

**Sauk Centre Planning Commission  
Regular Meeting  
Tuesday, May 9, 2017 – 4:30 P.M.**

**AGENDA**

1. Call to Order/Roll Call/Pledge of Allegiance
2. Approval of Agenda
3. Approval of Minutes
  - a. April 11, 2017 Regular Meeting **(P. 1-3)**
4. Reports/Presentations
  - a. April 2017 Monthly Building Permit Report **(P. 4-6)**
5. Public Hearings
  - a. Amend Conditional Use Permit (CUP) – Alliance Building Corporation **(P. 7-18)**
6. Action Items/Appeals
  - a. Amend Conditional Use Permit (CUP) – Alliance Building Corporation **(P. 19)**
7. Unfinished Business
8. New Business
9. Informational Items **(P. 20-44)**
  - a. Scrap Metal Clean Up Day
  - b. Household Hazardous Waste
  - c. GTS Educational Events
  - d. Comprehensive Plan Update (Example of Surveys)
10. Adjournment

**SAUK CENTRE PLANNING & ZONING  
COMMISSION MEETING MINUTES  
TUESDAY, APRIL 11, 2017  
4:30 P.M.**

**1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**

The regular meeting of the Sauk Centre Planning Commission was called to order at 4:30 p.m. with Commissioners Walz, Jansen, Gieske, Leach and Magnuson present. Also present was City Administrator Willer and City Planner Morton. Those in attendance were asked to stand and recite the Pledge of Allegiance.

**2. APPROVAL OF AGENDA**

A motion was made by Magnuson and was seconded by Jansen to approve the agenda, with changes. A vote being recorded as follows: For: Magnuson, Jansen, Gieske, Walz and Leach. Against: None. The motion passed.

**3. APPROVAL OF MINUTES**

A motion was made by Gieske and was seconded by Walz to approve the March 14, 2017 Regular Meeting Minutes, with changes. A vote being recorded as follows: For: Gieske, Walz, Magnuson, Jansen and Leach. Against: None. The motion passed.

**4. PUBLIC HEARING**

- a. **Ordinance No. 770 Regulating the Use and Location of Cargo Containers within the City.**

The Public Hearing was published in the Sauk Centre Herald and was posted as required by law.

Leach opened the Public Hearing and read the Public Hearing procedure.

At the Commission's February meeting, a Public Hearing was held to consider adopting the above Ordinance. The item was tabled to further review at the March meeting. At the March meeting, the Commission recommended Council approval; however, the Council did not approve the ordinance and asked that changes be made regarding time frame of temporary use, definitions, etc.

A review and discussion was held with the Commission recommending the following changes:

1. **Section C: Definitions:** The definition of Temporary Use was changed from thirty days to seven days.
2. **Section E: Permit Required:** The language regarding the lapse of six months between temporary use permits was removed. In its stead, language is recommended that no more than two Temporary Use Permits may be issued to a property within a calendar year.
3. **Section F.4(c) Performance Standards:** Two additional options for the foundation were added. The option for poured concrete piers, and slab on grade were included as types allowed.

4. Section G: Existing Containers: The language giving owners twelve months to comply was changed to ninety days.

It was noted that because the Moratorium automatically expired, language repealing the moratorium was removed from the proposed Ordinance.

Leach called for persons to speak in favor or opposition. No one was present to speak. Leach closed the Public Hearing. See 6b

## 5. REPORTS/PRESENTATIONS

- a. During the month of March, eleven permits were issued, with a total construction value of \$516,200. The breakdown is as follows:
  - 5 residential addition permits
  - 4 miscellaneous commercial permits
  - 1 new dwelling w/ attached garage
  - 1 detached accessory structure
- b. City Planner Morton presented the Commission with the following reports:
  - 2016 Land Use Request Log
  - Building/Zoning Permit Valuation by Year. Valuation - \$6,919,427. Fee - \$53,846.56
  - 2016 Building Permit Report by Quarter. Total \$52,571.56
  - Building Permits Issued By Month
  - 2016 Zoning Permits. Total \$1,275.00
  - Historical Housing Units
  - Population report

## 6. ACTION ITEMS

- a. ~~Removed from agenda. Alliance Building Corporation has made a formal request to amend Resolution No. 2016-66 which is a Conditional Use Permit which was granted to them on September 21, 2016.~~

\*Public Hearing to be held at the May 9, 2017 meeting.

- b. See 5a.

A motion was made by Gieske and was seconded by Walz to recommend Council approval of Ordinance No. 770 with the following changes:

5. Section C: Definitions: The definition of Temporary Use was changed from thirty days to seven days.
6. Section E: Permit Required: The language regarding the lapse of six months between temporary use permits was removed. In its stead, language is recommended that no more than two Temporary Use Permits may be issued to a property within a calendar year.

7. Section F.4(c) Performance Standards: Two additional options for the foundation were added. The option for poured concrete piers, and slab on grade were included as types allowed.
8. Section G: Existing Containers: The language giving owners twelve months to comply was changed to ninety days.

A vote being recorded as follows: For: Gieske, Walz, Magnuson, Jansen and Leach. Against: None. The motion passed.

#### **7. UNFINISHED BUSINESS**

None.

#### **8. NEW BUSINESS**

None.

#### **9. INFORMATIONAL ITEMS**

- a. Copy of a Memorandum from Stearns County regarding amendments to the Subdivision Ordinance.
- b. Scrap Metal Clean-Up Day will be held on Saturday, May 13<sup>th</sup> from 8:00 a.m. to 1:00 p.m. in the Civic Arena parking lot.
- c. Household hazardous waste collection will be held on Wednesday, June 14<sup>th</sup> in the Civic Arena parking lot.
- d. LMC Safety & Loss Control workshops.
- e. GTS Educational Events.
- f. The Comprehensive Plan Kick-Off meeting was held on March 22, 2017.

#### **10. ADJOURNMENT**

A motion was made by Magnuson and was seconded by Jansen to adjourn the meeting. A vote being recorded as follows: For: Magnuson, Jansen, Gieske, Walz and Leach. Against: None. The motion passed.

With no further action, Leach adjourned the meeting.

Respectfully submitted,

---

Nicki Vogt,  
Recording Secretary

Planning Commission  
City of Sauk Centre  
Staff Report

---

**Meeting Date:** May 9, 2017  
**Subject:** April 2017 Building Permit Report  
**Agenda Item:** 4a

---

**Description/Summary**

See attachments – April 2017 Building Permit Summary

During the month of April, 15 permits have been issued as follows:

- 11 residential addition permits
- 2 miscellaneous commercial permits
- 1 detached accessory structure (garage)
- 1 three story 39 unit apartment building (phase one)

Total construction value: \$3,645,610.06

April of 2016, 10 building permit were issued, construction value \$112K.

**Action Requested:**

Information Item Only

**Action Taken:**

---

---

**Motion:**

**Second:**

---

CITY OF SAUK CENTRE - BUILDING PERMIT SUMMARY LOG

April 2017

| Date      | No.      | Name                         | Address               | Project Description                       | Contractor             | License # | Value        | Permit Fee | State Surcharges | Plan Check | Total Fee | PID           | Census Code     |
|-----------|----------|------------------------------|-----------------------|---|------------------------|-----------|--------------|------------|------------------|------------|-----------|---------------|-----------------|
| 4/4/2017  | 2017B024 | Wetting Joshua & Moran Heidi | 628 Birch St S        | replace decorative brick on back of house | Self                   |           | 550.00       | 21.00      | 1.00             |            | 22.00     | 94.58487.0000 | 434             |
| 4/8/2017  | 2017B025 | Denk, Jaron                  | 628 Birch St. S       | Reshingle & Re-side                       | Self                   |           | 4,000.00     | 87.25      | 2.00             |            | 89.25     | 94.58485.0000 | 434             |
| 4/8/2017  | 2017B026 | JWR Dealership Real Estate   | 805 Shtamrock Ln      | 50 x 80 Addition                          | Amzen Const.           |           | 313,848.00   | 1,968.89   | 156.97           | 978.80     | 3,092.46  | 94.57859.0020 | Comm            |
| 4/8/2017  | 2017B027 | Adams, Jeff & Mary           | 118 9th St S          | Bathroom Remodel Amended                  | Self                   |           | 3,000.00     | 62.50      | 1.00             |            | 63.50     | 94.58598.0000 | 434             |
| 4/10/2017 | 2017B028 | Moritz, Brandon              | 337 East River Circle | Deck                                      | Self                   |           | 1,500.00     | 48.50      | 1.00             |            | 49.50     | 94.58289.0808 | 434             |
| 4/11/2017 | 2017B029 | Penick, Kim                  | 627 Main St S         | Shorten Deck & Fence                      | Self                   |           | 1,100.00     | 37.50      | 1.00             |            | 38.50     | 94.58647.0000 | 434             |
| 4/17/2017 | 2017B030 | Schnijder, Rick & Carol      | 1028 Lakeshore Dr     | Detached Accessory                        | Schnijder Const.       | PC33781   | 20,000.00    | 287.25     | 10.00            | 114.80     | 412.15    | 94.58265.0804 | Detached Access |
| 4/17/2017 | 2017B031 | Elke, Dave                   | 414 6th St S          | Reside, reshingle, remodel                | Engle Bros.            |           | 20,000.00    | 287.25     | 10.00            |            | 287.25    | 94.58764.0000 | 434             |
| 4/18/2017 | 2017B032 | Friedrichs, Theresa          | 108 7th St S          | Deck                                      | Steve Moritz           |           | 7,550.00     | 131.63     | 3.78             |            | 135.41    | 94.58260.0020 | 434             |
| 4/18/2017 | 2017B033 | Elke, Dave                   | 724 2nd St SW         | 6x12 Addition                             | Bruce Engle            |           | 28,500.00    | 363.25     | 13.25            | 145.30     | 521.80    | 94.58230.0000 | 434             |
| 4/18/2017 | 2017B034 | Alliance Building Corp       | 800 Main St N         | 3-story 39-unit apt bldg                  | Alliance Building Corp |           | 3,143,741.00 | 10,808.25  | 1,228.75         | 5,453.77   | 17,590.06 | 94.58266.0720 | apartment       |
| 4/19/2017 | 2017B035 | Kobbs, Marjette              | 380 Morning View Ln   | 6 window replacements                     | K-Designers            |           | 12,751.08    | 198.25     | 8.35             |            | 202.80    | 94.58653.0175 | 434             |
| 4/21/2017 | 2017B036 | Schutzatzenberg, Richard     | 9 3rd St N            | Reshingle                                 | CJ Ottmann Const.      |           | 6,000.00     | 137.25     | 4.00             |            | 141.25    | 94.58733.0014 | 434             |
| 4/28/2017 | 2017B037 | Warner, Dean                 | 715 Main St S         | Reside & Deck                             | Al Kampsen Cont.       |           | 19,000.00    | 274.75     | 9.50             | 106.80     | 394.15    | 94.58888.0000 | 434             |
| 4/28/2017 | 2017B037 | Raoji LLC - DBA Guest House  | 322 12th St S         | Reroof motel                              |                        |           | 84,000.00    | 692.25     | 32.00            |            | 694.25    | 94.58045.0000 | Comm            |
|           |          |                              |                       |   |                        |           | 3,646,810.06 | 19,451.87  | 1,480.80         | 6,002.37   | 23,734.13 |               |                 |

