

MINUTES
CITY OF DUBUQUE LONG RANGE PLANNING ADVISORY COMMISSION
REGULAR SESSION

5:30 p.m.

Wednesday, July 20, 2011

City Council Chamber, Historic Federal Building

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

Commissioners Excused: None.

Staff Members Present: Laura Carstens, David Heiar and David Johnson.

CALL TO ORDER: The meeting was called to order by Chairperson Prochaska at 5:31 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 Darter, to approve the minutes of June 23, 2011, as submitted. Motion carried by the following vote: Aye – Vincent, Prochaska, Van Iten, Pregler, Darter and Winterwood; Nay – None.

ACTION ITEMS

Lake Ridge Urban Renewal Plan: David Heiar, Economic Development Director, reviewed the proposal by Rose Development to construct affordable assisted-living housing units. He noted the cost savings in monthly fees for low to moderate income residents. He explained the need for this type of housing in Dubuque.

Commissioners reviewed the proposal, and questioned the use of urban renewal and TIF in this area of town. Staff Member Heiar explained that urban renewal districts can be created for slum and blight as well as economic development, which is the case for this project. He noted the urban renewal district would only be in place for up to 20 years. Commissioners asked about the tools available in the district. Staff Member Heiar reviewed TIF will be the principal tool. Commissioners asked about the area impacted by the district. Staff Member Heiar clarified the district boundaries.

Staff Member Carstens reviewed the Comprehensive Plan goal for a range of housing options throughout the city. She noted that the Zoning Advisory Commission and City Council reviewed the development with respect to access to city utilities and transit, and impact on adjacent land uses.

Minutes – Long Range Planning Advisory Commission
July 20, 2011

Commissioners asked about the type of residents. Staff Member Heiar explained these are primarily for seniors, but also allow a percentage of persons with disabilities who are not seniors. Commissioners asked the type of construction, including use of wood. Staff Member Heiar noted the buildings would meet all City codes, including Fire Code and use of sprinklers. Commissioners asked about the developer and any local investors. Staff Member Heiar noted Rose Development has done a number of similar projects in Iowa, but does not have any local investors.

Motion by Van Iten, seconded by Vincent, to endorse the recommendation by David Heiar, Economic Development Director, to approve the Lake Ridge Urban Renewal District. Motion carried by the following vote: Aye – Vincent, Prochaska, Van Iten, Pregler, Darter and Winterwood; Nay – None.

Smart Planning Consortium: Staff Member Johnson reviewed the Smart Planning Consortium's discussion of the Long Range Planning Advisory Commission recommendations to make Education a separate element, encouraging car pools and use of other transportation modes through employee incentives, and identifying pedestrian/vehicle conflicts. He noted the Smart Planning Consortium felt Education is included in Community Facilities adequately without creating a separate element, and is in closer conformance to the Iowa Smart Planning Law.

The Commission discussed the Community Facilities objective regarding avoiding construction of community facilities in the 100-year floodplain where feasible. Staff explained where and when this might occur.

There were no comments on the Transportation Chapter.

Commissioners discussed parking lots in connection with Objective 7.3 on page 6 of the Watershed Management chapter. They discussed benefits and drawbacks of establishing maximum parking requirements as an additional tool for reducing impervious area for commercial developments. The City's UDC regulation for big box retail uses was cited as an example.

Motion by Vincent, seconded by Winterwood, to recommend amending Objective 7.3 to include, "establish maximum parking area requirements." Motion carried by the following vote: Aye – Vincent, Prochaska, Van Iten, Pregler, Darter and Winterwood; Nay – None.

Commissioners discussed the amount of concrete being installed for new single-family homes, with three-car garages, and requested data for several new subdivisions and older subdivisions for comparison, as well as how storm water fees are calculated for single-family homes. Commissioners discussed possible regulatory, development, and educational means to reduce the amount of concrete such as aeration. Staff Member Carstens reviewed the UDC subdivision scorecard briefly.

Commissioners discussed what a regional stormwater management facility might be. Staff Member Carstens noted the Carter Road, 32nd Street, and 16th Street detention basins are examples.

Commissioners commended the Smart Planning Consortium on an ambitious effort that is proceeding very well.

Update of Dubuque's 2008 Comprehensive Plan: Staff Member Johnson reviewed the Planning Services staff's recommended revisions to the outline for the 2008 Comprehensive Plan.

Commissioners discussed stronger involvement by the public and private school systems, as well as higher education, in the City's planning effort. Commissioners discussed building on existing efforts, such as Safe Routes to School, Park and Recreation programming and facilities, and IBM.

Commissioners discussed the importance of getting the people involved in Education, engaged in community efforts to grow and improve continually, and to help them understand the importance of a quality education.

Commissioners asked for information on the Safe Community Task Force's 60 recommendations and the actions taken on them. Commissioners asked that a Safe Community Task Force representative be available when the Public Safety Element of the Comprehensive Plan is discussed during the update process.

LIAISON/SUBCOMMITTEE REPORTS

Enterprise Zone Commission: No report.

ITEMS FROM COMMISSION:

Media Coverage: Commissioners discussed media coverage for the community, noting that less than 50% of the households have access to City Channel 8. Commissioners discussed the Mediacom franchise and whether other TV providers can carry City Channel 8.

Motion to send a letter to the City Council, noting that a significant number of people do not have access to City Channel 8, and suggest they look into how widespread this lack of coverage is, and what they can do to increase the reach of City Channel 8, because with the forthcoming update of the Comprehensive Plan, the Long Range Planning Advisory Commission expects to have an expansive community engagement process in which City Channel 8 can play a key role. Motion carried by the following vote: Aye – Vincent, Prochaska, Van Iten, Pregler, Darter and Winterwood; Nay – None.

Electronic Packets: Commissioners discussed the possibility of electronic packets. Staff will research and report back.

Minutes – Long Range Planning Advisory Commission
July 20, 2011

Commission Vacancy: Commissioners discussed advertising and recruitment for the vacant position and gender balance.

Motion by Winterwood, seconded by Van Iten, for Chairperson to send a letter to women's organizations in an attempt to recruit a new commissioner. Motion carried by the following vote: Aye – Vincent, Prochaska, Van Iten, Pregler, Darter and Winterwood; Nay – None.

ADJOURNMENT: The meeting was adjourned at 6:40 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Laura Carstens". The signature is fluid and cursive, with the first name "Laura" and last name "Carstens" clearly distinguishable.

Laura Carstens, Planning Services Manager

Adopted—August 17, 2011

f:\users\kmunson\wp\boards-commissions\lrpac\minutes\lrpac minutes 2011\jul 28 2011.doc