



# Work Session Minutes

Planning Commission, and City Council

February 26, 2024

PC MEMBERS PRESENT:	Chair Eddie Holmwig-Johnson, and Commissioners Brendan Kennealy, Benjamin Surma, Brett Stursa, Cole Hooey, and Stephanie Hollman
PC MEMBERS ABSENT:	None
COUNCIL MEMBERS PRESENT:	Mayor Mary Supple, and Council Members Simon Trautmann, Sharon Christensen, Sean Hayford O'leary, and Ben Whalen
COUNCIL MEMBERS ABSENT:	None
STAFF PRESENT:	Melissa Poehlman, Community Development Director; Samantha Crosby, Planner II; and Ruby Villa, Assistant Planner
OTHERS PRESENT:	None

Chair Holmwig-Johnson called the meeting to order at 6:00 p.m.

## **ITEM #1 Discuss potential reductions to parking requirements.**

Community Development Director Poehlman introduced Planner II Crosby who gave an overview of the work session agenda.

### Housekeeping Changes

- Planner Crosby explained staff proposed changes of using traditional rounding and allowing on-street parking to be used in parking minimum calculations by right.
- Several Council members and Commissioners expressed their agreement in the proposed changes.

### Expanding Council Flexibility

- Planner Crosby explained the proposal for expanding the Council's flexibility in allowing lower parking for low demand populations, not just seniors as currently stated in the code.
- There was consensus that allowances in reductions should not be limited to the listed low demand uses. Planner Crosby stated that she would consult with the City Attorney to determine whether the proposed language would limit flexibility or if it could be interpreted as mere examples, as intended.

### Libraries, Museums, and Art Galleries

- Planner Crosby explained the proposal for adding a parking requirement for libraries, museums, and art galleries. The addition of this parking requirement would facilitate the Augsburg Library renovation project.
- Making sure the historical society is also included, several Council members and Commissioners expressed their agreement in the proposed change.

### Class III Restaurants

- Planner Crosby explained the proposal for reducing Class III restaurant parking requirements to 7/1,000 GFA from 17/1,000 GFA.
- There was some discussion regarding drive-thru businesses in the city. Planner Crosby clarified that the reduction would be for all Class III restaurants, not just drive-thrus.
- Several Council members and Commissioners expressed their agreement in the proposed change.

### Multi-Family

- Planner Crosby explained the proposal for reducing the Council discretionary parking minimum for multi-family districts from 1.5 stall per unit to 1.25 per unit. There would also be the addition of language to allow the Council to evaluate "roadway width" as a contextual consideration.
- There was consensus that the requirement should be reduced to 1.25 by right (without Council discretion).

### Transit Oriented Reductions

- Planner Crosby explained the proposal for transit-oriented reductions within 1/8 mile of high frequency bus stops.
- Several Council members and Commissioners expressed their interest in continuing to explore increases in transit-oriented reductions – even eliminating parking requirements completely-- within such focused areas. Keeping in mind the evolving nature of transit service, there was support for looking at the possibility of upzoning around high frequency bus stops with the next Comprehensive Planning effort.

Planner Crosby provided a brief recap of each item in the presentation and confirmed the group's instructions for staff on how to proceed.

### **ADJOURNMENT**

The meeting was adjourned by unanimous consent at **6:58 p.m.**

Submitted by:



Ruby Villa  
Assistant Planner



Brett Stursa  
Planning Commission Secretary