# 2017 Building Permits

|                           | Value                 | Permit Fee         | State Surcharge   | Plan Check        | Other | Total Fees         |
|---------------------------|-----------------------|--------------------|-------------------|-------------------|-------|--------------------|
| Monthly Total             |                       |                    |                   |                   |       |                    |
| January                   | \$69,500.00           | \$893.00           | \$34.75           | \$0.00            |       | \$927.75           |
| February                  | \$466,642.40          | \$3,675.28         | \$233.92          | \$1,180.46        |       | \$5,089.66         |
| March                     | \$516,200.00          | \$4,505.94         | \$258.90          | \$1,617.66        |       | \$6,382.50         |
| <b>1st Quarter Total</b>  | <b>\$1,052,342.40</b> | <b>\$9,074.22</b>  | <b>\$527.57</b>   | <b>\$2,798.12</b> |       | <b>\$12,399.91</b> |
| April                     | \$3,645,610.06        | \$15,451.87        | \$1,480.60        | \$6,802.37        |       | \$23,734.13        |
| May                       |                       |                    |                   |                   |       |                    |
| June                      |                       |                    |                   |                   |       |                    |
| <b>2nd Quarter Total</b>  |                       |                    |                   |                   |       |                    |
| July                      |                       |                    |                   |                   |       |                    |
| August                    |                       |                    |                   |                   |       |                    |
| September                 |                       |                    |                   |                   |       |                    |
| <b>3rd Quarter Total</b>  |                       |                    |                   |                   |       |                    |
| October                   |                       |                    |                   |                   |       |                    |
| November                  |                       |                    |                   |                   |       |                    |
| December                  |                       |                    |                   |                   |       |                    |
| <b>4th Quarter Total</b>  |                       |                    |                   |                   |       |                    |
| <b>Year to Date Total</b> | <b>\$4,697,952.46</b> | <b>\$24,526.09</b> | <b>\$2,008.17</b> | <b>\$9,600.49</b> |       | <b>\$36,134.04</b> |

# City of Sauk Centre Staff Report

---

**Meeting Date:** May 9, 2017

**Subject:** Amendment to Conditional Use Permit (CUP) – Alliance Building Corporation – Corey Gerads

**Agenda Item:** 5a

**Description/Summary**

Sauk Centre Planning Commission LUR 2017-03

**Hearing Date:** May 9, 2017

**Applicant:** Alliance Building Corporation - Corey Gerads (owner)

**PID:** 94.59265.0720

**Legal Description:** Parcel Number 94.59265.0720 described as:

That part of Lot 3 Block 1 W. H. Cates 1<sup>st</sup> Addition, in the City of Sauk Centre, Stearns County Minnesota.

**Physical Address:** 800 Main Street North, Sauk Centre, MN.

**Action Requested:** To amend the Conditional Use Permit (CUP) that was granted to Alliance Building Corporation on September 21, 2016, by amending condition number 9 as it relates to parking spaces.

**Comments Received:** None

**Current Zoning:** Residential Multiple-Family (R-2)

**Background:** Copies of the staff reports 4b, 6b and Resolution 2016-66 from September 13, 2016 are included for your review.

**Planning Commission Direction:** The Planning Commission may approve or deny the Conditional Use Permit amendment. In either case, findings should be cited to support the decision. The Planning Commission may also choose to table the request if there is insufficient information on which to base a decision.

**Action Requested:**

Action to be taken under agenda item 6a.

**Action Taken:**

---



---

***Motion:***

***Second:***

---



March 20, 2017

Sarah Morton  
City Planner/Zoning Administrator  
City of Sauk Centre  
320 Oak Street South  
Sauk Centre MN 56378

Amendment Request to Resolution No. 2016-66

Dear Sarah,

I am formally making the request to amend the item # 9 on the CUP for the MainStreeter Apartment Project. The request is to revise the item #9 to read "Parking requirements of two stalls per unit shall be maintained and an additional stall shall be required for a three bedroom unit. Garage Stalls may be counted as parking spaces only if the garage dimension is a minimum of 12 feet by 22 feet".

Thank you for allowing me to make this formal request.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Gerads', written over a large, stylized flourish.

Alliance Building Corporation  
President  
Corey C. Gerads

*Alliance Building Corporation  
3709 Quail Road NE  
Sauk Rapids, MN 56379  
P. 320-253-3524 F. 320-253-8128  
[www.alliancebuildingcorporation.com](http://www.alliancebuildingcorporation.com)*

# Planning Commission Staff Report

---

**Meeting Date:** September 13, 2016  
**Subject:** Conditional Use Permit – Alliance Building Corporation  
**Agenda Item:** 4b

## Description/Summary

Sauk Centre Planning Commission LUR #2016-10

**Hearing Date:** September 13, 2016

**Applicant:** Alliance Building Corporation

**PID:** To be determined by County

**Legal Description:** Lot 3, Block 1, W.H. Cates Estates 1<sup>st</sup> Addition

**Physical Address:** In the process of being assigned  
(Located in the 700 block on Main Street North)

**Action Requested:** Motion to recommend approval of a Conditional Use Permit (CUP) to allow a 30 to 35 unit apartment building with a detached garage structure with an additional 30 to 35 parking stalls. The final number of dwelling units will be determined via the suitability of the lot. No variances are being requested at this time, CUP is subject to conditions recommended by the Planning Commission and staff.

**Current Zoning:** R-2 (Multiple-Family Residential)

**Comments Received:** None

### **60-Day Rule Summary:**

Application accepted: August 24, 2016  
60-Day Review Deadline: October 23, 2016  
Extension Granted: N/A

**Park Dedication Fee:** N/A (fee was paid with the original plat)

### **Background:**

The 4.08 acre or 177,702 square foot parcel is a vacant lot at this time and has been used for agricultural purposes in the recent past. There is a separate parcel, approximately half an acre in size, located on the north-west corner of this lot, where Indian Burial Mounds are indicated on a former survey. The 4.08 acre lot is located on the east side of Main Street North, west of Eagles Healing Nest (the former Home School) and approximately 900 feet north of Fairway Pines Assisted Living facility. A small area of Lot 3 lies within the Shoreland Overlay District on the north side of the property.

**Zoning analysis:**

The proposed use 30 to 35 unit apartment building is allowed by Conditional Use Permit (CUP) in the R-2 Multi-family Residential Zoning District. The apartment building is subject to additional conditions proposed in Agenda Item 6b.

**Setbacks**

The required and proposed setbacks for the proposed building are detailed in the following table:

| Required Yards | Minimum Requirements   | Proposed                   |
|----------------|------------------------|----------------------------|
| Front (West)   | 30 feet (20' easement) | to be determined           |
| Side (North)   | 10 feet (5' easement)  | to be determined           |
| Side (South)   | 10 feet (20' easement) | to be determined           |
| Rear (East)    | 30 feet (10' easement) | to be determined           |
| Lot Size       | 20,000 square feet     | 177,702 sq. ft. or 4.08 ac |
| Lot Width      | 120 feet               | 311.05 feet                |

**Accessory Structure Setbacks**

| Required Yards | Minimum Requirements | Proposed         |
|----------------|----------------------|------------------|
| Front (West)   | 30 feet              | to be determined |
| Side (North)   | 5 feet               | to be determined |
| Side (South)   | 5 feet               | to be determined |
| Rear (east)    | 30 feet              | to be determined |
|                |                      |                  |

**Building Height**

40 feet maximum

**Parking**

City code, Section 156.050 requires at least two spaces per living unit, Parking Space, Automobile is defined as: A suitable surfaced and permanently maintained areas off the public street right-of-way, either within or outside of a building, of sufficient size to store 1 (one) standard automobile, but in no event less than 180 square feet, exclusive of passageways, driveway or other means of circulation, No on street parking shall be allowed therefore on street parking cannot be counted toward the required parking for this proposal.

**Snow Storage**

Adequate open space shall be maintained for snow removal and snow storage.

**Utilities**

City water, sanitary and electric will be available to the property at the time of construction.

**Grading and Storm Water**

The property is relatively flat, the proposed grading plan will slightly modify the current grades to create the building pad; however the existing drainage patterns will be reviewed by the City Engineer and staff.

The applicant proposes one infiltration field to control storm water runoff; it will be located in the south-east corner of the property. The basin will be appropriately landscaped as a rain garden. The field will be reviewed by the City Engineer and will

contain and treat runoff from the property. Additional permits from the Sauk River Watershed District will be required prior to beginning construction on the site.

Public Works Supervisor shall review these items as well as the City Engineer and City Administrator.

**Applicable Statutes/Standards:**

The purpose of a Conditional Use Permit is to provide the Planning Commission the opportunity to carefully evaluate proposals to ensure that the use is consistent with the standards, purposes and procedures of the Ordinance and Comprehensive Plan.

In doing so the Planning Commission shall recommend and the Council shall issue a Conditional Use Permit only if it finds that such use at the proposed location will comply with the requirements of Section 156.079 Soil Erosion and Sediment Control as follows.

(1) All land in the city must be maintained in a condition so that storm water and snow melt running off the land will not cause soil sediment to be transported into a storm sewer, drainage course, wetland or lake.

(2) Before grading or construction an erosion control fence must be placed and maintained down gradient from the disturbed surface to filter sediment out of runoff before the runoff enters storm sewers, drainage courses, wetlands or lakes.

(3) This fencing must remain in place until all development activities that may cause soil erosion have been finished and adequate vegetative cover has been established.

(4) Vegetative cover shall be established promptly after earth filling or removal activities are completed.

