



MINUTES
CITY OF DUBUQUE LONG RANGE PLANNING ADVISORY COMMISSION
REGULAR SESSION

5:30 p.m.

Wednesday, December 17, 2014

City Council Chamber, Historic Federal Building

Commissioners Present: Chairperson John Pregler; Commissioners Alan Vincent, Craig Beytien, Joshua Clements and Charles Winterwood.

Commissioners Excused: Commissioners Jim Prochaska and Chad Darter.

Staff Members Present: Laura Carstens, David Johnson and Wally Wernimont.

Members of the Public Present: Jim Holz, MSA Professional Services, Nick Goodmann, Dubuque Board of Realtors, Tony Zelinkas, WHKS, Anna O'Shea, Dubuque County Zoning Administrator, Joyce Jarding, Farley City Council Member, and Dan Fox, ECIA Transportation Planner.

CALL TO ORDER: The meeting was called to order by Chairperson Pregler 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 Vincent, seconded by Beytien, to approve the minutes of November 19, 2014 as submitted. Motion carried by the following vote: Aye – Vincent, Beytien, Clements, Pregler and Winterwood; Nay – None.

SPECIAL SESSION:

Dubuque County Smart Planning Consortium Public Input Meeting: Dubuque County Zoning Administrator Anna O'Shea reviewed the role of the consortium in developing the Zoning Code Update for Dubuque County and communities neighboring Dubuque.

Dan Fox, ECIA Transportation Planner, explained the Zoning Code development process involves several cities and the County. He noted the city of Dubuque is providing staff support to assist the Consortium and ECIA. He explained the intent of the effort is to develop zoning codes that meet City and County needs and work with each other. He stated the Dubuque County Comprehensive Plan is being used as a guide in the effort. He reviewed the goals, public participation, and research in developing the Zoning Codes. He explained goals of the Zoning Code update are to engage elected and appointed officials, stakeholders, and the public in the process, making zoning easy to use for the public and developers, and create consistent regulations that fit community needs. Mr. Fox reviewed

the purpose and benefits of zoning. He explained the updated Zoning Codes are being presented to Consortium City Councils and Boards for feedback and then revised based on the input received. He noted that the updated Code will incorporate more illustrations, remove outdated provisions, and add clear, more relatable definitions. He explained the Consortium is considering consolidated lists of uses as well as form-based Codes and bulk regulations as potential changes.

The Commission questioned differences in zoning today versus 20 years ago as well as the Dubuque County Comprehensive Plan's influence in the process. Mr. Fox explained there is a lot of similarity due to commonalities in state law. He explained the patchwork of amendments over time will be streamlined and easy to use and understand, not necessarily more restrictive. He explained there will be similarities between cities with individualized sections of the Code.

The Commission and staff discussed the impact of the Comprehensive Plan on zoning, such as mixed uses and other higher level goals. Mr. Fox noted the Consortium is currently focused on getting the language and illustrations figured out. He explained the language will reflect the needs of each community; however, there will be similarities in order to bring a consistency to the Code.

Anna O'Shea explained the definitions are similar to provide clear, relatable and consistent language. She explained the new Code will in some aspects relate to elements of the Dubuque County Comprehensive Plan. She provided conservation development as an example. Ms. O'Shea explained the clustering of homes and stormwater management seen in conservation developments reduce costs and create more desirable neighborhoods.

Joyce Jarding, Farley City Council, explained ECIA is hoping to develop Code for their city. She explained the Code will provide residents and developers the necessary information and development expectations early in the development process which is very important to their community.

The Commission asked whether there are any conflicts between communities within the Consortium. Ms. Jarding explained there is very little contradiction. She noted the Codes in use in the city of Dubuque are overwhelming, and sometimes do not relate to smaller communities, such as Farley; however, having that information and the help of City staff has been very beneficial to the process.

Nick Goodmann supported the Zoning Code update, stating the up-front expectations and consistency is helpful to realtors and developers.

Jim Holz voiced support for the Code update, noting the value it brings to developing the communities.

County Zoning Administrator Anna O'Shea closed the public input meeting, and thanked the Commission for hosting the Consortium.

REGULAR SESSION

The Commission returned to their regular session.

ITEMS FROM STAFF: None.

ITEMS FROM PUBLIC: None.

ITEMS FROM COMMISSION: None.

ADJOURNMENT: The meeting was adjourned at 6:15 p.m.

Respectfully submitted,

Laura Carstens, Planning Services Manager

Adopted