PLANNING COMMISSION WORKSHOP MEETING
January 2, 1979

The meeting was called to order at 7:30 P.M. by Chairman List with members Norma
Borchers, Marsha Taylor, Al Swenson and Paul Clayton present. Mayor elect, Marge
Stewart and City Planner, Todd Dugdale also attended.

COMMUNITY DEVELOPMENT PLAN: SECTION IV LAND USE
Todd described the Land Use plan as in the rough draft stage regarding residential,
commercial and industrial land use. There will be the addition of public uses and
greenways. Also not included is transportation which is being developed by TPM.
The section on greenways, open spaces and parks will be prepared by Montagne-
Bierly Assoc. These areas will be integrated into the Land Use Plan. SCPAC has
received copies of this draft and will be working on it. The Planning Commission
needs to review it and make suggestions for revision if it is felt necessary. The
staff is preparing a booklet listing all input from SCPAC, Planning Commission or
other interested persons.

COMMENTS:
Taylor objected to the word "significantly" under Policy 2, Limited Industrial 2.,
which she felt was ambiguous. Dugdale stated that there will need to be additions
to the strategy section to clarify and more definitely define certain conditions.
Stewart asked about the possibility of having a developer post a bond insuring that
noise be abated before bond is released.
Taylor questioned the enforceability of the standards as set forth.
Clayton said the city should enforce ordinances and not let developers do things to
spoil environment.
Taylor, under Medium Low Density Residential wanted an explanation of the 5/8 DU/
acre with a 4,000-6,000 sq. ft./DU. Dugdale said duplexes of 8,000 sq. ft. with
each unit requiring 4,000 could be built on these. The plan lists five residential
districts so density and required lot size will need to be determined.
List thought the plan should be simplified with just absolutely necessary wording.
Dugdale thought more information is needed on mobile homes and manufactured housing,
so plans to have Wayne Bender attend another meeting with films and further informa-
tion, and he also has excerpts from government research with required square footage.
Swenson asked for the distinction between mobile homes and manufactured homes. Dug-
dale said manufactured homes can be used in single family residential areas if they
conform to the Uniform Building Code, usually with composition roofs, lapped siding
and set down or recessed. Mobile homes are ordinarily in Mobile Home Parks. The
zoning ordinance on this type of housing will require additional work.
Stewart stated that since there will be no development under PGE power lines, perhaps
it could be designated as a greenway.

Todd told the Commission members he will outline options open for preliminary review.

Regarding the downtown area, Todd stated that it probably will not grow but should
be preserved. Stewart said the Post Office is looking for a building site of two
acres but has been unable to locate anything.

Regarding N. Sherwood Blvd., Todd stated it is going to show an increase in traffic
and it must be kept in mind what type of development to allow in that area. It may
be necessary to extend 12th St. and develop another approach to Highway 99W.

Neighborhood commercial spots suggested were at Four Corners, Meinecke Road and in Murdock Road area if there is enough support for it.

COMPLIANCE SCHEDULE
Dugdale said the compliance schedule on the Comprehensive Plan calls for having the plan completed by July 1, 1979 which is possible, but suggested requesting an extension of three to four months to get the ordinances lined up.

GRANT APPLICATION
Obtaining funds for a library, city hall complex, police department, building department and administrative offices will need community interest. An EDA application is being worked on by Jim Rich, La Verne Will, Librarian, Bob Kearns and the Friends of the Library.

The meeting adjourned at 9:45 P.M.

Gertie

Gertie Hannemann, Secretary