(5) The publication *Protecting Water Quality in Urban Areas* (Minnesota Pollution Control Agency- March 1, 2000) describes the proper method of installing an erosion control fence as well as other techniques that may, with the approval of the Zoning Administrator, be used in lieu of the installation of erosion control fencing to ensure that sediment is filtered or settled out of runoff before it enters storm sewers, drainage courses, wetlands or lakes. Applicant shall use the most current version of this publication.

(6) A national pollution discharge effluent standard (NPDES) permit from the Minnesota Pollution Control Agency is required for construction activity that disturb more than 1 acre of land either as a separate project or as part of a larger common plan of development.

(7) The application for the NPDES/SDS permit must include a storm water pollution prevention plan (SWPPP).

**Action Requested:**

Action to be taken under agenda item 6b.

**Action Taken:** \_\_\_\_\_

**Motion:** \_\_\_\_\_

**Second:** \_\_\_\_\_

# Planning Commission Staff Report

---

**Meeting Date:** September 13, 2016  
**Subject:** Conditional Use Application – Alliance Building Corporation  
**Agenda Item:** 6b

---

## **Description/Summary**

See agenda items 4b. Hearing Notice was published in the Sauk Centre Herald on September 1, 2016 and was posted as required by law. See attachments: Conditional Use Application, Public Hearing Notice mailed to appropriate property owners, staff report, and any correspondence received. As of September 6, 2016, no comments have been received concerning this Conditional Use Application.

**Planning Commission Direction:** The Planning Commission may approve or deny the Conditional Use Permit. In both cases, findings should be cited to support the decision. The Planning Commission may also choose to table the request if there is insufficient information on which to base a decision.

**Findings of Fact:** The following findings of fact are provided for the Planning Commission's discussion in relation to this application:

1. The city shall issue a Conditional Use Permit with notation of conditions thereon or attached to.
2. Applicant and contractors shall take the appropriate measures to prevent soil erosion and control sediment runoff during the construction of the proposed apartment building and proposed accessory structures. Applicant shall comply with the requirements of Section 156.079 Soil Erosion and Sediment Control.
3. The planned development in not in conflict with the city's Comprehensive Plan.
4. The planned development in not in conflict with the intent of the primary zoning district.
5. The planned development in not in conflict with other applicable provisions of the City Code.
6. The planned development or apartment complex is of sufficient size, composition and arrangement that it's construction, marketing, and operation is feasible as a complete unit without dependence upon any subsequent unit.
7. The planned development will not create an excess burden on parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the proposed apartment complex.
8. The planned development will not have an undue or adverse impact on the reasonable enjoyment of neighborhood property.

**Recommendations:**

The Planning Commission and staff recommends approval of the Conditional Use Permit for a 3-story 30 to 35 unit apartment building, a detached 30 to 35 unit garage for enclosed parking, 30 to 35 outdoor parking spaces and overflow parking at a ratio of 3:1 or to be determined by City Engineer. The Conditional Use Permit is subject to the following conditions:

1. A development agreement, including all conditions of approval, shall be executed by the applicant and the City and shall be properly recorded by the applicant with proof of recording provided to the City Administrator.
2. Grading, drainage, utility and erosion control plans shall be approved by the City Engineer following review by the appropriate watershed district - including a Stormwater Management Plan that includes the following:
  - a. Stormwater rate control, volume control and water quality treatment which meets the requirements of the City of Sauk Centre.
  - b. Maintenance Schedule/Plan for Stormwater BMP signed by owner/applicant and to be filed on record with Stearns County. Proof of filing shall be submitted to the City Engineer and City Administrator.
3. All trash and recyclable materials be screened and stored inside the principal building.
4. All recyclable materials shall be separated and collected.
5. Building shall be provided with an automatic fire sprinkler system as approved by the State Fire Marshall (MN Building Code Section 309, MN Rules Chapter 1306; MN State Fire Code Section 903);
6. Fire lanes shall be posted as approved by Fire Chief (MN State Fire Code Section 503.3).
7. For newly constructed buildings, approved water supplies capable of providing the required water flow for fire protection must be provided when required by the local Fire Chief [MSFC (07) Section 508.1] See the SFMD Policy titles, *Fire Department Water Supplies*.
8. All lighting used for exterior illuminate (including off-street parking area) shall be shaded or diffused so as to reflect the lights away from adjoining property and away from abutting traffic flow.
9. Development shall comply with the state access code.
10. Any drainage from interior portions of the proposed parking garage must drain to the sanitary sewer system and be metered (MN State Building Code).
11. The site be developed, used and maintained in conformance with all state, county and city codes.
12. All conditions for stormwater management shall be met.

13. All necessary permits must be obtained, including any necessary permits from the Sauk River Watershed District.
14. Prior to issuing the building permit, the following conditions shall be met:
  - a. Applicant shall submit financial security in the form of cash escrow or letter of credit in the amount of 125% of the costs of landscaping, stormwater, and the repair/cleaning of public streets and utilities.
  - b. Consent form and official exhibits must be signed by the applicant and or owner.
15. The applicant shall comply with the following conditions during grading and stormwater facility construction:
  - a. The site shall be kept free of dust and debris that could blow onto neighboring properties.
  - b. Public streets shall be maintained free of dirt and shall be cleaned as necessary.
  - c. The appropriate city staff may impose additional conditions if it becomes necessary in order to mitigate the impact of excavation on surrounding properties.
16. All new utilities shall be buried.
17. Parking: Proof of overflow parking on property shall be provided to the City and approved by the City Engineer; 30 to 35 outdoor parking spaces with a minimum of 180 square feet per space; 30 to 35 enclosed garage parking spaces with a minimum size of 12 feet by 22 feet for interior parking of vehicles.
18. Adequate open space shall be maintained for snow removal and snow storage.
19. Adequate sidewalk and or bike path shall be provided along the west property line as approved by the City Engineer.

**Action Requested:**

Planning Commission to recommend to the City Council that a Conditional Use Permit be **granted** to Alliance Building Corporation, allowing the construction of the proposed apartment building and detached garages. The Planning Commission should consider the findings outlined and apply those that it deems appropriate. In addition, the proposed conditions and any additional conditions noted should be attached to the approval.

**Action Taken:**

**Motion:**

**Second:**



**RESOLUTION NO. 2016-66**  
**RESOLUTION APPROVING REQUEST FOR A CONDITIONAL USE PERMIT**  
**TO ALLIANCE BUILDING CORPORATION**

**WHEREAS**, an application for a Conditional Use Permit has been submitted by Alliance Building Corporation, and

**WHEREAS**, the legal description of the property is Lot Three (3), Block One (1), W. H. Cates Estates First Addition to Sauk Centre, Section 3, Twp 126N Range 34W. Containing 4.08 acres, more or less, and

**WHEREAS**, a public hearing was held on September 13, 2016 before the Sauk Centre Planning Commission after completion of duly published, served and posted notice thereof, and all interested parties were given an opportunity to be heard, and

**WHEREAS**, said request is to allow the construction of up to a 35 unit multi-family apartment complex with related accessory buildings, and

**WHEREAS**, findings supporting the proposal are:

1. The Planned Development is consistent with the intent of the City's Comprehensive Plan which states the City should take steps to provide adequate safe housing for with a range of rent rates and shall encourage alternative housing types to supplement single family homes. The proposal will include secured access, a variety of sizes of units with varying rental rates and will be a viable alternate to single family living.
2. The Planned Development is consistent with the Zoning Map and the intent of the zoning district which is to encourage development of multifamily housing in the district. The property is currently zoned to allow for multifamily development. No rezoning is requested or required. The Re-use Study for the former Home School also supports the development of multifamily housing.
3. The Planned Development will not create an excess burden on public facilities and utilities. The property has previously been allocated an adequate number of units of service from municipal sewer. Municipal water will be extended through the property.
4. The Planned Development will not create a burden on parks. The property previously paid Park Fees for access to the park system.
5. The Planned Development will not have an undue impact on the neighborhood property. Multifamily housing currently exists on three sides of the property.
6. The Planned Development will not cause storm water issues. All storm water will be maintained and treated on the property. All appropriate permits from other agencies will be provided prior to construction including erosion control plans and NPDES permits.
7. The Planned Development will not impact Shorelands. The property is located outside of the Shoreland Overlay District.

**WHEREAS**, following the public hearing the Commission reviewed the proposal and forwarded a recommendation to the City Council approve the issuance of the Conditional Use Permit according to the Findings presented for up to a 35 unit multifamily apartment complex subject to the following terms and condition:

1. A Development Agreement shall be executed by the Developer and City prior to construction insuring all aspects of the proposal not completed at the time of the application are completed. An escrow deposit, letter of credit or bond equal to 125% of cost of the landscaping and storm water provisions shall be required to insure completion.
2. Grading, drainage, utility and erosion control plans shall be approved by the City and other agencies including Sauk River Watershed District and the MPCA through its NPDES permit. All conditions for storm water management shall be met.
3. A landscaping plan shall be submitted and approved by the Planning Commission at the time of Building Permit Application.
4. All trash receptacles shall be screened from view.
5. Building shall be provided with appropriate automatic sprinkler system and all requirements of the Fire Marshall and local Fire Chief shall be adhered to including installation of a Knox Box and a Supplemental Sprinkler Access Line and posting of fire lanes if applicable.
6. All exterior lighting shall be shaded and directed down and away from adjoining properties including roadway.
7. Any floor drainage system from interior garage spaces shall drain to the sanitary system per the State Building Code.
8. During construction the site shall be kept free of dust and debris that could blow onto neighboring property. Public streets shall be maintained free of dirt and cleaned as necessary.
9. Parking requirements of 2 stalls per living unit shall be maintained plus overflow parking of 1 stall per three living units. Garage stalls may be counted as parking spaces only if the garage dimension is a minimum of 12 feet by 22 feet.
10. Adequate open space shall be maintained for snow removal and storage. No snow shall be plowed onto or drain onto the city street.
11. Utilities shall be provided underground.
12. Sidewalk or bike path plans that will connect to future proposed system shall be required and shall be submitted prior to issuance of the building permit.

Adopted this 21st day of September, 2016.

\_\_\_\_\_  
Mayor Warren Stone

ATTEST: \_\_\_\_\_  
City Administrator\Clerk Vicki Willer

# Planning Commission Staff Report

---

**Meeting Date:** May 9, 2017  
**Subject:** Amendment to Conditional Use Permit (CUP) – Alliance Building Corporation – Corey Gerads  
**Agenda Item:** 6a

---

## **Description/Summary**

Alliance Building Corporation has made a formal request to amend the Resolution No. 2016-66, a Conditional Use Permit (CUP) to Alliance Building Corporation, approved and granted by the City Council September 21, 2016.

