College Hill Partnership Board of Directors Meeting Minutes

February 12, 2018

CHP Office, 2:30 PM

X = present

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| --- | --- | --- | --- |
| x | Andy Fuchtman, President, At-Large |  | Kamyar Enshayan, At-Large, Vice President |
| x | Kathryn Sogard, CHP Coordinator | x | Doug Johnson, Treasurer, At-Large |
| x | Becky Hawbaker, Secretary, Resident | x | Alex Funke, At-Large |
| x | Chris Martin, Resident | x | Maggie Miller, UNI Student Government |
| x | Ryan Kreiner, Landlord |  | Mike Hayes Ex-Officio City Liaison |
|  | Chris Wernimont, Landlord | x | Kim Heffernan-Moss Ex-Officio UNI |
| x | Andrea Geary, Business |  | Mary-Sue Bartlett Ex-Officio CHAF |
| x | Barb Schilf, Business |  | Carol Lily, Ex-Officio, Main Street |
| x | Cary Darrah Ex-Officio, Cedar Valley Alliance |  |  |
| x | Vaughn Griffin Ex-Officio Master Gardner/Hill Beautification |  |  |

Other Guests: David Sturch, Stephanie Sheetz (city) Tom Blanford (see list), Thomas Benedict, Kyle Dehmlow, Drew Stenscand, Jorge Couarrubais, Tate Dehmlow, Ryan Drewey, Andrew Ungr

1. Call to order: Fuchtman called the meeting to order.
2. Approval of minutes - January 2018: The minutes were approved with no changes
3. New Business including:
   * 1. A. Presentation Draft Ordinance Amendment C-3 Zoning District: David Sturch: Sturch outlined several different approaches to reconsidering parking requirements for C-3 Zoned projects and proposed some changes for comment. Fuchtman asked for an example of how the proposed rules would have impacted the Sidecar building. Sturch replied that the proposal would have required the Sidecar building to provide parking for the residential units in the building. Dehmlow asked for clarification whether the proposed changes would apply to downtown and College Hill. Sturch replied that the changes would apply to both. Dehmlow noted that there would be many more existing developments downtown that would be grandfathered in, giving downtown a “head start” so to speak over College Hill. One compromise could be allowing limited residential development that would not have to be parked (e.g., 2nd floor only). Sturch pointed out that it would be a limit on potential development. Fuchtman asked if the proposal is based on another city’s development. Sturch replied that they have looked at a few other cities, but most of those in a college town differ from us in that there are many paid parking ramps. Kreiner wondered if the lot behind Sidecar/Suds should be no overnight parking. Martin asked for clarification whether the parking provided for residential units had to be on site or could be satellite sites. Sturch replied it could be satellite. Fuchtman stated that he feels like the proposal sends a message that puts the brakes on development rather than encouraging more of it. Sheetz replied that there are some tradeoffs involved but that other parts of zoning or the code could be used to incentivize development to offset the parking (e.g., density-offsets). Dehmlow discussed the overnight parking patterns he notices on the Hill and raised questions about how dire the current parking issues are. He also pointed out that parking isn’t everything in terms of business vitality, that College Square has plenty of parking and cheaper rents, but is not thriving. Miller shared student concerns that have been reported to her about parking on and near the Hill and why students have a real need for ample parking near their homes. Fuchtman thanked city staff for sharing their ideas and promised to collect feedback. Sheetz emphasized that this is a draft of ideas that will continue to evolve and change.
     2. B. Resolution approving proposed bylaw changes: Fuchtman distributed proposed CHP bylaws changes that could be voted on at the April membership meeting. Sogard gave an overview of the changes. Membership would become contingent on residency, getting rid of membership dues, changing the method of selecting new members for the CHP Board, clear responsibilities for Board members and a rotating term of three years. Fuchtman noted that these changes make the CHP more parallel to Community Main Street.
     3. **Martin/Johnson moved to approve the proposed changes to the bylaws. The motion passed.**
     4. C. Resolution approving letter submission to Planning and Zoning Commission:  Facade Review 917 W 23rd Street, including two awnings and one round sign for Greenhouse Kitchen.
     5. **Martin/Hawbaker moved to approve the letter submission to P&Z Façade Review. The motion passed.**
4. Updated Business including:
5. 22nd Street Mixed-Use Project Discussion: Fuchtman outlined a new, revised, proposal that scales back the project from five stories to four and provides additional parking by demolishing two houses next door to the project and an additional 26 spots near 18th and College, and partnering with a bike ride share company. Miller stated that the proposal appears to meet the student concerns and that the bike share idea is exciting and offered to share data that NISG has collected on bike shares. Martin noted that a satellite parking lot closer to 18th and College is a lot CHP has seen before with previous proposed development, but would now be just a lot between other houses. Fuchtman and Blanford pressed for a clear statement from CHP on its position with this new proposal, preferably today. Hawbaker asked for more time to discuss the proposal, since we are seeing it for the first time today, and especially with neighbors closer to the proposed 18th and College lot or to schedule an electronic vote on the proposal next week. However, a motion was on the floor and was voted on below:

**Schliff/Kreiner moved to approve the compromise submission. The motion passed, 5-3 with one abstention.**

1. Reports of the Executive Officers
   1. A. President - Andy Fuchtman: Snow removal, no parking on the Hill tomorrow and Wednesday.
   2. B. Financial Officer - Doug Johnson: Johnson gave a financial report.
2. Reports of Executive Director
   1. A. Kathryn Sogard (Written and attached): Sogard has created a Google Group and Google Calendar that anyone can subscribe to.
   2. B. Beautification (Vaughn Griffith): The group will begin work on beautification of Petteresen Plaza, meeting at the Hearst Center on April 5th.

VII. Committee Progress A. See Coordinator's Notes (for additional updates contact Kathryn)

VIII. Adjourn The meeting was adjourned at 3:40. Next meeting will be Monday, March 12th at 2:30pm at TBD.