

COMMITTEE OF THE WHOLE

City Hall – Council Chambers

August 20, 2018

The Committee of the Whole met in the Council Chambers at 5:00 p.m. on August 20, 2018, with the following Committee persons in attendance: Mayor Jim Brown, Tom Blanford, Frank Darrah, Susan deBuhr, Rob Green, Daryl Kruse, Mark Miller, and David Wieland. Staff members attended from all City Departments. Tom Nelson with the Waterloo Courier and other members of the community attended.

Mayor Brown called the meeting to order and introduced the first item on the agenda parking along Bergstrom Boulevard. David Sturch, Planner III, stated staff received a request to study the on-street parking along Bergstrom Boulevard from S. Main Street to South Lawn Road. He said parking is currently allowed on both sides of the street. He stated staff reviewed the existing conditions of this section of Bergstrom Boulevard, stating the roadway is 30 feet wide and allows parking on both sides of the street. He stated that parking on both sides does create a natural calming effect. Mr. Sturch stated that city ordinance does allow parking restrictions within 60 feet of an intersection to increase the visibility for both drivers and pedestrians. He stated upon this review staff recommends a parking restriction within 60 feet from all intersections along Bergstrom Boulevard between S. Main Street and South Lawn Road. Mayor Brown opened it to discussion. Ken Patterson, 223 Bergstrom Boulevard, stated there is no parking problem. There are higher car volumes with the Hwy 58 construction and he feels the 2-sided parking helps control the speed. Mike Buhrow, 215 Bergstrom Boulevard stated if parking restrictions are implemented it will create a race track, but is in favor of a 4-way stop at Bergstrom and Convair. Jon Resler, City Engineer, stated a 4-way stop is not used as traffic calming; people may not come to a complete stop and roll through the intersection. John Goulden, 210 Bergstrom, agreed with no change in the parking and a 4-way stop sign at Bergstrom and Convair may be needed. A brief discussion was held by council. No action was taken.

Mayor Brown introduced the second item on the agenda Hearst Center and Cultural Programs Presentation. Heather Skeens, Cultural Programs Supervisor, stated the programs provided to the public have enabled creative talents in students. She stated the attendance numbers are up 12.3%. She explained they have 26 community volunteers. Ms. Skeens stated they continue to work on programs and initiatives to increase participation and are working with UNI and Cedar Falls Schools on senior outreach programs. She reviewed updates made to the facility. A brief discussion was held.

The Mayor introduced the third item the Pavement Management Program. Jon Resler, City Engineer, stated the program will reconstruct or restore sections of roadways in the city with Local Option Sales Tax (LOST) funds. City staff examines and evaluates the pavement throughout the city each year and based on this review of surface wear, cracking, joint separation and settlement the roadway may be placed in the 5-year program plan. He reviewed the current map of planned reconstruction or restoration for 2019 Pavement Management Plan. He explained the process will change this coming year and he will be back in December to review the 2020 Pavement Management Plan

and ask for approval then. David Wieland motioned to approve the 2019 Pavement Management plan as presented. Rob Green seconded the motion. A brief discussion was held. The motion carried unanimously.

Mayor Brown introduced the fourth item Comprehensive Plan/Zoning Ordinance Update. Karen Howard, Planning and Community Services Manager, stated based on the June and July Council work sessions, the recommended direction for updating the zoning ordinance for the City is to focus on one area of the City. Due to increasing development pressures in the Downtown and outdated and confusing zoning language, staff recommends focusing on Downtown first. There are projects planned in the CIP for a major zoning ordinance rework and an update to the comprehensive plan. Staff recommends sending out an RFP to consultants that are experienced in visioning and form-based zoning. The location of downtown lends itself to a form-based zoning ordinance. She reviewed a potential timeline for this process. She stated public outreach meetings would be held to formulate a vision for Downtown. The process would then lead into development of a form-based zoning code to implement the vision. The proposed code would be reviewed by the public, Planning and Zoning Commission and the Council; with estimated adoption of the new code by February 2020. Ms. Howard stated after this area is complete we could then move on to another area, such as College Hill. She said they are going to coordinate this with the parking study, which should be completed January-February 2019. She explained that this process may include a design charrette, which is a useful method of engaging the public in the visioning process and she described what a design charrette is. Ms. Howard reviewed the elements that may be included in form-based code; definitions, applicability, intent, regulating plan, building form standards, public space/street standards, building/lot types, architectural standards, landscape standards, parking management and location standards. She stated staff requests approval from Council to move forward to draft an RFP for consultant services to develop a Vision Plan for Downtown and draft a form-based code to implement that vision, with an option to extend those same services to develop a vision for College Hill and/or other areas of the community as directed by Council. Mayor Brown opened it for discussion from the council. Council members asked various questions regarding the boundaries of the study area and whether other cities in Iowa have adopted form-based zoning and whether it is common to approach updates to the zoning code on an area by area basis. Ron Gaines, City Administrator, stated the Downtown and College Hill area have had the most challenging projects lately. Ms. Howard stated the boundaries for the study area would be set early in the process. She stated that Iowa City has several areas with form-based zoning, with planning and adoption of the zoning in these different areas over time and is now considering developing city-wide form-based zoning. Cedar Rapids is another city considering form-based zoning. Stephanie Houk Sheetz, Director of Community Development, stated staff will continue to make updates to the zoning code where needed even while doing this larger code update Downtown. Based on a majority of council, staff will move forward to seek consultant services for visioning and a form-based zoning ordinance for the Downtown area.

Council Committee took a brief recess from 6:28 pm to 6:32 pm.

Mayor Brown introduced the fifth item on the agenda Review of Urban Chickens. David Sturch, Planner III, reviewed the current code and stated in 2006 council voted to prohibit the keeping of chickens but allowed existing chickens to remain in the city as a nonconforming use. He stated another discussion was held in 2016 and council decided to keep the existing ordinance in place and not allow chickens in residential districts as a conforming use. The residential properties where chickens existed prior to November 1, 2006, are limited to three chickens, with no roosters and the chickens must be kept in a clean and sanitary enclosed structure with the structure located at least 25 feet from any other adjacent residential dwelling. Mr. Sturch stated in 2016 the same standards were held. He reviewed a chart of what other cities in Iowa allow and stated some have a notification of neighbors and a permit maybe required. Mayor Brown opened it for discussion. Mark Miller motioned to have staff draft an ordinance to allow three (3) chickens or ducks on a residential property, no roosters, and the chickens must be kept in a clean and sanitary enclosed structure, that the structure be located at least 25 feet from any other adjacent residential dwelling located in the backyard area, requiring a permit, and include a clause for the termination of chickens for health reasons deemed by health department (federal, state or local). Daryl Kruse seconded the motion. Tom Blanford raised the concern for health reasons and who will educate the public. Rob Green state other ordinances can be used for the smell or noise concerns. Mayor Brown opened it for discussion from the public. Rosemary Beach, 5018 Sage Road, commented that there is a benefit for raising animals. It can develop responsibility. David Grant, 2010 Clay Street, stated based on the informal online poll conducted, 56% are in support of this. Motion passes (4-3) (Aye: Darrah, Green, Kruse, Miller; Nay: Blanford, deBuhr, Wieland)

Mayor Brown introduced the final item on the agenda bills and payroll. Daryl Kruse motioned to approve the bills and payroll as presented and Mark Miller seconded the motion. The motion carried unanimously.

There being no further discussion Mayor Brown adjourned the meeting at 6:57 p.m.

Minutes by Lisa Roeding, Controller/City Treasurer