Applicant is asking to amend requirement #9 re:

~~9. Parking requirements of 2 stalls per living unit shall be maintained plus overflow parking of 1 stall per three living units. Garage stalls may be counted as parking spaces only if the garage dimension is a minimum of 12 feet by 22 feet.~~

9. Parking requirements of two stalls per unit shall be maintained and an additional stall shall be required for a three bedroom unit. Garage stalls may be counted as parking spaces only if the garage dimension is a minimum of 12 feet by 22 feet.

## **Action Requested:**

a. Make recommendation to City Council to approve applicants request to amend Resolution 2016-66 as presented.

or

b. Table request for further information.

or

c. Recommend denial of the proposed request.

## **Action Taken:**

---

---

**Motion:**

**Second:**

---

# Planning Commission Staff Report

---

**Meeting Date:** May 9, 2017  
**Subject:** Informational Items  
**Agenda Item:** 9a

---

## Description/Summary

- Scrap Metal Clean Up Day - Will be held on Saturday, May 13, 2017  
8:00 a.m. to 1:00 p.m. Civic Center parking lot
- Household Hazardous Waste – via Stearns County
- GTS Educational Events
- Comprehensive Plan Update – Examples of Community Surveys  
\*Planning Commission members please review, if there are specific questions you would like added to our Comprehensive Plan Survey please let staff know.\*

## Action Requested:

Informational items only.

## Action Taken:

---

**Motion:**

**Second:**

---

# CITY of SAUK CENTRE



# 2017 Spring CLEAN UP DAY

Saturday, May 13 • 8 a.m. – 1 p.m.

The City of Sauk Centre  
is offering disposal of the following  
items for city residents:

**Misc. E-Waste:**

**\$5.00 Each Item**

- Computer Towers
- Copiers
- Laptops
- Printers
- Radios, etc.

**Items with No Charge:**

- Lawn Mowers
- Snowblowers
- Exercise Equipment
- Bikes
- Anything with Metal on it
- Pots
- Pans
- Car Batteries

**Appliances with Freon:**

**\$10 Each Item**

- Refrigerators
- Freezers
- Air Conditioners
- Dehumidifiers

**Appliances without Freon:**

**\$5 Each Item**

- Dishwashers
- Humidifiers
- Microwaves
- Clothes Washers
- Water Softeners
- Dryers
- Furnaces
- Stoves
- Water Heaters

*Drop off site is  
located at the  
Sauk Centre Civic  
Arena parking lot  
818 Centre Street.*

**TV's or Computer  
Monitors**

**Less than 7" ....ea. \$5.00**

**7" to 27" ..... ea. \$15.00**

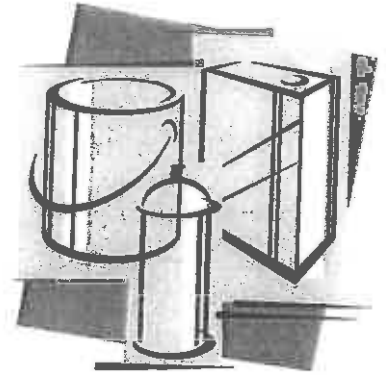
**Larger  
than 27" ..... ea. \$30.00**

**ABSOLUTELY NO  
RV REFRIGERATORS**

**MARK YOUR CALENDARS - A GREAT TIME TO CLEAN UP!**

# CLEAN UP TIME?

What are you going to do with all those hazardous or nuisance products lying around your home?



## TAKE ADVANTAGE OF THE HOUSEHOLD HAZARDOUS WASTE COLLECTION!

### Products accepted include:

- |               |                        |             |
|---------------|------------------------|-------------|
| ☺ Paints      | ☺ Automotive Chemicals | ☺ Adhesives |
| ☺ Cleaners    | ☺ Sealers              | ☺ Aerosols  |
| ☺ Poisons     | ☺ Garden Chemicals     | ☺ Solvents  |
| ☺ Roofing Tar | ☺ Pool Chemicals       | ☺ Mothballs |
| ☺ Fuels       | ☺ Fluorescent Bulbs    | ☺ Mercury   |

### Products NOT accepted include:

- |                        |                 |                     |
|------------------------|-----------------|---------------------|
| ☹ Used Motor Oil *     | ☹ Antifreeze *  | ☹ Electronics       |
| ☹ Unknowns             | ☹ Explosives    | ☹ Household Garbage |
| ☹ Appliances           | ☹ Furniture     | ☹ Tires             |
| ☹ Pharmaceutical Waste | ☹ Medical Waste | ☹ Business Waste    |

Place: Sauk Center – Ice Arena  
Date: Wednesday June 14, 2017  
Time: 9am – 1pm



\* Residents are encouraged to use the public used oil facilities located throughout Stearns County.

For more information call Stearns County Environmental Services at 1-800-450-0852 or (320) 656-3613. THANK YOU!



## LAND USE TRAINING AND EDUCATION PROGRAM

### 2017 Land Use Training & Education Program

HOME UPCOMING SESSIONS

Everyone is impacted by how land is used. Land Use describes a decision-making process used to determine how a land should be developed to meet the needs of residents, businesses, and government. Building mixed-use developments, adding more bike lanes and walking paths, or zoning land for commercial development are examples of just some of the ways land can be developed to meet community needs.

From basic to advanced core content, to special and emerging topics, the **Land Use Training and Education Program** is designed to provide opportunities for elected and appointed officials, land use planning and zoning staff, the business community, community-based organizations, and concerned citizens from cities, suburbs, towns, and rural areas to engage in conversations and collaborative learning that will drive toward equitable and sustainable land use outcomes.

2017 Program offerings include:

- **Basics of Planning & Zoning** ([basics-of-planning-and-zoning.php](#))
- **Beyond the Basics of Planning & Zoning: Variances and More!** ([beyond-basics-of-planning-and-zoning.php](#))
- **Effective Community Engagement for Land Use** ([effective-community-engagement-for-land-use.php](#))
- **Your Role as Planning Commissioner** ([your-role-as-a-planning-commission-member.php](#))

Workshops are held throughout the year in various locations. Presenters have extensive backgrounds in their discipline areas, and workshops include practical content, opportunities for in-depth study and hands-on application as well as handouts and reference materials.

The purpose of the Program is to ensure economic vitality, and environmental and public health for all communities by engaging and informing a diverse group of public, private and civic stakeholders regarding ongoing and emerging land use issues.

#### Upcoming Sessions

June 1 - **Effective Community Engagement for Land Use, St. Paul** ([effective-community-engagement-for-land-use.php](#))

June 8 - **The Basics of Planning and Zoning, Owatonna** ([basics-of-planning-and-zoning.php](#))

June 14 - **The Basics of Planning and Zoning, St. Paul** ([basics-of-planning-and-zoning.php](#))

June 22 - **The Basics of Planning and Zoning, Little Falls** ([basics-of-planning-and-zoning.php](#))

July 6 - **Beyond the Basics of Planning and Zoning: Variances and More!, St. Paul** ([beyond-basics-of-planning-and-zoning.php](#))

July 11 - **Your Role as Planning Commissioner, St. Paul** ([your-role-as-a-planning-commission-member.php](#))

July 11 - **Your Role as Planning Commissioner, Little Falls** ([your-role-as-a-planning-commission-member.php](#))

July 17 - **Beyond the Basics of Planning and Zoning: Variances and More!, Owatonna** ([beyond-basics-of-planning-and-zoning.php](#))

July 20 - **Beyond the Basics of Planning and Zoning: Variances and More!, Little Falls** ([beyond-basics-of-planning-and-zoning.php](#))





(<https://www.facebook.com/GTSedevents>)



(<https://www.flickr.com/photos/147482145@N08/>)



(<https://www.linkedin.com/company/gts-educational-events>)

HOME UPCOMING SESSIONS ▾

### About GTS Educational Events

If you are a nonprofit or public sector group looking to create a conference, workshop or educational event with impact, look to GTS. We believe educational events are successful when participants learn and grow and then return to their organizations and communities to make them stronger. We look forward to continuing our work with the broad spectrum of organizations striving to make a difference for the people and communities they serve.

### Our location



1380 Energy Lane, Suite 206, St. Paul, MN 55108



651.222.7409



# Jordan Comp Plan Survey

## Why your input is needed:

The City of Jordan is updating its Comprehensive Plan, which is a long range plan to guide the future growth and redevelopment of the City. Your input will be an important part of the development of the plan. Please take a few minutes to respond to the following questions, by April 4, 2016 to be eligible for four drawings for \$25 each in Jordan Chamber dollars. For more information please contact the City of Jordan Planning Department: Laura Holey or Andrew Barbes at: 952-492-2535

### 1. What is your age?

- 18 to 24
- 25 to 34
- 35 to 44
- 45 to 54
- 55 to 64
- 65 to 74
- 75 or older
- No comment

### 2. Where, in the City, do you live?

- Older (original) part of Jordan
- East of downtown
- Public schools area
- Bridle Creek/Stonebridge/Arborview/Sawmill Woods/Meadowood (south of CR 66)
- North of Highway 169
- Timberline
- Brentwood
- I do not live in the city, but I own property in the city
- I do not live in the city, or own property in the city

### 3. How long do you plan to live in the City of Jordan?

- 0-5 years
- 6-10 years
- 11-15 years
- 16-20 years
- 21+ years

6-10 years

16-20 years

**4. What are the three greatest strengths of the City of Jordan?**

#1.

#2

#3.

**5. What is the greatest challenge facing the City of Jordan that the city should plan for in the next 25 years?**

**6. In one sentence, describe your vision for the City of Jordan or how you would like Jordan to be identified as in 2040.**

**7. When planning for future residential development, should the City place more emphasis on:**

- Low density residential for single family housing (i.e. two to three units per acre)
- A mix of Low Density and Medium Density housing (townhomes, twin homes with four to five units per acre)
- Higher density housing (apartments with six plus units per acre)

Other (please specify)

**8. How would you rate the overall current condition of the existing housing stock in the city?**

- Excellent
- Very Good
- Good
- Fair
- Poor
- Uncertain

Other (please specify)

Other (please specify)

[Empty text box]

**9. What type(s) or specific businesses or services would you like to see in Jordan?**

1.

[Empty text box]

2.

[Empty text box]

3.

