Land Use Committee

Minutes July 2, 2015

In attendance: David Fan, Brad Engelmann, Fred Foster, Roger Purdy, Seth Levin (chair), Daniel Sarasti, Ed Elliott, Ray Bryan, Carol Herman, Keith Hovland, Bob Straughn, Les Everett

Staff: Cailin Rogers, Suyapa Miranda

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| Introductions and Agenda | Roger moved to approve the minutes.  Ray seconded.  They passed unanimously. |
| FarmHouse Fraternity | Located at 1505 N. Cleveland, representatives from FarmHouse Fraternity came to present to the committee on their ideas for a house reconstruction to modernize their space. They asked the committee about car vs. bike parking, height (three stories planned), and the set back from the front and the sides. They will consult with an architect and find out if they need to seek variances. Their new house will be only slightly larger than their current one with 45 new residents.  They invited community members to attend their back to school picnic on Sept. 9 at 6:00 pm. |
| Raymond Ave. Flats Update | Exeter Development representatives came to give an update on the Raymond Ave. Flats project at University and Raymond. They will keep the 6,000 ft of commercial space on University facing the light rail and try to rent it out. Their new proposal includes 75 ft of solar power which will power ⅓ of the electrical need of the building. They want a green roof to absorb rain water. They plan to have publicly accessible bike racks and bike maintenance stations. Their proposal failed the HPC test because of height (since the existing building is one story and they want to build five on top of that). They asked the Land Use Committee for a letter of support to take to the HPC to make progress on the project.  Brad moved to enthusiastically support Exeter’s Raymond Avenue Flats project, including conditional use permit as needed for the proposed 75 foot structure.  Fred seconded.  The motion passed unanimously. |
| ADU Taskforce Update | Phil Carlson gave an update from the ADU Taskforce. The taskforce doesn’t have a recommendation yet; they’re trying to balance all of the issues. They probably won’t end up recommending detached ADUs for our neighborhood though given its unique character that needs protection. They plan a second community meeting on Sept. 24th to sculpt their final recommendation. They plan to report back to the Land Use Committee when they have a draft recommendation. |
| Developer Guidelines | The group discussed developer guidelines and the best way to attract development to the neighborhood but also provide guidance on community values here. The committee decided to reconvene the working group that initially wrote up the guidelines to do work on them, including editing and creating a preamble to explain the idea behind the document.  Brad moved to remove the draft guidelines from the website.  The vote tied 5-5 but the chair broke the tie in favor keeping the draft guidelines posted on the website. The resolution did not pass. |
| Staff Updates | Staff provided the committee with updates on Aeon’s community meetings (July 7th and 13th) and gave an update on the strategic planning process. Strategic planning should have a strategic vision at the board level in mid-July and the process will begin to wrap up. |
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