

Georgetown-Scott County Planning Commission

Land Use Sub-Committee Meeting Minutes

Date: Monday, April 18th, 2016

In Attendance:

David Lusby, Chairman	Joe Kane, Director
Megan Chan, staff	Matt Summers, staff
Ryan Cooper, staff	Alaina Hagenseker, staff
Larry Bottom	Polly Singer Eardley
Susan Byars	Michael Mirell
Bret Halverson	Christina Rush

The meeting convened in the Planning Office at 5:00 p.m.

Welcome & Introductions

Joe Kane welcomed everyone to the meeting and said that this meeting would focus on the second half of the goals and talked about the committee members will mark up the draft goals and objectives by May 2nd. The public meeting will be on June 14th from 6-8PM which the draft goals and objectives will be discussed.

Process for Goals Review Tonight

In June, the USB boundary will be discussed. Megan brought up the option if individual community members want information about the USB expanding, they would need to either fill out an application or discuss it in the group. Joe thought about just focusing on the big picture and take those specific requests to the Planning Commission and have them go through the public hearing process.

Goals Revision

Megan Chan discussed the steps to achieve the goals and visions of the sub-committee. The time line and work plan was discussed. She broke down the goals into “easier to understand” clusters. The sub-goals looked at tonight were:

1. Downtown/Urban Centers
2. Commercial Centers
3. Corridors
4. Employment Districts
5. Neighborhoods
6. Civic/Public Spaces
7. Parks & Open Spaces

The revised draft cluster goals are:

Downtown/Urban Centers

1. Protect **and promote** the traditional role of downtown area as the center for governmental, financial, and religious institutions, **and cultural/civic (public) spaces**.

2. Improve the functioning of downtown areas as the hub of surrounding residential neighborhoods and institutions.
 - a. Improve sidewalks (usable, accessible to amenities), Japanese garden accessibility, Clay Street, parking (street, rear, signs)
3. Pursue public redevelopment and encourage private redevelopment that supports the vitality and long term sustainability of the downtown area as an important place to the community.
 - a. Chambers Ave- FLU Map/rezoning
 - b. Some lots are too small for certain development
 - c. Incentives for redevelopment
 - d. Zone changes
 - e. Tire shop or other incompatible areas
 - f. Dual zone commercial/residential
 - g. Form based code
 - i. N Broadway/Water St
 - h. Redevelopment of Jail/Justice center- build up?
 - i. Not make it an eyesore, impact on downtown
4. Protect the quality and integrity of structure and public investment in downtown area building stock.
 - a. Northside Christian Church relocating
 - b. Protect façade when buildings need complete reconstruction
 - c. Allow mixed use/commercial as long as scale is compatible with surrounding residential areas.
 - d. New restaurants
 - e. Redevelopment coordinator, Urban marketing, infill specialist (northside church, Galvin's-new restaurant,
5. Maintain a high quality streetscape in downtown areas.
 - a. Planters, speed bumps, road diets, brick dedication, code enforcement

Commercial Centers

1. Design commercial centers to provide mixed uses and safe multi-modal transportation access.
 - a. Design Commercial ~~retail~~ centers to be a walkable, pedestrian scaled, and accessible by foot to and from surrounding residential areas.
 - i. Bike-ped plan
 - ii. Neighborhood commercial centers designation
- ~~2. Provide access to goods, services, and opportunities to all areas of the community.~~
Distribute commercial services and opportunities to all areas of the community.
 - a. Mixed-use close to residential "chunks/nodes"
 - b. Endorse certain rezoning and reduce/waive fees.

Corridors

1. Provide streetscapes that contribute to a positive user experience through character form and scale.
 - a. Create a street rehab/enhancement manual to improve, beautify existing streets (obj.)
2. Enhance community entryways.

- a. Corridors into town and beautify them
- 3. Improve multi-modal connectivity between neighborhoods, commercial districts, and employment centers.
- 4. Become more walkable and more bikeable.

Employment Districts

- 1. Develop employment districts in multi-modal areas.
- 2. Maintain a viable supply of usable land for business expansion.
 - a. Support sustainable provision of infrastructure.

Neighborhoods

- 1. Improve housing quality and affordability.
- 2. Preserve and maintain existing affordable housing stock in ~~older~~ established neighborhoods.
 - a. Duplexes, infill, rent control? Granny flats
 - b. Enforce housing maintenance code (code enforcement)
 - c. Provide a variety of housing types and densities throughout urban areas for all income levels (obj.)

Civic/Public Spaces

- 1. Provide civic and government facilities in central/**prominent/accessible** locations as highly visible focal points and symbols of community identity.
 - a. Identify certain nodes
 - b. Satellite offices? Anticipate/plan for future needs based on growth
- 2. Integrate dynamic, welcoming, functional and attractive public and civic spaces throughout the community.

Parks and Open Spaces

- 1. Delineate/define/protect the urban/rural boundaries or community edges with parks and open space.
 - a. Maintain the green belt
- 2. Provide an interconnected system of local and regional public open space and recreational opportunities.
 - a. Bluegrass Bike Hike Horseback alliance
 - b. Legacy trail
- 3. Use open space to protect environmentally sensitive land and to provide a regional network of habitat corridors essential to the conservation of plants, animals, and their ecosystems for the general benefit of the citizens.
 - a. Identify?
 - b. Consider to what Scott County wants, not what developers want. Set guidelines.
 - c. Impact fees for parks, Check CO trial system in sub regs.
 - i. Parks plan
 - d. Park space requirements for PUD or other large developments (10%)
 - 1. Put in ordinances?
 - e. Green print map agriculture/environment
 - i. Floodplain, riparian, etc.

Logistics, Details, & Dates

The next meeting will be on June 14th from 5-7PM at the Scott County Extension office for the Public planning meeting and the next sub-committee meeting will be on Monday June 20th, 2016 from 5-7PM at the Planning Commission Office.

There was no other business to discuss and the meeting was adjourned.