

Land Use Committee Minutes DRAFT
December 1, 2016

Ian Luby, Roger Purdy, Keith Hovland, Carol Herman, Sherm Eagles, Ray Bryan

Introductions and Agenda	7:06 meeting start. Roger moved to approve the minutes and agenda. Sherm seconded. It passed unanimously.
Hunt Electric Site (Union Flats)	Devon and Owen from Dominion joined the group to give an update on their work on the Union Flats project. There will be 217 family and workforce housing units. They do not need a variance for the project. They will have walk up style apartments that are 1, 2, or 3 bedrooms. They have been working with MPCA to address contamination on site. Soil remediation will come to about \$1.5 million dollars. They have added a green area around the perimeter and a terrace on the SE corner of site. They have been working with DERO on bike parking. They plan to break ground in April
2381 Commonwealth Lot Split	Dori Graff came to the group to request support in attaining a lot split for her property at 2381 Commonwealth in order to sell half of her lot and maintain her residence in the neighborhood. She needs a variance from the City on the width because each property is supposed to be 50 feet and her property is only 95 feet wide total. Records show that the property was supposed to be 100 feet wide but somewhere between the 1970s and 1994, the property surveying lost 5 feet. She wants to divide the property at an angle because of the natural topography, to keep it further away from existing house, and to avoid future variances. She noted that there were other instances of a diagonal lot split in the neighborhood. Sherm moved to support the proposed lot split for the 2381 Commonwealth location. He noted that the line isn't unique in the neighborhood. Keith seconded. The vote passed unanimously. The group discussed that it's important to keep in mind that there are unique features to individual cases like this. There is significant hardship in this case and that swayed members of the committee.
Ecumen Update	Cailin read an update from Michael Russelle on the Ecumen process. The development will move forward and break ground this spring at this point.
Chair Election	Ian nominated himself to continue as chair and board representative to Land Use. Keith nominated Roger to continue to serve. Ray moved to accept the nominations. Carol seconded. It passed unanimously.
Other	Weyerhaeuser concerns from Roger: we need a publicly accessible space, we need a draw for the neighborhood.
Adjourn	Adjourn at 8:36