[Empty text box]

**10. When planning for Jordan's downtown commercial space do you think the City should:**

- Maintain the current boundaries for the downtown
- Expand the downtown to the north to the Highway 169 exit
- Expand the downtown to the south toward New Prague
- Expand the downtown along Highway 282

Other (please specify)

[Empty text box]

**11. When planning for future industrial development, where should the city plan for this land use?**

- East along County Road 282
- Northwest on CR 9 and near the Fairgrounds
- South along Highway 169

Other (please specify)

[Empty text box]

**12. If you moved to Jordan from another community, why did you select Jordan as your new home?**

**12. If you moved to Jordan from another community, why did you select Jordan as your new home?**

- Affordability
- Accessible transportation system (Highway 169- Hwy 282)
- Other: Please explain.
- Friendly/welcoming community
- Growing community
- School District
- Close to family in the community

\_\_\_\_\_

**13. Please identify any transportation safety concerns or areas in the roadways which need to be addressed. Please describe the location and the type of concern.**

1.

\_\_\_\_\_

2.

\_\_\_\_\_

3.

\_\_\_\_\_

**14. What is your opinion on the sidewalk and trail system in Jordan?**

- Needs expansion
- Needs improvement (poor condition)
- Sidewalks and trails are undesirable
- Need more sidewalks in existing residential areas
- I am satisfied with the the current sidewalk and trail system

Please describe your concern or recommendation:

\_\_\_\_\_

**15. Are all areas in the City adequately served by parks?**

- Yes
- No

15. Are all areas in the City adequately served by parks?

- Yes
- No
- Uncertain
- If no, please describe the location in which a park is needed.

---

16. What outdoor park facilities would add to the quality of life in Jordan? Please select your top five.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Additional Skate Park          | <input type="checkbox"/> Enclosed Picnic Shelter                  | <input type="checkbox"/> Pool/waterpark                 |
| <input type="checkbox"/> Archery range                  | <input type="checkbox"/> Enclosed Shelter with Restrooms          | <input type="checkbox"/> Soccer fields                  |
| <input type="checkbox"/> Ball fields (additional)       | <input type="checkbox"/> Improvements to the hockey rink (boards) | <input type="checkbox"/> Splash/spray pad               |
| <input type="checkbox"/> Basketball courts (additional) | <input type="checkbox"/> Mountain Bike Trails                     | <input type="checkbox"/> Tennis courts (additional)     |
| <input type="checkbox"/> BMX Track/Jumps                | <input type="checkbox"/> Open Air Picnic Shelter                  | <input type="checkbox"/> Trails (additional)            |
| <input type="checkbox"/> Disc Golf Course               | <input type="checkbox"/> Outdoor Fitness Equipment                | <input type="checkbox"/> Volleyball courts (additional) |
| <input type="checkbox"/> Dog park                       | <input type="checkbox"/> Playground equipment (additional)        |   |
| <input type="checkbox"/> Other (please specify)         |   |   |

---

17. How would you rate the number/variety of community education recreational programs (i.e. soccer, swimming lessons, etc.)?

- Excellent
- Very Good
- Good
- Fair
- Poor
- If "Fair" or "Poor", please describe your concern in detail.

---

**18. How important is it to preserve the "downtown" and "Main Street" as a retail center and gathering place for the community?**

- Very important                       Indifferent  
 Important                                       Not Important

Other (please specify)

**19. How would you rate the dependability and quality of the following utilities:**

|                                    | Excellent             | Very Good             | Good                  | Fair                  | Poor                  | No opinion            |
|------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Lighting                           | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Sewer                              | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
|                                    | Excellent             | Very Good             | Good                  | Fair                  | Poor                  | No opinion            |
| Storm Sewer (drainage)             | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Telecommunications (internet, etc) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Water                              | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

If "Fair" or "Poor", please describe your concern in detail.

**20. How would you rate the following:**

|   | Excellent             | Very Good             | Good                  | Fair                  | Poor                  | No Opinion            |
|---|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Level of professionalism provided to our citizens by our police officers?         | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Level of compassion and courtesy provided to our citizens by our police officers? | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

courtesy provided to our citizens by our police officers?

Public outreach and community policing efforts of the Police Department?

The overall level of service by our Police Department?

Fire Protection services

Comments:

21. How would you rate the frequency of police patrols through your neighborhood?

- Too often
- Very Frequently
- Frequently
- Occassionally
- Rarely
- Very Rarely
- No Opinion

Comments:

22. Do you feel our Police Department does a good job in keeping our City a safe place to live and raise a family?

- Yes, strongly agree
- Yes, agree
- Not sure
- No, disagree
- No, strongly disagree
- No opinion

Comments:

23. What is your highest priority for the future growth in Jordan?

- Residential Growth
- Commercial/Retail Growth
- Industrial growth to assist in minimizing long term tax
- Providing more public land and services



**23. What is your highest priority for the future growth in Jordan?**

- Residential Growth
- Commercial/Retail Growth which may reduce taxes and add services
- Industrial growth to assist in minimizing long term tax burden and providing local jobs
- No growth
- Providing more public land and services
- Please specify highest priority or add comments to #24.

**24. Please provide any additional comments which you feel will proactively assist the City of Jordan in planning for the next 20+ years.**

**25. What is the one major improvement or change you would like to see in Jordan in the next five years?**

**\* 26. If you wish to be eligible for one of four \$25 Jordan Chamber Dollars drawings, please provide your contact information below. (Limited to one prize per participant).**

Name:

Phone or Email:

Address (City, State, Zip):

**Submit**

## 2016 Boulder Valley Comprehensive Plan Survey

The Boulder Valley Comprehensive Plan (“the Plan”) is a jointly adopted plan between the City of Boulder and Boulder County that has been in place since the 1970s and is periodically updated to respond to changed circumstances and community needs. The Plan guides future decisions related to preservation, growth, and provision of services for the Boulder Valley (i.e., the City of Boulder plus portions of the adjoining unincorporated area).

The Plan is currently undergoing an update anticipated to be completed in 2017, and decision makers are looking for community input to help guide some key choices in particular about future housing and non-residential growth.

This is the second survey being conducted about the Plan (the first was conducted in 2015), and its results will be important to shaping Plan outcomes along with community ideas from previous and upcoming workshops neighborhood meetings and online input. More information about the project, including how to get involved in other ways, can be found on the project webpage: [www.BoulderValleyCompPlan.net](http://www.BoulderValleyCompPlan.net).

**You are one of a limited number of households randomly selected to participate in this survey. Even if you are not familiar with the Plan, your opinions are important and will help to formulate specific policies and priorities of the Plan. Please note that individual survey responses are strictly confidential – a third party consultant, not the city or county, is gathering and analyzing the data from this survey.**

As a thanks for your participation, you may enter to win one of three \$50 Downtown Boulder Gift Certificates that can be used at many downtown businesses.

- 
1. **How would you rate the overall quality of life in the Boulder Valley, taking all things into consideration?**
    - Very good
    - Good
    - Neither good nor bad
    - Bad
    - Very bad
    - Don't know/no opinion
  
  2. **How would you rate your familiarity with the Boulder Valley Comprehensive Plan (the Plan)?**
    - Never heard of it/know nothing about it
    - Don't know much about it
    - Know some things about it
    - Know quite a bit about it
    - Very familiar with it (e.g., understand its purpose, scope, objectives, etc.)
  
  3. **How closely would you say you have been following the discussions about the Plan update now taking place?**
    - Not at all
    - Not too closely
    - Somewhat closely
    - Quite closely
  
  4. **Have you participated in any of the Plan update community listening sessions, meetings, surveys, or other online engagement in 2015 or 2016?**
    - Yes, attended a neighborhood listening session or other community meeting
    - Yes, participated in the Plan survey in fall of 2015
    - Yes, participated in other online feedback or polls
    - Yes, attended a meeting (Planning Board, City Council, etc.)
    - No
    - Don't know/not sure

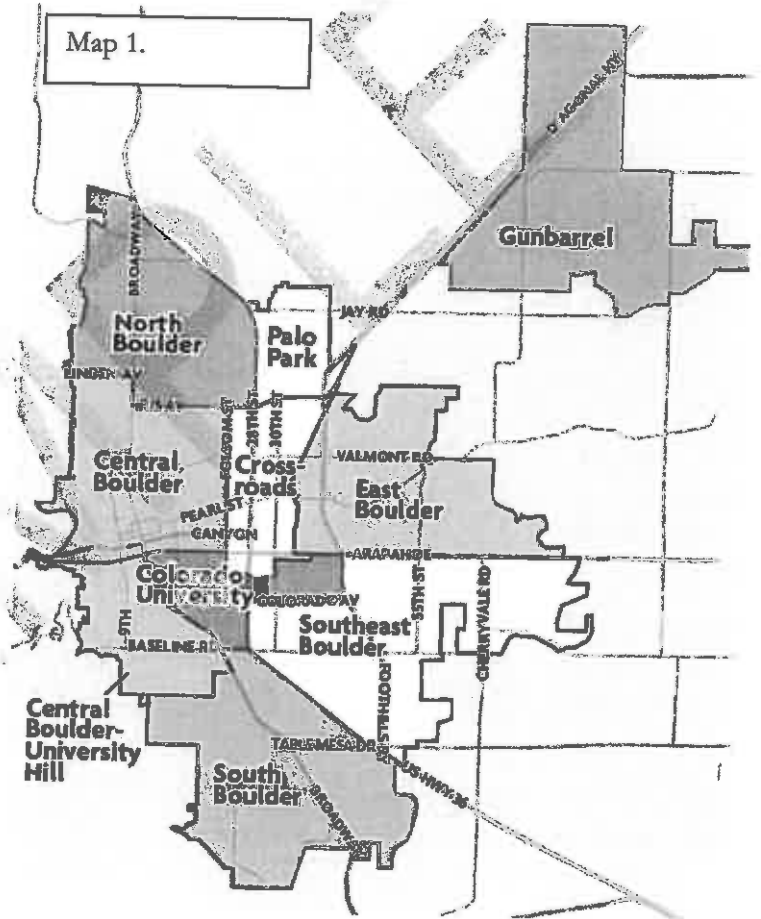
5. In the past several years, people have expressed varying sentiments about the state of the community and the general direction it is heading regarding redevelopment, growth, and design. Which of the following statements best reflects your views about recent trends of growth and change in the community?
- The community is generally heading in the right direction
  - The community is generally heading in the wrong direction
  - Mixed reaction; in some ways things are heading in the right direction, in other equally important ways the wrong direction
  - Don't know / no opinion

Briefly, in what ways is the community headed in the right or wrong direction? \_\_\_\_\_

\_\_\_\_\_

6. Where do you live? (refer to map 1)
- North Boulder
  - Palo Park
  - Central Boulder – North of Arapahoe
  - Central Boulder – University Hill (South of Arapahoe)
  - Crossroads
  - East Boulder
  - University of Colorado
  - Southeast Boulder
  - South Boulder
  - Gunbarrel
  - Outside these areas / rural

7. Neighborhoods are smaller geographic areas than what is shown on the map. Which neighborhood do you live in? \_\_\_\_\_
- OR  Don't know or don't consider myself as living in a neighborhood



The remainder of the survey provides detail related to potential trade-offs and modifications to the Comprehensive Plan. We appreciate you taking the time to read about the issues and to provide your thoughtful feedback.

