

DOWNTOWN REVIEW BOARD  
May 4, 2016  
5:30 P.M. – COUNCIL CHAMBER

	<u>Name</u>	<u>Attendance</u> (mtgs attended-mtgs absent)	<u>Term of Office</u>
<b>MEMBERS PRESENT:</b>	Larry Buck	(18-0)	4/02/18
	Mary McGarry	(17-1)	5/13/16
	Brian Myers	(4-1)	3/22/19
	Chuck Hamilton	(13-5)	4/2/18
	Pat Dillon	(4-1)	3/21/17
	Fr. Sid Breese	(3-1)	8/31/18
<b>MEMBERS ABSENT:</b>	Scott Sollars	(1-1)	10/12/18
	Stacy Smith	(13-5)	11/25/16
	John Spencer	(12-6)	3/10/17

Quorum Present. Five members constitute a quorum.

**STAFF PRESENT:** Nic Hutchison, City Planner  
Rebecca Shipp, Executive Secretary

**APPROVAL OF MINUTES** – April 6, 2016

Dillon made a motion to approve the minutes and Hamilton seconded the motion.

**VOTE: Buck – yes, Dillon-yes, Hamilton – yes, Myers – yes, McGarry – yes, Ayes – 5, Nays – 0. Minutes approved.**

Buck informed the board McGarry's term would expire after this meeting. Buck acknowledged McGarry and the input she has added over her length of service and asked if she would consider serving another term.

Hamilton also expressed his appreciation of McGarry's service.

McGarry stated she would consider serving another term and would let the board know of her decision.

**Old Business – None**

**New Business –**

**1. Review of the Downtown Precise Plan**

Hutchison gave an 11 slide PowerPoint presentation. Hutchison explained he chose examples of Downtown Precise Plans from Hanford and Redwood, California to illustrate both detailed plans and more mainstream

2016 MAY -6 AM 11:46  
CITY CLERK

plans. Links to both plans were emailed to board members Monday, May 2, 2016. Hutchison listed points to consider while reformatting what we already have in place.

- Foundation
- Foundation- The Future Showing examples of Schenectady, NY and Joplin, MO
- Foundation – Impact, Baseline, Targets, Monitoring
- Mechanics
- The Vision
- Development Objectives
- Land Use Policy – Zoning
- Zoning Districts
- Small/Large/Historic Project flowchart
- What's Next

Hutchison stated his goal of a downtown precise plan that reflected Live-Work-Play balance to draw people back to our downtown area.

Hamilton stated lack of adequate parking should be addressed in the new Downtown Precise Plan if it isn't already addressed.

Hutchison stated he was aware there had been a parking study in the past but was unfamiliar with the findings.

Buck stated there was a parking committee appointed by the city and that the members took the study very seriously over a period of 18 months. The recommendation of the parking committee was to reinstall parking meters downtown. Buck stated the former Mayor and the present Mayor made a joke out of the study and totally ignored the recommendations.

Myers stated most cities he traveled have parking meters and they are generally accepted by the public as a part of everyday life.

Hutchison stated that perhaps it would be time for the study recommendations to be re-presented.

McGarry asked if anyone knew what the City would be charging for the Mosaic parking spots because she feels that would be key to our discussions.

Myers stated a combination of free areas and pay areas would be a beneficial mix.

Hutchison stated the use of different districts could be an option for the committee to consider. For example an arts area, entertainment area, shopping area. Hutchison explained the current Downtown Precise Plan is focused on streets. Hutchison would like to see the Precise Plan be focused more around a hub.

Dillon stated if the precise plan were hub based it could grow from the center out and would have a connectivity to it. Hutchison stated there really is a lot going on downtown but has a perception of being separate destinations.

Buck cautioned against making the Downtown Precise Plan too voluminous and requested that the document remained user friendly.

Minutes of the Downtown Review Board  
May 4, 2016

---

Breese stated there's a fine line between having a plan that's too restrictive and discouraging to people versus one that's human.

There was discussion among the board regarding upgrading the alleyways. The alleys could be utilized more effectively to promote a connectivity downtown while still retaining their basic use. Alleys that are cleaner, well-lit and safer would appeal to people and enhance the walkability of downtown.

Hutchison will put together a Precise Plan for the board to refine and adopt.

Hutchison stated next month's agenda could include a demolition application. Specifics will be included with agenda/information packet.

Myers made the motion to end the meeting. Breese seconded the motion  
Buck asked for all in favor to say aye. Motion passed by verbal agreement of board.

The meeting adjourned at 6:25 p.m.

Minutes respectfully submitted by Rebecca Shipp