/or 13 needs to be fleshed out to provide more detail of process.

We need to consider landscaping and/or property maintenance. If we do not allow water on Utility Sublots it might be difficult, plus you cannot screen the tower, just the services around the base that we have already covered with fencing requirements. We will add a small section into the Draft Amendment to the Code under 13 to cover property maintenance and we will allow water, but no sewer service on a Utility Sublot.

RECOMMENDATION: Approve this or an amended version of the proposed Ordinance Amendment.

Findings of Fact could include; there is a need for high capacity service in residential areas; all sites in residential areas will require a special review for a Conditional Use Permit; consideration has been given to lessen potential incompatibility; there have been no objections raised from the public; input from the public was solicited through a front page article in the Star-Herald;

ORDINANCE AMENDMENT

WIRELESS COMMUNICATION FACILITIES (WCF)

Intent and Purpose

The purpose of the WCF regulations is to encourage and promote wireless communications coverage for all areas of the City while minimizing the visual, environmental and neighborhood impacts. The goals include providing personal wireless services throughout the City quickly, effectively and efficiently while ensuring that basic matters such as FAA, FCC and Airport Zoning requirements are met as well as addressing security, decommissioning and preferred locations.

More preferred locations include commercial, industrial and agricultural areas and less preferred locations include residential areas. More preferred locations in residential areas include public lands, proximity to existing overhead utility corridors and proximity or attachment to existing structures that might assist with screening.

Definitions

For the purposes of this chapter, certain terms and words are defined.

Antenna means any exterior device designed and intended for telephonic, radio, data, internet or television communications through the sending and/or receiving of electromagnetic waves. For purposes of this chapter the term “antenna” shall not include an antenna used by an amateur radio operator nor an antenna or satellite dish used for the private or non-commercial reception of television or radio signals.

Antenna Height means the vertical distance from natural grade to the top of all appurtenances.

Antenna Support Structure means any building or structure other than a tower which can be used for location of telecommunications facilities.

FAA means the Federal Aviation Administration.

FCC means the Federal Communications Commission.

PWS means Personal Wireless Service Provider, which means a personal wireless service facility owner, operator, lessee or any officer or employee thereof.

Tower means any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers or monopole towers.

Utility Sublot means a lot that may be smaller than the minimum allowed in a District or otherwise out of standard compliance. A Utility Sublot must have legal vehicular access. Water may be allowed for property maintenance, but there shall be no sewer service allowed.

WCF means Wireless Telecommunications Facility.

WCF Site means a tract or parcel of land that contains the personal wireless service facilities including any antenna, support structure, accessory building and parking, and may include other uses associated with and ancillary to personal wireless services.

Zoning

- A. Antennas in all Zoning Districts may be allowed by administrative review when attached to existing structure, including roof-tops, building faces, water tower or existing utility

structure provided the antenna does not exceed 12 feet in height above the existing structure and blends in with said structure.

- B. This chapter recognizes two types of towers associated with PWS: those up to 75 feet in height, which are constructed primarily for local distribution and reception of wireless signals; and those greater than 75 feet in height, which are constructed primarily for the concentration and transmission of signals to and from other towers.
- C. Towers of any height shall be a conditionally permitted use by special review in A Agricultural and AR Agricultural Residential zones.
- D. Except as noted in E., towers over 75 feet in height shall not be affected by the ordinances set forth in this chapter.
- E. Towers no greater than 75 feet in height shall be a conditionally permitted use by special review in all Zones, except where current zoning permits towers as a use by right. However, allowances may be made to towers exceeding 75 feet in height if such towers must be extended due to local circumstances or to accommodate co-location by other service providers. The following conditions shall apply to towers in this paragraph.
 - 1. Applications for Conditional Use Permits (CUP) shall include the following: The legal description of the parcel upon which the PWS facilities are to be located; a survey of the parcel by a licensed surveyor; a scaled site plan clearly indicating the location, type and height of proposed tower; adjacent land uses and zoning; adjacent roadways and proposed means of access. The site plan shall indicate the antenna, antenna support structure, building, fencing, buffering and all other items required in this chapter.
 - 2. There are more preferred areas for towers and less preferred areas for towers. More preferred areas include; parks, public lands, proximity to existing overhead utility corridors and proximity to what might be termed “shadow” structures, such as churches, schools and public facilities, especially those that are multi-story. Less preferred areas might include subdivisions that are wholly served by underground utilities.
 - 3. Towers, where possible, shall be constructed on existing utility easement and rights-of-ways, subject to existing utility restrictions, such as areas where underground utilities are required.
 - 4. Towers may be constructed on private land; as a permanent easement, as a land rental arrangement or on a lot owned by the PWS. Creation of utility-type sub-lots will not be subject to minimum lot size, but will be subject to access requirements and no water service.

