

Special Called Planning Board Meeting – September 1, 2015 Minutes

Members Present: Harold Broadwell, Ruth Van der Grinten, Errol Briggerman, Ashley Anderson, Judy Silver, Kathe Schaecher, Gilda Wall

Members Absent: Billy Bryant

Staff Present: Planning Director David Bergmark, Planner Allison M. Rice

1. Meeting Called to Order

Mr. Broadwell called the meeting to order.

2. Welcome and Recognition of Guests

Mr. Broadwell welcomed the public, as well as Commissioner Gina Gray.

3. Chairman and Board Members' Comments

The Chairperson and the Board had no comments.

4. Adjustment and Approval of Agenda.

5. Swearing in of a New Planning Board Member

Mr. Broadwell swore in Gilda Wall.

6. Public Comments

No one had signed up for public comment.

7. Discussion, Consideration, and Action on the Following Items:

Item 7A – Discussion on a Planned Unit Development (PUD) Submittal for Wendell Falls.

- a. Note – Material for this item was distributed at the August Meeting

Mr. Bergmark said this was an informal meeting to allow the Planning Board to talk to staff and Newland about the proposed PUD details. He said that he had emailed the updated PUD agreement and staff comments to the Planning Board. Mr. Bergmark went over some of the points that Newland and staff had discussed, pointing out some of the points that still weren't agreed upon.

Mr. Broadwell said that he didn't feel comfortable voting on anything without having the complete document in front of him. Mr. Brad Rhinehalt said he had planned on gathering the Board's thoughts and using those to submit a complete document for the next Planning Board meeting.

Ms. Van der Grinten asked about the issue related to drainage. Mr. Bergmark said that was an issue over the width of drainage easements for open channels. He said the Town's engineer was scheduled to meet with Newland's engineer to discuss it, but that it was still up in the air.

Ms. Van der Grinten said that one of the Board's main problems was the mixed-use zone along Wendell Falls Parkway. She said they didn't have a problem with mixed-use in general, but that it seemed to extend too far along the Parkway. She said that the zone did permit buildings over 50,000 square feet, which was big and discordant for a residential neighborhood.

Mr. Rhinehalt said that they had made some changes to that zone in that area. He said they were looking at more of a node treatment, where no parcels could be more than 3 acres in size. He said you could never put a grocery store on a 3 acre parcel. He presented a new map to illustrate the mixed use nodes.

Mr. Robinson said, regarding an issue the Town had with minimum width sizes of multi-use trails, he proposed adding language stating that the trail along Wendell Falls Parkway would be asphalt and a minimum of 10 feet wide. He said the trail along Wendell Valley Boulevard would be a minimum of 8 feet wide. He said Newland would like to have the option of building an asphalt or concrete trail along Wendell Valley Boulevard. He said the only other issue was that Newland didn't want to extend the multi-use path past Eagle Rock Road until something else developed along there. Mr. Bergmark said he didn't have any problem with using concrete.

Mr. Robinson said the second issue was the amount of right of way reservation along Wendell Valley Boulevard. He said that the original approval allowed for a two lane road there, but that the Town believed that a four lane divided road would be necessary. He said that Newland had proposed that they build a 2 lane road until it became necessary to build a 4 lane road, at which time they would come back and do so. He said that the Town wanted to have a specified right of way width agreed upon, and that there was a difference of 30 feet in width for 4 lane right of ways in the old transportation plan versus the new. He said that took away a lot of developable acreage, which was significant to Newland. Mr. Bergmark said that the full right of way probably wouldn't be necessary, because if there was a multi-use path, bike lanes wouldn't be necessary. Mr. Robinson said that a three lane road would probably be necessary. Everyone agreed that it would depend on what types of commercial properties went in, and preferred to allow for flexibility depending on type of use and need. Mr. Bergmark said that the intent was to allow for flexibility by allowing them to build a 2 lane road at the outset, but to reserve a larger right of way in case a larger use came in at a later date. Mr. Rhinehart said Newland could probably write something up that reflected that.

Newland showed the Planning Board a map that showed the commercial node plan along Wendell Falls Parkway, that reflected their intent of not showing a solid commercial area, but to have fluidity. Brad Rhinehalt said that they would include language that limited the size of plats to 3 acres. They said each node would be 6 acres. The Planning Board said they liked the change.

Mr. Bergmark said he would prefer to call it something other than zone, since Wendell Falls already had zones. He suggested Neighborhood Business Centers or Nodes. He said he would prefer to see solid sections of the mixed use districts, so that it's easier to enforce from a planning perspective. He said that all of the residential uses were already permitted in commercial districts and they could still include the same language limiting the size to 3 acres. Mr. Bergmark also asked to continue the line to Douglas Falls to fill in a corner. Ms. Schaecher said this update didn't look as harsh, and she thought it was much more appealing.

Grant Livengood explained Newland's problem with the open ditch easement requirement, claiming it was so restrictive that it would discourage the development of open ditches, which was generally something that was encouraged. He said, for the most part, Newland would be piping water drainage, so this issue likely wouldn't come up that much. Mr. Broadwell said that these requirements were not just about directing water, but was also about protecting the nutrients of the soil and other protections. Mr.

Rhinehalt said that if the area were environmentally protected, they would put an easement on that channel as required by the EPA, but to require that easement on every channel whether protected or not was too harsh.

8. Adjourn to Next Regularly Scheduled Meeting

Ms. Van Der Grinten made a motion to adjourn. The motion was seconded and the meeting was adjourned.