

LAND USE COMMITTEE

REGULAR MEETING MINUTES

Thursday, January 22, 2015

City Hall, 2nd Fl, 5:30 pm

DETERMINATION OF QUORUM

MEMBERS PRESENT: Councilmember Mark D. Wolfe, Chair
Councilmember Ian Lovejoy
Councilmember Sheryl Bass

MEMBERS ABSENT: None

STAFF PRESENT: Elizabeth S. Via-Gossman, AICP, Liaison
W. Patrick Pate, City Manager
Matt Arcieri, Planning and Zoning Services Manager
Kelly Davis, Sr. Planner
Tracey O'Connor, PCE Supervisor

GUESTS PRESENT: Commissioner Bruce Wood, Commissioner Ken Johnson, Connor Geiran, Larry Gilligan, Christy Gilligan, Richard Clark, Bill Sebesky, Jim Rogers, Don Libeau, Jessica Pfeiffer (Walsh, Colucci, Lubeley), Rob Baker (Richmond American), Brian Harris (Richmond American), Zac Lette (Land Planning and Design Associates)

CALL MEETING TO ORDER

The meeting was called to order at 5:30 pm. A quorum was established.

Adoption of Minutes of November 18, 2014

Councilmember Wolfe noted that he was the only continuing committee member and so merely stated that the minutes represented the activity by the committee on November 18, 2014. No vote was taken.

Presentation on Rental Inspection Program

Ms. Via-Gossman and Ms. O'Connor presented the City's rental inspection program. Mr. Lovejoy expressed disappointment in how weak the state enabling legislation seemed to be. Ms. Bass asked what other cities were doing. Ms. O'Connor stated that many cities were abandoning their program as ineffective and difficult to enforce. Mr. Wolfe commented whether or not the effort was worthwhile. The Staff recommended that the program be continued for one more fiscal year with the following changes and that at the end of that year the effectiveness of the program be re-evaluated. If there is no marked improvement, staff resources may be best utilized elsewhere.

The changes include:

1 – There should be no fee for the initial inspection. Staff has piloted this recommendation over the last few months and found the landlords to be much more willing to submit to the initial inspection. Additional inspections if the unit fails on the first inspection would incur a fee. This provides an incentive for compliance. This change will be made in the budget un-codified ordinance submission.

2 – There has been no comprehensive notification of property owners of the program and the need to have inspections completed in recent memory. Notifications should result in an increase in voluntary compliance but will need to be repeated either annually or biannually since property ownership changes. The cost can be absorbed in our operating budget. Councilmember Wolfe suggested a quarterly reminder.

3 – The ordinance adopted in 2005 should be reviewed comprehensively by the City Attorney for compliance with current state code, and civil penalties should be included in an updated ordinance.

The Committee concurred.

Presentation by developer on REZ #15-02, Hastings Marketplace Proffer Amendment

Ms. Jessica Pfeiffer represented the applicant, Richmond American, and presented the overview of the proposed PCA for Hastings Marketplace. Councilmember Lovejoy asked what the reason for the PCA was. Mr. Baker replied that there was no market generally for the commercial and that the live/work units had proven to be not buildable. He noted also that financing would be difficult. Mr. Lovejoy also asked if community meetings had been held. Mr. Baker has had meetings with both the residents of Hastings Marketplace and adjacent Neighborhood Relations Committee and expected that there would be more meetings. Ms. Bass voiced a concern that walkability and the mixed use nature of the development was important to maintain and that Market Street was planned to have retail on both sides. She also noted that the commercial side was not acting as it was planned in that the stores had turned their backs to the residential side. Mr. Wolfe stated that there was a need for “executive level” housing in the City and asked what the square footages and price points of the proposed units would be. Mr. Baker responded that the units would be the same as currently being built, between 3,000 and 4,000 sq ft and the highest price point being \$479,000 with the average sale being \$450,000.

ZTA #2014-02, Zoning Ordinance Update – Phase 1 – Discussion of Schedule for City Council Review

Mr. Arcieri reviewed the Staff recommended schedule for the City Council’s review of the 1st phase of the Zoning Ordinance. The committee concurred with the Staff recommendation.

Land Use Committee Work Program and Pending Land Use Cases

Ms. Via-Gossman briefly reviewed the included work program and pending land use cases but noted that the work program was subject to change with the budget discussions and ultimate adoption.

ADJOURNMENT

Chairman Wolfe **moved** to adjourn. **Seconded** by Councilmember Bass. **Motion carried.** The regular meeting of the Land Use Committee adjourned at 6:19 p.m.

Note that Mr. Lovejoy left the meeting following the Hastings Marketplace presentation.