Thank you.

The Plan envisions a city with a defined growth boundary surrounded by open space and rural areas and encourages infill and redevelopment, with limited areas for annexation or expansion at the edge of the community, and growth that pays its way for new facilities and services necessary to support it. For several decades, Boulder has been an employment center, and the Plan recognizes that role.

The community has little vacant land – almost all new development will occur through infill and redevelopment within the growth boundary. Future development also is constrained by floodplains and other natural hazards and regulated by height limits, zoning, and other standards. Currently, the city has less land zoned for future housing than for future jobs, so the balance of housing and jobs is projected to become further tipped toward jobs in the coming years.

**Regional and Local Projections:** Colorado's Front Range has been in a period of growth since the recession in the late 2000s, and demographers expect the region to grow from 2.8 million people in 2016 to 4 million by 2035. In 2016, Boulder and its service area are estimated to have approximately 51,100 housing units, approximately 119,200 residents, and close to 100,100 jobs. By 2040, based on zoning and historic growth rates, the city may see an additional 6,750 housing units (including over 1,000 units in CU dorms), approximately 19,300 new residents, and nonresidential space for an additional 19,070 jobs (2015 projections.) Beyond 2040, the city has nonresidential capacity for an additional 36,000 jobs and no remaining capacity for housing units. *More information about trends and growth projections can be found at [www.BoulderValleyCompPlan.net](http://www.BoulderValleyCompPlan.net).*

Commercial and industrial growth and contraction are driven by economic forces beyond the sole control of local policies, and housing demand is impacted by economic conditions, national and regional factors, population and demographic shifts, and other forces. Local land regulations control the location and intensity of different types of development. Two of the primary land uses in the Plan are non-residential (i.e., commercial and industrial) and residential. Under the current Plan and the current zoning, the majority of Boulder's future potential growth is expected to be non-residential.

Results from the 2015 Plan survey (which may be found at [www.bouldercolorado.gov/bvcp/bvcp-survey](http://www.bouldercolorado.gov/bvcp/bvcp-survey)) identified the lack of housing affordability, transportation, and change in community character as key concerns.

Given Boulder's limited land supply, a key role of the Plan is to determine the appropriate balance of uses and the right locations and intensity for them, guided by the Plan's overall vision and values. The following questions ask specifically how *you* feel about the relative balance of commercial / industrial and housing growth, value trade-offs on these issues, as well as specific locations where you think additional new housing may or may not be appropriate.

## EMPLOYMENT / COMMERCIAL AND INDUSTRIAL LAND USE

The next few questions relate to jobs/housing balance and commercial and industrial growth.

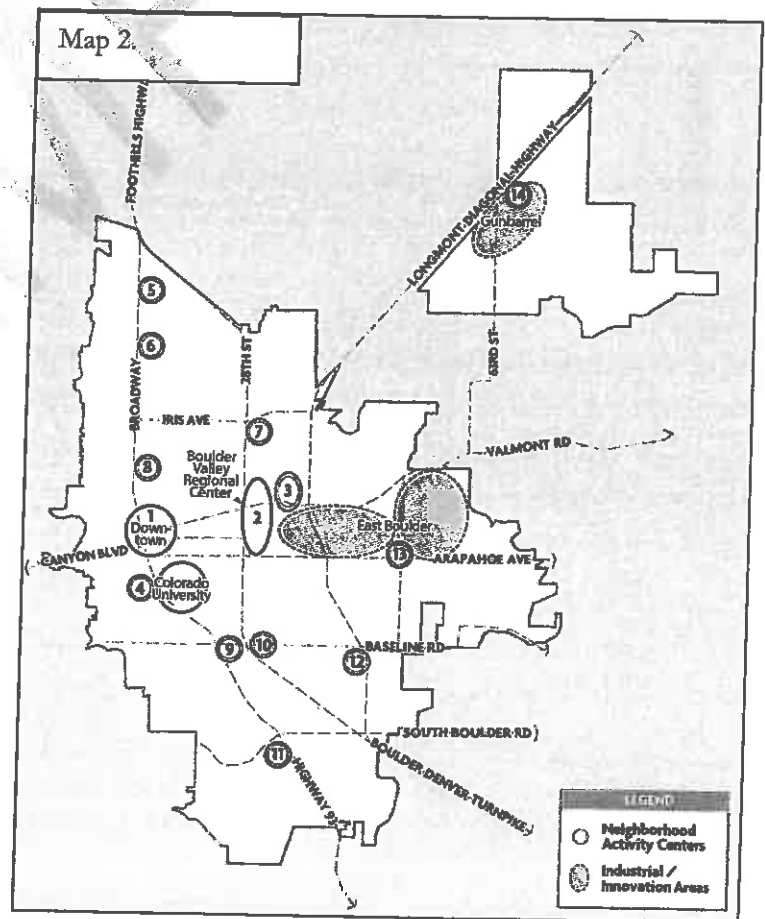
### Commercial and Industrial (Non-Residential) Growth

The current Plan recognizes Boulder's role as a regional employment center and identifies areas within the city to accommodate future commercial growth. Most commercial and industrial growth is projected to occur in Crossroads, East Boulder and Gunbarrel in areas designated for future "Mixed Use," "Business" and "Light Industrial."

Commercial and industrial growth provides for additional jobs, economic opportunity and tax revenues and conversely will increase in-commuting and create traffic congestion, additional housing demand, upward pressure on housing prices, and demands for city services.

#### Map Location Key:

- 1) Downtown Boulder
- 2) Boulder Valley Regional Center (29<sup>th</sup> Street Center, and 28<sup>th</sup> /30<sup>th</sup> Street corridor)
- 3) Boulder Junction (30<sup>th</sup> and Pearl)
- 4) University Hill commercial area
- 5) North Boulder/North Broadway
- 6) North Broadway & Quince Center
- 7) Diagonal Plaza
- 8) Ideal Market and Community Plaza
- 9) Basemar (near Baseline and Broadway)
- 10) Williams Village Center
- 11) Table Mesa Center
- 12) Meadows Community Center
- 13) 55<sup>th</sup> and Arapahoe
- 14) Gunbarrel town center



8. As a result of community feedback and in light of the trade-offs related to commercial and industrial growth, the city is exploring a range of land use changes, policies, and tools to address the growing imbalance between jobs and housing generally. Please indicate your level of support or opposition for each approach to change zoning for future commercial and industrial growth potential (not change existing commercial and industrial spaces).

|   | 1 - Strongly Oppose      | 2 - Somewhat Oppose      | 3 - Neutral              | 4 - Somewhat Support     | 5 - Strongly Support     | Don't know/ no opinion   |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <b>Citywide:</b>  |                          |                          |                          |                          |                          |                          |
| Maintain the current policy for existing commercial and industrial growth potential for approximately 19,070 additional jobs by 2040 and potential for future total of 55,070 jobs according to zoning capacity.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Retain and protect service industrial (e.g. auto repair, building and landscaping contractors, etc.) and small businesses in light industrial areas.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Reduce commercial and industrial growth potential   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Reduce commercial and industrial growth potential somewhat, while also shifting potential to allow more housing.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Limit the annual commercial and industrial growth potential.<br>Adopt a non-residential "growth management system" to constrain the annual rate of commercial and industrial development in the city (i.e., allow only a limited amount of new square feet of these uses to be built each year).                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>For Specific Areas:</b>  |                          |                          |                          |                          |                          |                          |
| Reduce commercial growth potential in the Boulder Valley Regional Center (around 29 <sup>th</sup> Street Center and 28 <sup>th</sup> /30 <sup>th</sup> Street corridors)<br>Through land use changes, decrease some potential for future commercial and offices in this location ( <i>Map Location #2 on Map 2, previous page</i> ) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Reduce commercial growth potential in Neighborhood Centers<br>Through land use changes, decrease some potential for future commercial and office space in these locations ( <i>Map Locations #5 through 14</i> )  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Reduce industrial growth potential in Light Industrial areas<br>Through land use changes, decrease some potential for future light industrial space ( <i>Map 2 grey hatched areas in East Boulder and Gunbarrel</i> )   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

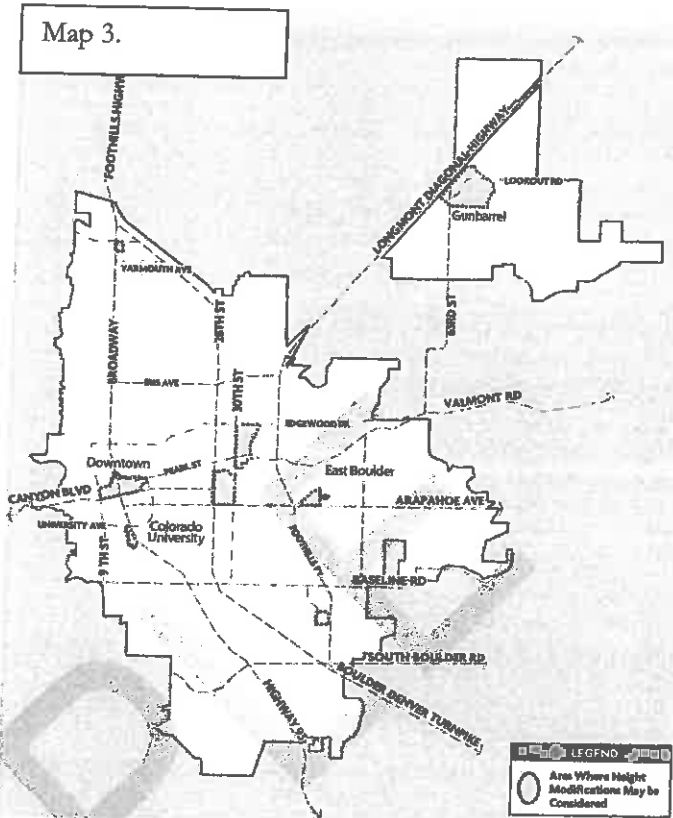
9. Do you have other comments about non-residential (i.e., commercial, office, light industrial) growth policies and future job growth? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Building Heights in City Mixed Use and Non-Residential**  
 The City Charter limits building heights in Boulder to a maximum of 55 feet and zoning regulations determine allowed heights for specific areas. Height modifications to allow taller buildings can be allowed through the development review process (i.e., site review).

