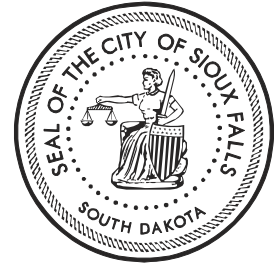


Minutes

Monday, June 4, 2007



Land Use Committee

5:20 p.m.
Carnegie Town Hall
235 W. 10th Street

Members Present: Bob Litz, Bob Jamison and Kermit Staggers

Staff Present: Assistant City Clerk, Denise D. Tucker

Guests: Randy Bartunek, Director of Community Development/Public Parking Facilities; Grant Houwman, Parking Board; Jim Dunham, Parking Board chair; Shawna Goldammer, Planning Department; Mike Cooper, Director of Planning (at 5:41 p.m.); and City Council Member De Knudson (at 6:20 p.m.)

1. Call to Order

The meeting was called to order by Committee Chair Bob Litz.

2. Approval of Minutes

A. Committee Chair Bob Litz called for approval of both the April 18, 2007, minutes and May 29, 2007, minutes. A motion was made by Committee Member Bob Jamison and was seconded by Committee Member Kermit Staggers. A voice vote was taken and all committee members said yes.

3. Presentation

- A. Randy Bartunek, Director of Community Development/Public Parking Facilities
Walker Study of Downtown Parking Needs and Financial Assessment
- Bartunek presented a quick overview of the study, which is a preliminary draft. He said he hoped to receive the draft document in a day or two and that one would eventually be presented to the City Council. The action plan, a summary of the findings of the study, lists the steps the City should be looking at when it moves forward in the next 10 years. The Parking Board will need to approve it before it goes to the City Council.
 - The Walker Parking Consultants were asked three things: How much parking are we (the City) going to need in the next 10 years? If we (the City) do need additional parking, where should the ramps be built? And, how do we (the City) pay for it?
 - The Walker consultants held a series of meetings with Downtown stakeholders. And they held a public meeting at the Carnegie Town Hall. On Thursday, the Downtown Stakeholders were presented with the preliminary draft and were given an opportunity to offer feedback. Grant Houwman, with the Parking Board, said there were very little comments and their findings were not surprising. Jim Dunham, Parking Board chair, said there were a lot of meetings and not a lot of questions were left.
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- Bartunek reviewed page 19 of the study which indicates "Future Parking Adequacy." The Walker consultants broke Downtown Sioux Falls into subgroups and analyzed each area. They also analyzed each block with private and public off street parking. The consultants' project in the next 10 years there will be a need for 1,250 parking stalls, based on the assumption that the River Ramp is removed. If the ramp isn't removed then there will be a need for 750 parking stalls in the next 10 years.
- Based on the projected parking deficit, the consultants looked at several sites and determined where the highest-ranking potential solutions were. They listed: Third Street and Main Avenue, the First Avenue lot, Eighth Street and Main Avenue, and north of the library. Bartunek said it's up to the City on where the priorities are and where we want to go forward with it. The Walker consultants said the 750 stalls shouldn't be built with one ramp and that the City should consider building multiple ramps.
- Bartunek said their 2007 Budget had projected revenue of \$2,216,000 and projected expenses of \$2,166,000 which leaves them with very little money. The consultants said they should be putting away an annual amount of \$150,000 to \$175,000 for repair and maintenance of Capital Improvement Projects. Bartunek said they have not had the revenue to do that. He said he is continually asked when are they going to tear the River Ramp down and Bartunek said they don't have the money to do it or replace it.
- Bartunek said in the CIP he has a 750 stall facility, which by the time you figure land costs and construction costs it will cost between \$12 million and \$14 million. He said our debt service would probably be \$1.1 million for a new ramp. He said it is to be paid for with user fees but they are going to have to come up with additional revenue sources or they are going to have to take it out because they are not going to have enough money to pay for it.
- Bartunek said his challenge over the last several years is how much can rates be raised without negatively effecting Downtown business. He said the highest monthly lease rate is \$57, which Walker says is \$20 to \$25 under market. Walker will be recommending a \$5 a month increase for the next five years. Bartunek said even with that they won't be close to having enough revenue for a new ramp. Bartunek said he knows they can't charge \$150 a month for a leased space. Staggars inquired if there was a way to possibly get premium money for a premium stall. Bartunek said they are already doing that.
- Houman said the problem that we run into is how to capture some of the extra dollars that are being generated through the City but not necessarily through the parking system. Dunham said there is not an easy answer to that.
- Bartunek listed some possible options for the next ramp: a 15 year bond or longer; a TIF; a Downtown Business Improvement District with an assessment for parking; and public/private.
- Bartunek said we'll be working on this (the study) for the next couple of weeks and there are no quick answers.
- Midland is moving and they lease 200 parking stalls from the City. Bartunek said that unless a Call Center goes in there the likelihood that another tenant will need all those spaces is low. First National Bank is looking at expanding and needing another 100 to 200 parking stalls.
- Bartunek said if a developer is looking at building and asks for 100 stalls he has to turn them down. He said we're at a point right now with the lack of parking that

