

Minutes
Building Codes (BDS) Committee
February 1, 2021
4th committee meeting

Committee Members: Diane Kuzniar (Chair), Dale Black via Zoom, Taft Matney

Others Present: Business and Development Services Director David Dyrhaug via Zoom and City Administrator Brandon Madden.

1. Call to Order- Chairwoman Kuzniar
2. Public Comment- None
3. Reading and Approval of Minutes

- a. BDS Committee Meeting: January 4, 2020

Action: Councilman Matney made a motion to approve the minutes. Councilman Black seconded the motion.

Vote: The vote was unanimous (3-0).

4. Reports or Communications from City Officers
 - a. BDS Director David Dyrhaug
The department has 51% remaining in the budget.
5. Unfinished Business- There is no unfinished business
6. New Business
 - a. Building inspection activity

Building inspections have increased in the last two months and we expect the trend to continue. There are some days where the number is low, but some days the number is very high. The department is talking strategies about how to handle the workload. One of the strategies would be to change the deadline for inspections. Right now, it is 8:00 a.m. for same day inspections. The department would like to consider moving the deadline to 4:00 p.m. the previous day. This will help monitor the number of inspections that may be done. If it is beyond what our current inspector can do for the day, we can call on the company we contract with for inspections. Mr. Dyrhaug doesn't expect that to become the norm, but some days it is particularly high. One day in January there were 100 inspections. Chairwoman Kuzniar said she agreed. If someone calls by 4:00 p.m. on the previous day, the inspector can plan out the next day easier. Mr. Dyrhaug said this is not something that needs Council approval, but he wanted to present this to see if committee had any concerns.

Councilman Matney said this is a policy decision and if changing this will help the City service our businesses and residents better, then by all means. Councilman Matney said if he called for service from a utility company or a contractor, he would not expect to be serviced the same day. This still puts service at a premium. Mr. Dyrhaug said we are still ahead of other agencies in the area.

Councilman Black agreed. It is up to staff to know how they can best serve the people.

b. Allowed uses and building design in C-2 zoning district

City Officials have shared a vision for new and improved development along Main Street and Butler Road. Plans and work on the redevelopment of City Center has largely factored into this vision. Currently, a large portion of Main Street and Butler Road are zoned C-2, Highway Commercial. The list of uses allowed in the C-2 district shows signs of being outdated as it allows some uses that are not consistent with the vision for Main Street and Butler Road.

City staff has begun reviewing the list of uses allowed in the C-2 zoning district for consistency with the vision discussed by City Officials. City staff would like to work with the Planning Commission to revise the list of uses allowed in the C-2 zoning district so that it is more consistent with the City's vision as well as the City's Comprehensive Plan.

The Comprehensive Plan provides that retail stores, restaurants, hotels, business services (banks, print shops, etc.) and offices should be the predominant use along the commercial areas of Main Street and Butler Road.

Some of the specific uses currently allowed in the C-2 zoning district that may be inconsistent with the City's vision and Comprehensive Plan for Main Street and Butler Road include:

- Car washes
- Automobile sales
- Rentals of automobiles, trucks, and trailers
- Stand-alone parking lots
- Boat sales

City staff would like to work with the Planning Commission on reviewing the design standards, specifically the façade standards, provided in the C-2 zoning district for consistency with the City's vision.

This item is being presented as information and as an opportunity for the Committee to provide input on this issue.

Chairwoman Kuzniar said she thinks this is great and we are planning for the future.

Councilman Matney said Mr. Dyrhaug may want to look at the descriptions as well. Some of them may be outdated. Also, this may not go far enough. We had a proposed ordinance before that was tabled. The biggest problem with one that was proposed a few years ago was the immediacy. The business owners were concerned they wouldn't be able to sell their businesses or pass them on to family members. Chairwoman Kuzniar said she talked to Mr. Dyrhaug about limiting certain types of businesses instead of prohibiting. If one type of business closes, another one cannot go back in.

Councilman Black said we want to make sure these are non-conforming uses, and the owners understand they can stay open until circumstances change.

7. Public Comment- None

8. Committee Concerns- None

9. Adjourn- Chairwoman Kuzniar adjourned the meeting.

Respectfully Submitted,

Cindy Miller

Municipal Clerk