In response to community concerns about such height modifications, the city has an ordinance in place through April 2017 that limits heights taller than 35 feet (up to 55 feet) to specific areas as shown in Map 3 (those with a plan in place or that have had public process, such as Downtown, Boulder Junction, etc.).



10. Do you support or oppose the following approaches to building height in mixed use and non-residential areas?

|  | 1- Strongly Oppose       | 2- Somewhat Oppose       | 3- Neutral               | 4- Somewhat Support      | 5- Strongly Support      | Don't know/ no opinion   |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Allow buildings taller than 3-stories (up to 55 feet) in additional mixed use and commercial areas, not just those shown on Map 3 (i.e., allow limitation ordinance to expire)                               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Allow buildings taller than 3-stories (up to 55 feet) in additional mixed use and commercial areas only if certain community benefits are provided (e.g., permanently affordable housing and other benefits) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Limit the height of buildings that are taller than 3-stories to specific mixed use and commercial areas of the city as shown in Map 3 (i.e., extend limitation ordinance)                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

11. Do you have other comments about building heights?

---



---



---

**Housing Mix and Locations**

The 2015 Comprehensive Plan survey identified a greater diversity of housing types and price ranges as the highest priority action. The shortage of affordable housing in Boulder—especially for the workforce and middle income households—was identified by the community as a critical need, and diminishing housing affordability is making it harder for Boulder to be the diverse and inclusive community it strives to be.

Future residential growth under the current Plan will result in new housing mostly in mixed use commercial areas in Central Boulder and Boulder Junction and otherwise distributed in centers designated for “Mixed Use” or “Residential Medium or High” along major corridors such as 28<sup>th</sup> Street or near Downtown. However, at the current rate of housing growth of one percent average per annum, the future housing potential will be exhausted before 2040.

Increasing the potential for housing in commercial centers, light industrial areas, or along commercial corridors such as 28<sup>th</sup> Street provides opportunities to create more permanently affordable and market rate middle income housing, contribute to diversity and social equity in the community, and better balance the future mix of jobs and housing. Conversely, such housing growth could also create additional demands for services and infrastructure (such as open space, parks, streets and utilities) and concerns of adjacent neighborhoods about compatibility and overall community character. The next few questions address housing options.

12. To meet future diverse housing needs, Boulder is exploring changes to the land use plan that could allow additional future housing (e.g., townhomes, rowhomes, stacked flats, live-work units) in certain locations noted below and new standards and incentives to ensure that a substantial amount of any future new housing is permanently affordable to low and middle incomes. What is *your* general level of support or opposition for new housing?

|  | 1 -<br>Strongly<br>Oppose | 2 -<br>Somewhat<br>Oppose | 3 -<br>Neutral           | 4 -<br>Somewhat<br>Support | 5 -<br>Strongly<br>Support | Don't<br>know/<br>no<br>opinion |
|--|---------------------------|---------------------------|--------------------------|----------------------------|----------------------------|---------------------------------|
| Maintain future housing potential for approximately 6,750 new housing units in Boulder (including CU dorms).   | <input type="checkbox"/>  | <input type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>        |
| Allow additional housing potential in Boulder (i.e., more than the 6,750 projected units)  | <input type="checkbox"/>  | <input type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>        |
| Allow additional housing potential in Boulder only if a substantial amount of any future housing is permanently affordable to low and middle incomes | <input type="checkbox"/>  | <input type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>        |

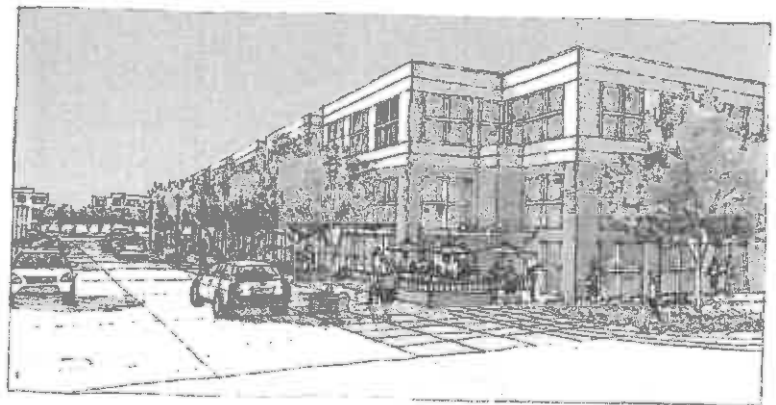
**Note:** The following two pairs of images are for reference in the next set of questions

Example of a **Light Industrial Area** that takes a former parking lot and warehouse building and includes an active street, ground level uses (e.g., a café/deli), improved landscape and furnishings, and a mix of uses including housing in the background.



**BEFORE**

Source: <http://www.greenbridgerealstate.com/recentTransactions/industrial.php>



**AFTER**

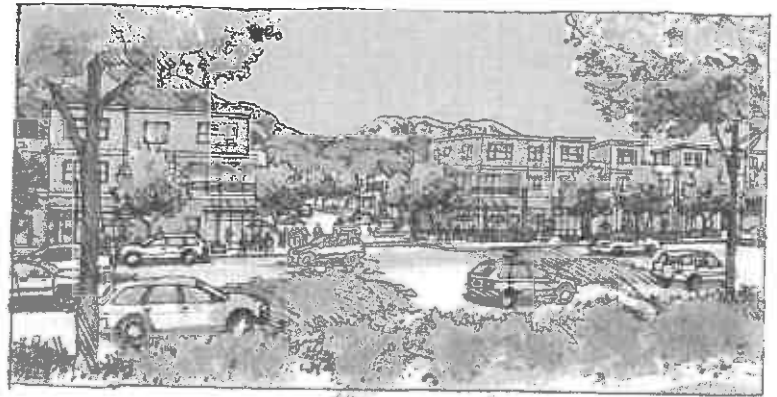
Source: StudioINSTITE

Example of **Neighborhood Center** showing active ground level and outdoor uses, live-work where housing is above retail and work space, landscaping, pedestrian features, and transitions to residential neighborhoods with smaller, lower intensity uses.



**BEFORE**

Source: <http://www.cororealty.com/news/aldi-coming-riverstone-mill-shopping-center>



**AFTER**

Source: StudioINSTIE

13. What is your level of support or opposition for each approach to address future housing (including for low and middle incomes) in certain locations?

|  | 1 - Strongly Oppose      | 2 - Somewhat Oppose      | 3 - Neutral              | 4 - Somewhat Support     | 5 - Strongly Support     | Don't know/ no opinion   |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Change the <b>Boulder Valley Regional Commercial Center (29<sup>th</sup> Street Center and 28<sup>th</sup>/30<sup>th</sup> Street corridor)</b> land uses to allow more housing such as apartments and townhomes ( <i>Map 2, Location #2</i> )                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Change land uses in <b>Neighborhood Centers</b> to allow for a variety of housing such as townhomes, rowhomes, and housing mixed with retail uses ( <i>Map Locations #5 through 14</i> ). See example of 3-story mixed use in the second pair of images above. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Change some of the <b>Light Industrial Areas</b> in Gunbarrel and East Boulder to allow more housing such as rowhomes or live-work units mixed with new local retail and amenities ( <i>Map #2 grey hatched areas in East Boulder and Gunbarrel</i> )          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Allow options such as accessory dwelling units and small detached homes for residential infill in some single-family <b>Residential Neighborhoods</b> .  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Options for Residential Infill**

Some residents have voiced concerns about changes to established single-family neighborhoods, such as newly-built large homes. Others have expressed a desire for changes to create more diverse housing types, such as allowing for more accessory units. The following questions explore different types of infill in neighborhoods than what current policy and regulations allow. The overall amount of square footage allowed on a lot would not be increased. The city would like to understand what options residents think are appropriate or not in single family neighborhoods. (Note: if there is support for these options, they may not be allowed in all single-family neighborhoods but would be further explored for appropriateness in select areas and regulated accordingly.)

14. Do you generally support or generally oppose the following types of housing options (*not styles*) for areas that are primarily single family, low density neighborhoods in Boulder (such as Newlands, Whittier, Wonderland Hill)? Please look first at the photos illustrating each type and then rate your level of support or opposition for that type. (see next page)



|   |                           |                           |                          |                            |                            |                               |
|---|---------------------------|---------------------------|--------------------------|----------------------------|----------------------------|-------------------------------|
|   |                           |                           |                          |                            |                            |                               |
| <p><b>These pictures show examples of detached Accessory Dwelling Units above garages.</b><br/> <b>Source:</b> (1) <a href="http://www.accessorydwellings.org">www.accessorydwellings.org</a><br/> (2) <a href="http://www.paloaltoforward.com/considering_building_a_secondary_unit_in_palo_alto">www.paloaltoforward.com/considering_building_a_secondary_unit_in_palo_alto</a></p> |                           |                           |                          |                            |                            |                               |
|   |                           |                           |                          |                            |                            |                               |
| <p><b>Source:</b> StudioINSITE</p>  |                           |                           |                          |                            |                            |                               |
| <p><b>Either Attached or Detached Accessory Dwelling Unit (a unit located on an existing single family lot either attached to the primary unit (not pictured) or detached.</b></p>  | <p>1- Strongly Oppose</p> | <p>2- Somewhat Oppose</p> | <p>3- Neutral</p>        | <p>4- Somewhat Support</p> | <p>5- Strongly Support</p> | <p>Don't know/ no opinion</p> |
|   | <input type="checkbox"/>  | <input type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>      |

|  |                           |                           |                          |                            |                            |                               |
|--|---------------------------|---------------------------|--------------------------|----------------------------|----------------------------|-------------------------------|
|  |                           |                           |                          |                            |                            |                               |
| <p><b>These examples show</b><br/> <b>1) two small houses on the same lot and</b><br/> <b>2) a small unit that is located behind the primary unit (this is larger than a standard ADU)</b><br/> <b>Source:</b> (1) <a href="http://www.vargasgreenan.com/sitebuilder/images/portland_open_house_514_v2-610x398.jpg">http://www.vargasgreenan.com/sitebuilder/images/portland_open_house_514_v2-610x398.jpg</a> and (2) <a href="http://accessorydwellings.org/2016/05/13/satisbs-adu/">http://accessorydwellings.org/2016/05/13/satisbs-adu/</a></p> |                           |                           |                          |                            |                            |                               |
|  |                           |                           |                          |                            |                            |                               |
| <p><b>Source:</b> StudioINSITE</p>   |                           |                           |                          |                            |                            |                               |
| <p><b>Detached alley house or small lot detached home on an existing single family lot (a separate unit on a single lot), not increasing overall amount of square footage allowed.</b></p>   | <p>1- Strongly Oppose</p> | <p>2- Somewhat Oppose</p> | <p>3- Neutral</p>        | <p>4- Somewhat Support</p> | <p>5- Strongly Support</p> | <p>Don't know/ no opinion</p> |
|  | <input type="checkbox"/>  | <input type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>      |



These examples show

- 1) a stacked duplex and
- 2) a side-by-side duplex.

