

MAYOR'S BUSINESS READY TASK FORCE -MINUTES

May 22, 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

Guest: Richard, Berger, Realtor's Association

1. Review and Approval of May 1st minutes
Hult made motion to accept, Meeker seconded, passed unanimously
2. Business from the Public - none
3. Review and Approval of Issues Matrix
The group reviewed the list and approved it as is. There were no additions at this time, however, the list can be added to during the process.

The group discussed tree cutting standards and the loosening of standards for commercial and industrial lands. Recommendations for changes to the tree cutting standards should to go before the Tree Commission; staff can facilitate that for the taskforce.

4. Review of Home Occupation Standards
A matrix (see agenda file) was shared with the taskforce. The group discussed amendments based on a review of standards in other cities and the issues and complaints that have come up with home occupations.

The taskforces recognizes the needs of citizens engaged in small scale business ventures that could not be sustained if leased commercial quarters. The group reviewed the existing code (ADC Article 3) and agreed it needs standardization and clearly defined levels for words such as excessive, adversely and frequent. Some home occupations are bucolic, like farms and gardens, some are more edgy, like tattoos parlors. All have to co-exist with the neighbors, and the standards need to be fair across the board. Some of the most common complaints are signage, parking, noise, light, and odor. It was stated that if you can't tell it's a business, it's probably not a violation of a home occupation. North Albany is not a traditional residential neighborhood.

Home occupation is not a large issue for the business community in general. Ambiguity in the code requires a large amount of City resources to respond to complaints and policing. Staff will bring some suggested edits to the home occupation section of the code.

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5. Discussion of Future Meeting Dates – the group tentatively agreed to meet June 19th, July 12th, July 24th, July 31st, August 14th, August 21st.

Next meeting

- Site plan review
- Bring back home occupation language

Of importance on the list:

- Existing building /infill/zoning (K,F)
- Parking

6. Adjourn 4:45

Respectfully submitted

Tari Hayes

City of Albany

Administrative Assistant