

MAYOR'S BUSINESS READY TASK FORCE -MINUTES

May 1, 2012

Attendees: Sharon Konopa, Jeff Christman, Kate Foster, Oscar Hult, Arthur Meeker , Jessica Pankratz, Dave Reece, Ron Reimers, Rob Richards, John Pascone, Mark Spence, Janet Steele

Staff: Wes Hare, Heather Hansen, Tari Hayes

Agenda

1. Welcome and Introductions
2. Purpose of Task Force

Staff identified sections of the ADC that could be amended to address the specific business-related challenges that have been raised while still maintaining neighborhood compatibility and consistency with the purpose of the various zoning districts.

After staff discussed this issue with Mayor Konopa, she agreed to form an ad hoc task force. The task force will work through the obstacles in the ADC related to specific problems that have arisen over the last few years and come up with a recommendation to address each one. The task force is comprised of a broad range of citizens representing property owners, commercial brokers, business community, neighborhood representatives, city council and planning commission.

The City Manager, Planning Manager, and Community Development Director, and other staff had met recently with commercial realtors to discuss items they feel are obstacles to leasing and development.

Items discussed by the taskforce may be tackled now, at a later date or the issue could just need to be clarified with additional conversation. The taskforce is expected to meet 6 or 7 times over the next 4 months, depending on how many items come forward.

All items/recommendations will go to Planning Commission and City Council for approval. There's no guarantee what they bring forward and adopt.

The taskforce would like to have items brought forward by consensus, or they could bring them forth by a vote if it is a contentious issue. If there are certain items that someone cannot support, we can note their support (or lack of).

3. List of staff-generated items to address

Staff identified sections of the ADC that could be amended to address the specific business-related challenges that have been raised while still maintaining neighborhood compatibility and consistency with the purpose of the various zoning districts. The following areas of the ADC are examples of obstacles to proposed development and redevelopment that have come up over the past few years (see agenda file):

- Small-scale manufacturing with onsite sales

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- Nonconforming-Vacant Buildings
 - Nonconforming-General
 - Parking Requirement
 - Changes of Use
 - Home Occupation
 - Signs
4. Other items not on list that were discussed included tree regulations, permit fee transfers, Fire & Public Works regulations, the approval process and staff's ability to "get to yes", variances, vacant properties and how to have absentee owners provide upkeep. The group provided some examples of projects or properties in the area that are affected by these obstacles. The examples could be used to quantify the problems and to determine possible patterns. (see agenda file)

Some of these things are decisions about the community, what do we want to look like. It has to reach a certain level of quality and appeal. You have standards and they are somewhat subjective. The community has to decide where to set the bar and whether or not and how to adjust the bar when issues come up.

ACTION ITEMS:

- The Group will bring back project examples to the future taskforce meetings.
 - Staff will gather information for regulations in similar size jurisdictions and in surrounding communities.
 - Staff will prepare a matrix of the issues discussed today.
5. Schedule future meetings –Hansen will send out meeting invites to the group.

Meeting adjourned

Respectfully submitted

Tari Hayes

City of Albany

Administrative Assistant