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we're going to have a negative effect on the continued growth of the Downtown area.

- Dunham said we're maintaining the parking ramps at the absolute bare minimum and not doing it as often as they should. He said we're just getting by. Bartunek said they should be doing an annual wash down of all the ramps to get rid of the calcium chloride, but they haven't been doing it. It costs about \$40,000 per ramp. Bartunek said they have been doing the structural maintenance on the ramps.
- Bartunek said they will be looking to the City Council for guidance on what to do about a ramp.
- Additional Walker study suggestions included: increasing overtime fines from \$5.00 to \$10.00; increasing meter rates from \$0.40 to \$0.50 on side streets and \$0.75 to \$1.00 on Phillips Avenue.

B. Definition of family and number of unrelated people living in one home

Shawna Goldammer, Planning Department

- Goldammer explained that she put together an ordinance to change the number of unrelated people living in a single family home from 3-4. She then passed out handouts to the committee. The ordinance is something that they (Planning Department) wondered if the City Council wanted to sponsor. She reminded them that the legislation would have to be seen by the Planning Commission before it goes to the City Council, because it's a Zoning Ordinance amendment.
- A map showing the number of complaints (in regards to the number of people living together) for the past year was handed out. Goldammer said surprisingly it wasn't limited to the neighborhoods with colleges. She reminded them that the ordinance is enforced based on complaints. The complaints, shown on the map, were based from investigations from the Zoning Office. The residences were single family homes with more than three unrelated people living together. Goldammer does not know what the outcome was of the investigations.
- Goldammer said it's a community preference on the number of unrelated people living together. And that they might still get complaints if the number is changed to four.
- Council Member De Knudson wondered if they would want to modify the current ordinance and base it (number of residents) on the number of real bedrooms in the home. Goldammer said that would be hard to investigate since they don't track the number of bedrooms in homes right now. She said that Vermillion does that and they have annual inspections for rental properties to make sure they aren't adding bedrooms.
- Staggers asked how investigations are conducted right now. Goldammer said they send a letter to the landlord and the landlord asks the tenants. If the answer is yes, then they ask someone to move. Goldammer said complaints are mostly about parking and people coming and going.
- Jamison asked if four is going to solve the problem. Goldammer said she highly doubts it and that they will still get complaints.
- Knudson wondered if there was any other angle they should attempt.
- Goldammer referenced an *Argus Leader* article and said that on the blog there were people were said the ordinance was fine and to leave it alone.
- Goldammer said maybe they could come up with something for the college area to allow more people to live together.

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- Cooper said they want to take the ordinance to the Planning Commission next month. The committee said it would be reasonable to tie the number of people to the number of legal bedrooms in the residence. Goldammer said they should tie some authority to be able to look and check for legal bedrooms.
- Jamison wondered if the Multi-Housing group had looked at the ordinance. Goldammer said no and that they brought it to the Land Use Committee first. Jamison said the Multi-Housing group may have some ideas too.

4. Adjournment at 6:34 p.m.

Denise D. Tucker
Assistant City Clerk