

## MINUTES

**Finance and Economic Development Committee Meeting**  
**Thursday, November 12, 2015**  
**5:30 p.m. – 6:50 p.m.**  
**South Conference Room**

### Council Members

Chair Matt Pina  
Jeremy Nutting  
Vic Pennington

### Guests

Matt Chan  
Radim Blazej

### City Staff

Tony Piasecki - City Manager  
Michael Matthias – Asst. City Manager  
Tim George – Asst. City Attorney  
Dan Brewer – PBPW Director  
Denise Lathrop – Com. Development Mgr.  
Grant Fredricks - Consultant  
Autumn Lingle- Exec. Admin. Asst.

#### **1. Call to Order**

Chair Matt Pina called the meeting to order at 5:40 pm.

#### **2. Approval of the October 8, 2015 meeting minutes**

Minutes approved as submitted

#### **3. Land Use Code Change Request for Ono Nursery**

Assistant City Manager/Economic Development Director Michael Matthias discussed Mr. Ono's request.

- More research time required
- City contracting with an independent economist for an economic analysis
  - over saturated market concerns
- Ensuring timeline
- Due diligence required as this is the last remaining large commercial property
- Appropriate zoning
  - Appropriate parcel size in respect to project
  - mixed use proportions
  - zoning with specific ratios
    - street frontal requirements

#### **4. 2016 Work Program**

Staff and Council discussed a draft of the 2016 Committee work program.

- List prioritization
  - Wants vs. needs
- Timelines
- Enhance development capabilities
- Use of consultants for large projects
- Reorganizing priorities into tiers (spreadsheet)
- Impact fees
  - Establish program

- Amounts
- Research surrounding Cities policies and procedures

## **5. Group Homes**

Assistant City Attorney Tim George provided examples and discussed codes from other Cities regulating Group Homes and sought direction from the Committee on the next steps.

- Ability to enforce
- Sex offenders
- Homeowners' responsibility
- Zoning
- Multi-housing application
- Occupants per sq. ft.

The next meeting is scheduled for December 10, from 5:30-6:50 pm in the South Conference room.

Adjourned at 6:50 p.m.

Respectfully submitted by,

Autumn Lingle, Executive Administrative Assistant