

Minutes of Comprehensive Plan Committee, Sept. 9, 2014

Present: Chad Sands, facilitator; Dan Boggs, city engineer; Dick Peterson; Jay Johnson; Dean Borg; Dee Ann Rexroat

After a short presentation on a proposed land use map, Peterson noted that the Land Use subcommittee's recommendation favors housing for the wealthy and does not follow the current comprehensive plan, which calls for traditional residential with smaller lots. The group agreed to label the west growth area (extending from Stonebrook) and northeast growth area (near Wolfe addition and Candlestick Dr.) as traditional residential rather than suburban residential.

Borg asked if we should invest in infrastructure if we want to encourage development. Boggs agreed. It provides low income housing and children for the schools. Peterson said the city should take the lead, in partnership with a developer, to ensure that development is what we want.

There was discussion regarding whether to extend the city limits directly south or take in Hillcrest Heights. Currently, the map shows taking in Hillcrest Heights.

Arterial roads should be shown on the map. One was added on the south side of town extending south and east to Sutliff Road and another from Springville Road to Highway 1 next to and north of the railroad tracks. The latter could have a berm and landscaping to buffer it from residential area. Probably no interest in commercial growth there.

Should we encourage retail along Highway 1 near the new bypass? How do we articulate a vision for downtown as current owners retire and properties turn over? If we showcase highway corridor retail on the bypass we need to define that. The 1995 plan did that. Should we go another mile to the south along Highway 1? Linn County would base that on growth projections.

The zoning ordinance shouldn't define what goes downtown, it protects a viable downtown. It's not a zero-sum game; if like businesses open in the bypass district, that won't necessarily hurt existing business. The historic character is the drawing card. We want downtown to be a destination and to state that in the comp plan. We also need to create an appealing gateway along the bypass entering town.

Boggs will update the map. Next month Sands will provide a draft comprehensive plan in advance for review. Next meeting is 6:30 p.m. Monday, Oct. 13.