

**Lemon Creek Area Plan
Steering Committee
Meeting Agenda
Gruening Park Rec Room**

December 1, 2016 at 6pm

Steering Committee Members:

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| <input type="checkbox"/> Stephen Johnson, Chair | <input type="checkbox"/> Sam Dapceвич |
| <input type="checkbox"/> Michael Lukshin, Vice-Chair | <input type="checkbox"/> Susan Erben |
| <input type="checkbox"/> Paul Voelckers, Planning Commission Liaison | <input type="checkbox"/> Dave Hanna |
| <input type="checkbox"/> Tom Chard | <input type="checkbox"/> Mark Pusich |
| <input type="checkbox"/> Daniel Collison | <input type="checkbox"/> Patrick Quigley |
| <input type="checkbox"/> Wayne Coogan | <input type="checkbox"/> Michael Short |
| <input type="checkbox"/> Sandra Coon | |

Staff:

- | | |
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| <input type="checkbox"/> Jill Maclean, Senior Planner, Community Development | <input type="checkbox"/> Allison Eddins, Planner I, Community Development |
| | <input type="checkbox"/> _____ |

Agenda:

- I. Roll Call (6:00pm) – Mr. Johnson called the meeting to order at 6:05pm. Three members of the public were present and introduced themselves; 1 assembly member was present and introduced himself
- II. Ground Rules (2 minutes) – New ground rule that was added last month has now been included in the official ground rules
- III. Approval of Minutes (5 minutes) – Lukshin’s last name was mis-spelled; Minutes approved as amended.
- IV. Confirm the Area Plan Boundaries (10 minutes) – Jill explained the boundaries of the census blocks and the way they align with the original boundaries of Lemon Creek. Mr. Hanna voiced an opinion that the small boundary adjustment does not make much of a difference. Mr. Pusich wants to include the developed properties along Coogan Drive. Ms. Erben wants Vanderbilt Creek in which works with the census boundary lines. Mr. Coogan thinks that traffic patterns should be considered when establishing boundaries. Ms. Erben agrees with using traffic patterns. Mr. Lukshin most people think of boundary lines in terms of streets. Mr. Coogan made a motion to include the west side property line of the Pioneer Home and the 7th Day Adventist School, Tamarack Trails and Coogan Drive. Mr. Hanna seconded the motion. Motion passed.
- V. Discuss and Reach Consensus on the Draft Vision Statement (15 minutes) – Ms. Erben does not want the vision statement to mention the negative qualities of Lemon Creek. Mr. Coogan asked how can you fix the negatives if you don’t want to talk about them. They could be called obstacles. Mr. Hanna likes the VS that he and Mr. Coogan wrote. **Less is more. Wants to add “will protect and enhance it’s cultural and natural resources.** Ms. Erben wants to include the neighborhoods and to mention small/local business. Jill advised the committee to take time before the next meeting and send comments to CDD staff. **Could include the major themes that relates to each chapter in the plan. Mr. Lukshin does not want to loose the bullet points. Like the idea of including the major themes in each chapter. Mr. Coogan would like to decide of the VS tonight. Ms. Erben disagreed and wants to take time to review the drafts and have them labeled “A,B,C,D” widen the line spacing so folks can write in between the lines. Mr. Johnson would like to use the version the Dave Hanna came up with. Ms. Erben does not want the major themes**

to be in the appendix; is afraid they may get lost, wants to see them right after the VS statement. Jill recommends to discuss formatting toward the end of the planning process. **Mr. Coogan made a motion to have Jill distill the language from his and Hanna's suggestions into 6 or so sentences and distribute them to the committee, bullet points into the public participation section. Mr. Hanna seconded the motion. Motion passed.**

