



## COMMUNITY DEVELOPMENT COMMITTEE

### Meeting Minutes Tuesday, November 22, 2016

**CDC Members:** Claudia King; Caleb Hemphill; Ned Kitchel  
**Staff:** Nathan Poore, Theo Holtwijk, Amanda Stearns  
**Others:** Dan Endyke by phone

1. **Call to Order** - Claudia started the meeting at 8:33 AM
2. **Review Draft Minutes** – There were no minutes to approve.
3. **Work Plan Item – Temporary and Permanent Signs**

A. Stearns reviewed the November 17 memo regarding CDC work plan items. Of particular note was the task regarding signs. This item was prioritized by the Council but had not been started due to other items taking precedent, including the development of contract zoning language. An overview of the need to rewrite both temporary and permanent sign language was discussed and also the question of whether or not the development of temporary sign regulations should stay with the CDC or be referred to Ordinance. The committee concluded that both sign regulations would stay with the CDC and that permanent signs would be prioritized due to the establishment of land use rights associated with permanent signs. A. Stearns offered to have legal meet with the committee to lay the foundation for the work and also to answer any legal questions prior to beginning work. A. Stearns will forward on to the committee all the correspondence that was shared or prepared for the Ordinance Committee from this spring regarding temporary signs. In addition, the committee asked for all the current language regarding permanent signs with areas identified that are problematic to be forwarded to them in preparation of the next discussion.

4. **Contract Zoning Concept Review, Foreside Estates – continued from November 15, 2016**

The review of the application continued with a focus on the November 18 draft findings prepared by staff. Of the four determinations required by ordinance the focus was on the public benefit item. It was concluded that the first two: consistency with the Comprehensive Plan and the proposed use being consistent with existing, permitted or conditional uses, are met. The third finding regarding the conditions and restrictions is a bit of a moving target as the list of variations needed from zoning and the final list of conditions and restrictions will not be completed at this stage. Regarding public benefit, N. Poore gave a quick report that Theo had reached out to all the parties that might have rights on adjacent property where a street connection was to be considered. All expressed a willingness to discuss the possibility.

The November 18, 2016 draft findings were used as the basis of the discussion. The committee recognized that the main issue is the connectivity and are pleased that there is positive movement in that direction. The discussion of emergency access continued and the fact that it can be considered a public benefit as the zoning and site plan review ordinance do not require a second means of egress for projects. Dan EnDyke, Princeton Property representative updated the committee on the current status with regard to affordable housing. The actual number of units under contract with HUD for the Section 8 voucher program is 35. The contract is a five year contract and expires in 2019. These units are primarily occupied by seniors and are available for persons/families with incomes at or less than 50% regional median income. He has also had a

discussion with the lender and they are willing to place a deed restriction on four units for persons or families with incomes at or less than 80% regional median income.

Dan also clarified that Princeton is willing to contribute to the cost of a second egress.

A. Stearns will revise the draft findings and forward to both the applicant and the CDC.

5. **Minor Site Review Amendment.** Due to time constraints, this item was not discussed.

6. **Next meeting** - November 29, 2016

7. **Adjournment** – Meeting was adjourned at 10:30 am.

Minutes prepared by Amanda Stearns  
December 9, 2016