5. Required setbacks will be determined on individual site bases through review of each Conditional Use Permit. Collapsible tower design may be required in certain instances.
6. Towers may be built on municipal land subject to the CUP process and subject to such legal and administrative contracts as deemed appropriate and necessary.
7. Towers may be required to blend in and enhance compatibility with adjacent land uses as reasonably feasible.
8. Towers must be enclosed and secured by a chain-link fence or equivalent, of a minimum of six feet in height, however an appropriate privacy-type fence may be required to improve compatibility in residential neighborhoods. Anti-climb protection must be installed to prevent, to the extent possible, unauthorized access. The security fence must enclose all components of the site, including footings, guy wires (if present), cabinets, equipment building and back-up generator. No property line setbacks are automatically required for towers in this category, however, the security fence enclosure must be adequate for the safe access and maintenance of the tower and its equipment.
9. PWS must provide evidence that proposed towers have met all applicable regulations, including local Airport Zoning, the FAA and the FCC prior to construction and be Compliant with E-911 Public Safety Access Point.
10. No PWS shall act to exclude any other provider from using the same facility, building, structure or location. PWSs shall cooperate in good faith to achieve co-location of facilities and equipment with other PWSs.
11. Upon request by the City, a PWS shall provide evidence why co-location is not feasible.
12. Any tower approved in this chapter must be maintained in a manner consistent with generally accepted industry practices. A tower may be inspected at any time, subject to approved access by the service provide, to insure the safety of the general public. Any deficiencies in structure or operation shall be promptly remedied.
13. The property shall be maintained in a reasonable manner and be kept weed free; options can include rock, mulch, landscaping and maintenance or any combination thereof.
14. A PWS or its successors or assigns shall promptly remove a tower and return a tower site to its pre-construction conditions, should a tower be decommissioned or otherwise deemed unnecessary or unusable.







City of Scottsbluff, Nebraska

Monday, May 13, 2013

Regular Meeting

Item NewBiz3

Off Street Parking

Ordinance Text Change: CBD Chapter 25, Article 5

Staff Contact: Annie Urdiales



SCOTTSBLUFF PLANNING COMMISSION Staff Report

To: Planning Commission
From: Development Services Department
Date: May 13, 2013
Subject: Parking Central Business District
Location: Broadway

Zoning: C-1
Property Size:
Lots/Units:
Units/Acre

Background

Staff sent information to the Business Improvement District Board & other downtown groups regarding proposed parking changes/additions to the Central Business Districts. We received very few comments.

Several options have been discussed and considered including parking permits, with posted hours for evening and daytime. Everyone agrees they do not want to make it too complicated, would like to keep it simple and not drive customers away. The upgrades on Broadway will increase the parking with approximately 48 spaces with the change to angle parking.

Planner's Report & Recommendation PARKING ISSUES & PROPOSED TEXT CHANGE May 2013

A few weeks ago we sent you an outline of the history of the parking issues discussion over the course of the last year or so along with some thoughts about where further discussion might lead. We also sent that to the Business Improvement Board, Downtown Revitalization, Valley Visions and Staff and asked that they share the request for comment with anyone they thought might have an interest in the subject matter.

Comments were limited and those we received were to leave it simple and free without any administration of parking passes. There was a comment to remove the 2 hour parking signs on Broadway and to put some educational efforts into residents, employees, and students so they understand that parking in the prime spaces is not beneficial to anyone in the downtown, and thereby the health of their City.

It seems that the general consensus is to leave the situation as it is, but the City does need to amend the Code to allow residential uses in the Downtown District without any required off-street parking. This needs to be done to make our Code meet our actual process.

The Code requires that the Planning Commission act on a proposed amendment to the Code within 70 days, or essentially three meetings. It has been nine months, or more, since the discussion officially began and this will be the third Planning Commission meeting on the matter. We are confident that the Council desires a recommendation from you as they value your opinion, but we must move the matter on. The Code states that no action shall constitute a recommendation of approval of the proposal.

Staff recommends that the off-street parking requirements be removed from 25-5-1 for C-1 Zoning, to read: ***Provided in a C-1 Zone, no off-street parking spaces are required.**

RECOMMENDATION

Approve

Positive recommendation for ordinance change to read no off- street Parking spaces are required in the C-1 (CBD) zoning district to the City Council subject to the following condition(s):

Deny

Negative recommendation for ordinance change to read no off- street Parking spaces are required in the C-1 (CDB) zoning district to the City Council for the following reason(s):

Table

TABLE the ordinance change to read no off - street parking spaced are required in the C-1 (CDB) zoning district for the following reason(s):