



Approved

MINUTES
CITY OF DUBUQUE LONG RANGE PLANNING ADVISORY COMMISSION
REGULAR SESSION

5:30 p.m.

Wednesday, June 16, 2010

City Council Chamber, Historic Federal Building

Commissioners Present: Chairperson Jim Prochaska; Commissioners Alan Vincent, Richard Van Iten, John Pregler, Dirk Voetberg, Chad Darter, and Charles Winterwood.

Commissioners Excused: None.

Staff Members Present: David Johnson and David Heiar.

CALL TO ORDER: The meeting was called to order by Chairperson Prochaska at 5:30 p.m.

CERTIFICATION OF COMPLIANCE: Staff presented an Affidavit of Compliance verifying that the meeting was being held in compliance with the Iowa Open Meetings Law.

MINUTES: Motion by Van Iten, seconded by Vincent, to approve the minutes of February 17, 2010, as submitted. Motion carried by the following vote: aye – Vincent, Prochaska, Van Iten, Pregler, Voetberg, Darter and Winterwood; Nay – None.

ACTION ITEMS

Greater Downtown Urban Renewal District Expansion: Economic Development Director David Heiar presented the amended and restated Urban Renewal Plan for the Greater Downtown Urban Renewal District. He explained that the amendment will change the district boundary, but no changes will be made to the plan. He referred to the map, and noted the Bluff Street subarea that is being added. He noted the proposed boundary expansion is the result of requests from property owners. Mr. Heiar reviewed the character of the Bluff Street subarea, and noted the City Council has approved a resolution finding that the proposed expansion area has blighted characteristics and is appropriate for Urban Renewal activities.

Commissioner Voetberg asked about the zoning maps provided with the packet of information. Staff Member Johnson explained that the request before the Commission is to make a recommendation to City Council on whether the amended and restated Urban Renewal Plan for the Greater Downtown Urban Renewal District is consistent with the 2008 Dubuque Comprehensive Plan. Staff Member Johnson stated he was not aware of any proposed zoning changes within the subarea; however, if there were, the Zoning Advisory Commission would review such a request.

Staff Member Heiar explained some of the information contained in the packet of information may be of greater value and relevance to other Boards and agencies that will review the Greater Downtown Urban Renewal District expansion. He stated that the amendment will provide the area access to financial tools and incentives available to urban renewal district properties, including Tax Increment Financing and the Downtown Rehabilitation Loan Program. He explained the amendment will create much needed market rate housing in the area. He stated being located in the district does not automatically qualify a property owner for funding. He stated a property owner still has to compete and show value for a project. He explained that the financial incentives are budgeted, which is why the City is careful in deciding when and where boundary or plan amendments occur.

Commissioner Winterwood requested color maps in the future and why the Telegraph Herald building was incorporated in the boundary expansion. Staff Member Heiar stated the building was included to create a contiguous boundary and not at their specific request. Staff Member Johnson explained often times maps that need to be recorded in the County Recorder's Office are produced in black and white because the Recorder's Office does not or will not record color documents.

Commissioner Van Iten asked if any assessments or studies have been undertaken to evaluate the impact new housing development will have on parking and transportation in the Bluff Street subarea. Staff Member Heiar explained the City recently completed a parking study which includes the proposed expansion area. He explained shortly after the study was completed, IBM made the decision to locate to Dubuque, which had an obvious immediate impact on the parking projections. He stated that at that time, the City was not aware of the downtown residential needs. He explained the City anticipates joint or shared use of existing parking lots and facilities.

The Commission discussed being a sustainable city and noted limiting potential parking opportunities should be acceptable in the downtown area in an effort to promote public transportation, biking and walking. The Commission discussed downtown transportation and parking. Chairperson Prochaska stated the proposed subarea will fill a need for housing and rehabilitation in the area.

Motion by Winterwood, seconded by Darter, to recommend approval of the amended and restated Urban Renewal Plan for the Greater Downtown Urban Renewal District, which adds the Bluff Street subarea. Motion carried by the following vote: Aye – Vincent, Prochaska, Van Iten, Pregler, Voetberg, Darter and Winterwood; Nay – None.

LIAISON/SUBCOMMITTEE REPORTS

Enterprise Zone Commission: Commissioner Van Iten reviewed the Enterprise Zone Commission report. He reviewed the purchase of the Bricktown Building and its intended use. He stated the building will again have a restaurant on the first floor with one and two-bedroom apartments on the second, third and fourth floors.

ITEMS FROM COMMISSION:

Dubuque Community School District and City of Dubuque Planning: Commissioner Van Iten questioned the detachment between the Dubuque Community School District planning efforts and the City of Dubuque planning efforts. Commissioner Winterwood noted often times the school district will have different needs and goals than that of the City. Commissioner Winterwood noted the school district is in the process of updating their plan and encouraged Commissioners to attend school board planning meetings in the future.

The Commission discussed the effect the Dubuque Community School District facilities plans will have on neighborhood schools and neighborhoods. The Commission noted most of the facility plan alternatives include closing neighborhood schools. Staff Member Johnson explained although there may not be a cooperative planning document specific to the school district and the City of Dubuque in place, the school district is an important stakeholder and partner within the city. Staff Member Johnson stated the school district is invited to participate in much of the planning efforts the City undertakes. He reiterated that the scope and focus of the school district's specific planning efforts will oftentimes be narrower than that of the City.

ITEMS FROM STAFF:

Review Revised Long Range Planning Advisory Commission By-Laws: Staff Member Johnson reviewed the proposed amendments to the Long Range Planning Advisory Commission By-Laws. He explained the proposed change to Article 9, to reduce the required notice of amendment to the By-Laws, from 14 days to 7 days. He explained that amendment will simply make the process consistent with the current notification process for regularly scheduled meetings. He stated the other amendments note that meetings are now held in the City Council Chamber of the Historic Federal Building rather than the Carnegie-Stout Public Library.

Motion by Voetberg, seconded by Vincent, to approve the revisions to the Long Range Planning Advisory Commission By-Laws. Motion carried by the following vote: Aye – Vincent, Prochaska, Van Iten, Pregler, Voetberg, Darter and Winterwood; Nay – None.

ADJOURNMENT: The meeting was adjourned at 6:20 p.m.

Respectfully submitted,


David Johnson, Assistant Planner

Adopted—January 19, 2011