VI. Reach consensus on the History & Community Character Chapter DRAFT

- a. Discuss the chapter (15 minutes) –
- b. Discuss goals and actions (20 minutes) – Mr. Hanna says that it appears that these actions items under Goal 2 would be best carried out by a neighborhood association not the CBJ. Jill mentioned that the second column lists a responsible party who can be chosen later. Mr. Coogan would like to remove the action item for including a center. The DZ multi-purpose room is a good neighborhood center. Ms. Erben would like to see the Walmart turned into a field house if we're looking 20 years down the road. We have to dream big. Paul from the PC POW a center does not have to be a structure. Probably needs to be word smithed to specify what a center is. Mr. Hanna wants to change "develop" to "promote". Ms. Coon there are a lot of young people who don't have access to vehicles only the bus. There is not much around for them to do. Fun Park is damp, cold, dark. Equipment is covered in rain. Need to think in terms of families. Mr. Lukshin wants to leave the word "develop" in. Mr. Hanna believes that creating better connections to DZ would help kids access. Ms. Erben worries that more connections between neighborhoods could increase crime. Mr. Coogan would like to point out that from Coogan Drive to DZ there are sidewalks, lights, cross walks. Paul shared that the City wants to prioritize LC and an expectation that a product will come out of this process that will make LC a better place. Jill – maybe change center to a community gathering space. This maybe a better fit. Focal Point? Mr. Johnson thinks maybe change develop to promote. Promote DZ as a center. Mr. Coogan wants the committee to be very careful about the wording because the goal is that this plan would become part of the Comp. Plan.

Paul explained how the LC plan will be used for analyzing future development proposals and how it relates to the comp plan. Mr. Coogan is worried that the Assembly will kick the plan back because the community will be held to the specific goals. **Patrick made motion to accept motion as it. Seconded by Michael Short. Mr. Hanna would like to see some change to action item 1 under goal 1. Mr. Q did not accept the motion. Motioned carried.** Requiring buffers may be difficult for some projects. Mr. Hanna almost no public property along Lemon Creek. Ms. Erben would like to see a sight obscuring buffer between Lemon Creek and the industrial uses. Could there be a PPP to encourage private property owners to create stronger buffers?

VII. Land Use Chapter DRAFT – Jill reviewed the Comp. Plan and Land Use Maps, Zoning maps and zoning districts and examples of uses.

- a. Discuss the chapter (30 minutes) – Mr. Coogan says the landfill is a big issue and should be moved. Mr. Hanna believes that zoning changes are unfair to property owners who invest in their property thinking the zoning won't change. Doesn't want to change zoning. Quigly disagrees. Wetlands near his home is currently zoned D18. Wants to see it changed to protect the wetlands, the trail, Vanderbilt Creek. Paul – establish a list of specific land use choices that make sense and leave the specific zoning district change to staff.
- b. Discuss the goals and actions (25 minutes) – The different goals that the community has protecting the wetlands vs. the need for a second access will conflict. These conflicts must be addressed in the plan. Ms. Erben would like to deal with Land Use later. Jill reminded her that the order has been agreed upon. Mr. Johnson the city gravel behind Costco what happens when its useful life is over? Mr. Hanna informed him that it would be open for development. Mr. Coogan wants to know if the community wants inclusionary zoning? This language may be too strong and may cause the Assembly to kick the plan back. Mr. Hanna sees this as a promotional tool to encourage development and is in the best interest of development. Tools to development property to its fullest potential. Mr. Coogan made a motion to change the goal to "Remove the landfill from the Lemon Creek study area". What if we put a timeframe on the relocation? Actions would stay the same. Mr. Hanna what if the landfill could provide energy to Lemon Creek? This would mean that the landfill would be a strength to the neighborhood. Mr. Hanna suggests language of "discontinuing the existing landfill operations". This should be the goal.

Mr. Coogan agreed with this language for Goal 2. Mr. Coogan mentioned the litter on Blackberry from ravens carrying it off from the landfill and the rat problem.

- VIII. Public Participation (15 minutes) – Bill Hueman: Code compliance usually dies off after a lot of excitement. Tired of listening to the jail shooting range all the time. If the community stood up, it could be stopped. (This was put in the parking lot)
Marcy Larsen – been at AK Brewing for 30 years. What about gravel mining? What are the future plans for this? Will the binders be on-line? Jill – will include a “Binder” section on the Lemon Creek webpage. Mr. Hanna – 20 to 30 years of gravel extraction left on city land and private land.
Luellen – wants to reinforce the goal of moving the landfill. Also, like the idea of renaming the correctional facility.
- IX. Review Order of Upcoming Chapters, Workshops & Dates (2 minutes) – Ms. Erben two meetings in January will be hard. Plus a Saturday workshop will be difficult.
- X. Adjournment (8:30pm) – motion by Lukshin Second by Hanna.

Next Meeting Date: December 15, 2016