

I. Call to Order

Members Present: Mike O'Brien, Chair; Amy Houghton, Vice-Chair; Terry Zigmund, Secretary; Abby Bleything, Joe Perron, Sarah Van Ryckevorsel, Tommie Murray

City Staff Present: Kristine Lott, Jessie Baker, Paul Sarne, Eric Vorwald

Guests Present: Joe Gamache

Call to Order by: Mike O'Brien

Meeting Start Time: 6:35pm

Minutes Recorded by: Eric Vorwald

II. Changes to the Agenda

None

III. Public Comment

None

IV. Approve Previous Meeting Minutes

Decision: 4 - 0 - 1

Motion by: Amy

Second: Sarah

Approve minutes as presented. Terry abstained.

V. Review of Previous Draft Form Based Code Parking Regulations

Eric provided an overview of the draft language that was included with the agenda. He indicated that this information was not be considered for action, but was being provided to show that alternative parking regulations were originally proposed with the form-based code, but not adopted as part of the final version. This text was being provided as an example of the options that could be explored for alternative parking regulations if the Planning Commission wanted to consider different parking standards for the Gateway Zoning District. Eric also described the current rate of parking needed for projects in the Gateway Zoning District. Tommie and Mike provided information on the historic context of the update and questions were asked about why the parking standards were not included in the final version of the code. Eric indicated that he researched that question but was unable to find any specific information regarding the removal of the parking language from the final draft. Eric also provided information on the current parking standards and

explained how parking was being calculated for projects in the Gateway Zoning District, and what options currently existed to reduce the overall parking demand.

Following Eric's introduction, the Planning Commission members discussed the need for stronger alternative transportation options and a mechanism to support/fund these options. Specifically, it was noted that reducing parking in favor of alternative transportation was a positive step, but without the alternative transportation network in place to support the alternative options, the availability would be limited. A specific example that was identified was bicycle infrastructure. The Planning Commission members raised further concerns that reducing required parking would over-burden on-street spaces and may negatively impact the neighborhood streets surrounding the Gateway Zoning District. Questions regarding the Main Street Revitalization Plan were also raised in the context of the number of parking spaces that would remain following the project.

Finally, the Planning Commission members asked how the parking standards for the Gateway Zoning District would be impacted by the parking waiver option. Eric noted that it would be an option that is available, however language could be written to limit the waiver to non-gateway projects. Joe Gamache expressed concerns about the parking waiver and how the language included in the draft parking standards would be enforced. He indicated the intent statements provided no enforcement action and needed to be strengthened. He also raised questions about the whole process and challenged the validity of the parking waiver as an option and indicated it should be a variance instead.

Following additional discussion between the Planning Commission members, the public, and staff, it was decided that staff should not continue work on alternative parking regulations for the Gateway Zoning District until after the parking study that was applied for through the Chittenden County Regional Planning Commission could be completed. The Planning Commissioners also asked about the parking waiver and how they could provide additional input on the language or change it. Eric stated that the waiver was with Council and a public hearing would be held on June 15th. He indicated that Council would need to refer the waiver back to the Planning Commission in order for them to consider any changes.

VI. General Update on Parking Regulations

Eric provided the Planning Commission with an overview of the Development Review Board's discussion on two applications for parking waivers. One was from the Winooski School District to establish the minimum number of required parking spaces, and the other was from a developer looking to reduce the total number of parking spaces. In both cases, the DRB approved the requests. The Planning Commission members expressed concern that the request from the developer was an unintended consequence that they were not expecting and were uncomfortable with. They asked about how they could change the waiver language to limit these requests. It was noted that the City Council would be holding a public hearing on the waiver language on June 15th, and the Planning Commission would have a meeting on June 11th. It was decided that the Planning Commission would discuss the waiver language at their June 11th meeting and consider providing a request that Council refer the waiver back to them for additional consideration.

VII. Department and City Updates

Eric provided an update on the historic resources work that is being done by the City and provided information on the consultant that was selected. Joe asked about the timeline and if an extension would be needed to complete the work within the grant timeframe. Eric

indicated that no extensions have been requested at this time and that work was progressing, but would update the Planning Commission as the process moves forward. Mayor Lott reported that the City was delaying the payment deadline for residents to pay some bills such as utility bills, and there was legislation being considered that could impact any late fees for unpaid taxes.

VIII. Other Business

Eric noted the next meeting would be on June 11th, and it would be conducted electronically. Mike requested that any topics the Planning Commission would like to discuss should be brought forward for consideration.

IX. Adjourn

Motion by: Terry

Second: Sarah

Meeting End Time: 8:16pm