Source: 1) <http://missingmiddlehousing.com/tag/stacked-duplex/>  
 2) <http://admblog.co.nz/density-done-well-not-invt-downtown/>



Source: StudioINSITE

Duplex or duplex conversion (a paired set of street facing units on a single lot) not increasing overall amount of square footage

| 1 - Strongly Oppose      | 2 - Somewhat Oppose      | 3 - Neutral              | 4 - Somewhat Support     | 5 - Strongly Support     | Don't know/ no opinion   |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



This example shows a cluster of cottage court units.

Source: [http://www.architectmagazine.com/technology/black-apple-pocket-community-brings-high-performance-homes-to-suburban-arkansas\\_o](http://www.architectmagazine.com/technology/black-apple-pocket-community-brings-high-performance-homes-to-suburban-arkansas_o)



Source: StudioINSITE

Cottage court (a courtyard-oriented set of units, up to 2,000 sf. each). This could be on a larger lot or combined lots.

| 1 - Strongly Oppose      | 2 - Somewhat Oppose      | 3 - Neutral              | 4 - Somewhat Support     | 5 - Strongly Support     | Don't know/ no opinion   |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

|  | 1- Strongly Oppose       | 2- Somewhat Oppose       | 3- Neutral               | 4- Somewhat Support      | 5- Strongly Support      | Don't know/ no opinion   |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Suggestions for other type(s) of infill housing, if any (specify): | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| _____  |                          |                          |                          |                          |                          |                          |
| _____  |                          |                          |                          |                          |                          |                          |

15. Currently the size of new homes is limited based on the size of the lot. These regulations have a much bigger effect on smaller lots than on larger lots which still allow for larger homes to be built. Do you generally support or generally oppose the idea of further limiting the size of future homes built in Boulder?

|   | 1- Strongly Oppose       | 2- Somewhat Oppose       | 3- Neutral               | 4- Somewhat Support      | 5- Strongly Support      | Don't know/ no opinion   |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Limit future house sizes in Boulder, in general   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Limit future house sizes only on larger residential lots  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Change regulations so that large lots can have two or three smaller homes instead of one very large home. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pursue other strategies to address impacts on neighborhoods (specify):                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

16. Do you have any comments about the above housing choices?

\_\_\_\_\_

\_\_\_\_\_

**OTHER POLICY CHOICES**

**Neighborhood Improvements**

17. Thinking about the Boulder Valley neighborhood where you live, what would make your neighborhood better?

*(Rank in order UP TO 8 items; enter 1 [most important] through 8 [8th most important]. Please use each number only once.)*

- \_\_\_\_\_ Addressing maintenance, noise, code enforcement
- \_\_\_\_\_ Arts and culture, such as venues and performance spaces, community public art and murals
- \_\_\_\_\_ Better sidewalks, bike lanes and pedestrian crossings
- \_\_\_\_\_ Better transit access and frequency
- \_\_\_\_\_ Establishing a unique neighborhood identity
- \_\_\_\_\_ Improved safety
- \_\_\_\_\_ Improved street maintenance
- \_\_\_\_\_ More affordable housing units
- \_\_\_\_\_ More retail (shops, dining) within a short (15-minute) walk
- \_\_\_\_\_ Parks, trailheads access and/or improvements
- \_\_\_\_\_ Improved parking access
- \_\_\_\_\_ Plan for future of nearby commercial or mixed use areas, and better transitions to residential areas of the neighborhood
- \_\_\_\_\_ Preservation of existing housing and existing character
- \_\_\_\_\_ Social structure, ability for neighbors to communicate with each other
- \_\_\_\_\_ Traffic calming/slowing tactics (such as speed bumps, etc.)
- \_\_\_\_\_ Other ideas: \_\_\_\_\_

**Community Benefit from Development**

Current development criteria require projects to meet requirements and provide certain features (i.e., affordable housing, open space, energy conservation, fees to pay for infrastructure and services, multi-modal transportation options, quality design, historic resources). As part of the Comprehensive Plan update, the city is exploring ways to better define the additional community benefits that would be required when properties are granted increases in density through additional height or zoning changes.

18. Do you think development should be granted increases in density or height, and, if so, should additional community benefits, over and above current requirements, be provided by such development?
- No, development should not be granted increased in density or height
  - Yes, development should be granted increases in density or height, but ONLY IF additional community benefits are provided
  - Yes, development should be granted increases in height or density, without any additional community benefit provided
  - Don't know/not sure

19. If yes, please rank up to 5 options for community benefits, over and above what is currently required by city development requirements, that you believe should be tied to approving increases in development potential on a site. (Rank in order your TOP 5 items; enter 1 [most important] through 5 [5th most important]. Please use each number only once.)

- \_\_\_\_\_ Additional permanently affordable housing for low and middle income households
- \_\_\_\_\_ Cultural and art facilities, such as venue and performance spaces, community public art and murals
- \_\_\_\_\_ Non-profit space or affordable commercial space
- \_\_\_\_\_ Financial contribution to a community benefit fund
- \_\_\_\_\_ Increased job/revenue generation
- \_\_\_\_\_ Additional accessible and useable open spaces
- \_\_\_\_\_ Neighborhood-serving retail and services
- \_\_\_\_\_ Energy efficiency improvements beyond what is required
- \_\_\_\_\_ The development is close to a high-frequency transit corridor
- \_\_\_\_\_ Other benefits \_\_\_\_\_

20. Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?

\_\_\_\_\_  
\_\_\_\_\_

**DEMOGRAPHICS**

Finally, a few more questions about yourself, for grouping purposes only. As a reminder, all individual responses are confidential.

21. Do you live in:
- City of Boulder
  - Unincorporated area of Boulder County
  - Other area outside of Boulder Valley
22. About how many years have you lived in the Boulder Valley?
- \_\_\_\_\_ years (Enter 0 if less than 6 months)
23. Including yourself, how many people live in your household?
- \_\_\_\_\_ people (Enter 1 if you live alone)
24. Are you employed?
- Yes
  - No (GO TO Q. 27)
25. Where do you work?
- |   |   |
|---|---|
| <input type="checkbox"/> Boulder                | <input type="checkbox"/> Lafayette        |
| <input type="checkbox"/> Louisville             | <input type="checkbox"/> Longmont         |
| <input type="checkbox"/> Broomfield/Interlocken | <input type="checkbox"/> Jefferson County |
| <input type="checkbox"/> Denver                 | <input type="checkbox"/> Other: _____     |
26. Do you ever work at your home?
- No
  - Yes, my business is out of my home
  - Yes, I always work at home instead of my employer's location
  - Yes, sometimes I work at home instead of my employer's location, sometimes at my employer's location
  - Other: \_\_\_\_\_

27. Are you a full- or part-time university or college student?  
 No  
 Yes, at the CU Boulder campus  
 Yes, at Naropa  
 Yes, somewhere else

28. Please check the one box that most closely describes the type of housing unit you live in.  
 A single-family home  
 An apartment in an apartment complex  
 An apartment in a single-family home  
 A condominium or townhouse  
 A mobile home  
 Group quarters (sorority/fraternity house, dorm, nursing home – go to Q. 30)  
 Other: \_\_\_\_\_

29. Do you own or rent your residence? (If you own a mobile home but pay a lot fee, then you own your residence.)  
 Own  
 Rent  
 Other: \_\_\_\_\_

30. What is your age?  
 Under 20       45 to 54  
 20 to 24       55 to 64  
 25 to 34       65 to 74  
 35 to 44       Over 74

31. Do any of the following live in your household?  

|                          |                          |                                    |
|--------------------------|--------------------------|------------------------------------|
| <u>Yes</u>               | <u>No</u>                |                                    |
| <input type="checkbox"/> | <input type="checkbox"/> | Children age 12 or younger         |
| <input type="checkbox"/> | <input type="checkbox"/> | Teenagers age 13 to 18             |
| <input type="checkbox"/> | <input type="checkbox"/> | Adults age 65 or older             |
| <input type="checkbox"/> | <input type="checkbox"/> | Anyone with a long-term disability |

32. Which of these categories best describes the total gross annual income of your household (before taxes)?  
 Less than \$50,000       \$150,000 to \$199,999  
 \$50,000 to \$99,999       \$200,000 to \$249,999  
 \$100,000 to \$149,999       \$250,000 or more

33. Are you of Chicano/Chicana/Mexican-American, Latino/Latina, or Hispanic origin?  
 Yes  
 No

34. Which best describes your race? (Please select all that apply)  
 White  
 Asian or Pacific Islander  
 American Indian, Eskimo or Aleut  
 Black or African American  
 Other, please specify: \_\_\_\_\_

35. What is your gender?  
 Male  
 Female  
 Other

36. (OPTIONAL) Would you be interested in participating in additional opinion surveys or focus groups regarding the Boulder Valley Comprehensive Plan update? *(Your information will be used solely to contact you for the reasons you specify; you will not be added to any lists and your responses will not be linked to your contact information.)*  
 No  
 Yes, I am interested in participating in further surveys or focus groups regarding the BVCP  
 Yes, sign me up for the City of Boulder Planning Department email list for periodic email updates on the BVCP process  
 Yes, enter me in the prize drawing for one of three \$50 Downtown Boulder gift certificates

If yes to any of the above, please provide your email address or phone number so we may contact you.

Email \_\_\_\_\_

Phone: \_\_\_\_\_

**Thank you for taking the time to share your opinions.  
 Please return your survey in the enclosed postage-paid envelope.**

~\*~\*~\*~\*~\*~\*~\*~\*~\*~\*~\*~\*~\*~\*~\*~\*