The meeting was brought to order at 3:00 p.m.

Present: Council members Poe (Chair), Overland, and Shey. Staff members present: Jennifer Pratt, Community Development Director; Seth Gunnerson, Community Development Planner; Ivan Gonzalez, Housing Redevelopment Specialist; Anne Russett, Community Development Planner; Jeff Hintz, Community Development Planner; Adam Lindenlaub, Community Development Planner; Bill Micheel, Community Development Assistant Director; Anne Kroll, Community Development Administrative Assistant.

Council member Shey made a motion to approve the minutes from December 14, 2016. Council member Overland seconded the motion. The motion passed unanimously.

Presentations:

1. City-Owned Parcels
Seth Gunnerson, Community Development Planner, stated that this is a report on what the City owns that could be developed in the future. Mr. Gunnerson shared maps of the properties and discussed their development potential as well as the core area housing growth from 2008-2015. Mr. Gunnerson also gave an overview of how ReZone Cedar Rapids will affect these properties. Ivan Gonzalez, Housing Redevelopment Specialist, reviewed the seventy-three (73) City-owned properties located in the Ellis Boulevard Viable Business Corridor (VBC) and discussed potential hurdles with zoning, infrastructure, and being located in the 100-year flood plain. Mr. Gonzalez shared a map of the parcels and priority nodes located in the Ellis Boulevard VBC.

Council member Overland asked what percentage of City-owned properties are outside of the flood impacted areas. Mr. Gunnerson stated that all of the properties that were reviewed today were either acquired through the Voluntary Property Acquisition Program, so they were impacted by the 2008 flood, or they were previously owned by the City. The City has disposed of almost all parcels outside of the 100-year flood plain.

Council member Poe spoke about the low point north of Ellis Boulevard and how that would be a prime development area for housing once the berm is mitigated and built up. Council member Poe asked if staff has had any meetings with developers interested in this area. Mr. Gunnerson stated that there was a focus group meeting on this area in September 2016. Staff heard a lot of interest but the developers were waiting for staff to wrap up the Land Use Plan for that area.
Council member Poe is interested to hear what the objections might be in developing along this corridor and wants to get the momentum going for that development.

**Recommendation Items:**

1. **Update to Chapter 18 – Historic Preservation**
   Anne Russett, Community Development Planner, provided a background of the update and stakeholder outreach that has taken place since November 2015. Jeff Hintz, Community Development Planner, discussed the proposed changes to the rules Citywide as well as within the National Register of Historic Places listed districts and landmarks and local historic districts. Ms. Russett provided an analysis of policy changes as well as the timeline and next steps for the adoption of Chapter 18.

   Council member Overland asked how it has been working with residents in the Historic District who want to make modifications coming to the HPC and if it is a smooth process to get approval. Mr. Hintz stated that it is a clear process and, as a staff liaison, he gives information on how the process works and what to expect to set them up for the best chance of success.

   Council member Poe asked to be reminded of the funds that can be used for ornamentation and how they can be applied for. Mr. Hintz stated that Council has allocated $25,000 for the Historic Rehab Program, so with that plus the $25,000 that was used for the Paint Rebate Program there is $50,000 for residents to apply for. The application is online and the cutoff is on February 1, 2017. If all the funds are not applied for, the program will stay open until those funds have been used. Council member Poe does not like unfunded mandates and stated that it is important to have funding available to help residents in the historic districts make those modifications.

   Council member Overland made a motion to recommend adoption by the City Council. Council member Shey seconded the motion. The motion passed unanimously.

2. **Mt. Vernon Road Corridor Action Plan**
   Adam Lindenlaub, Community Development Planner, reviewed the purpose of the plan, public involvement, the plan format, plan goals, and action items. There are twenty-three (23) City led actions in the plan. Paving for Progress is helping jumpstart the redevelopment of the area and showing results of the plan. Mr. Lindenlaub also reviewed the approval process for the plan.

   Council members Shey, Overland, and Poe discussed the twenty-three (23) City led actions and wanted to make sure that citizens were well aware of those actions and that residential and commercial property owners are engaged in this process. Mr. Lindenlaub stated that citizens and business owners who attended the open houses are aware of the City led actions. Council member Poe noted that it would be a good idea for City Council to have a prioritized timeline for the twenty-three (23) City led actions.

   Council member Poe shared concerns about pedestrian safety and hopes that ReZone Cedar Rapids will help enhance the already developed areas in that corridor. Jennifer Pratt, Community Development Director, noted that pedestrian safety is a high priority for future projects.

   Council member Shey made a motion to recommend adoption of the Mt. Vernon Road Corridor Action Plan by City Council and its inclusion in EnvisionCR. Council member Overland seconded the motion. The motion passed unanimously.
Updates:

1. NW Neighborhood Action Plan
Bill Micheel, Community Development Assistant Director, stated that the focus groups were helpful in identifying challenges and opportunities to develop along Ellis Boulevard. The development community has been very helpful and responsive to the City in this process. The third and final open house will take place February 1, 2017. Mr. Micheel provided a timeline for plan adoption.

Council member Poe asked if the plan will be on the City’s website. Mr. Micheel stated that the results from the third open house along with the draft and then final plan will be posted on the City’s website.

2. ReZone Cedar Rapids
Ms. Russett gave an overview of the stakeholder meetings in November 2016 and summarized stakeholder input related to snout houses and signs. Ms. Russett also outlined future opportunities for stakeholder input.

Council member Shey discussed the possibility of bringing back alleys in new developments and wanted to know whose responsibility it is to maintain the alleys. Ms. Russett stated that staff will reach out to Public Works and get their perspective on alleys. Ms. Pratt noted that right now alley maintenance is the responsibility of the homeowner.

Council member Overland stated that, in regards to snout houses, people would not buy them if they did not like them, so developers continue to build them. Some snout houses are more severe than others. This is a complicated situation, but it could be in conjunction with setbacks and working with developers to get a better product and some more options.

Council member Poe discussed alleys and how hard it can be for homeowners to maintain their alley and asked staff to explore options. Council member Poe stated that snout houses are a complicated issue and there are varying degrees. There is a social aspect of these homes as well making it difficult to communicate with neighbors. Council member Poe wants to be open to discussion and is not talking about banning snout houses. ReZone Cedar Rapids is not just for right now it is for the future of the City. Council member Poe would like staff to get pictures of the extreme snout house development on Rosehill Road SW.

3. Future Agenda Items
Ms. Pratt stated that this is an opportunity for the Committee to add topics to future agendas. One item that Council member Poe mentioned is reviewing the Highway 100 Plan. Council member Poe would like to see an update for the extension of Ellis to 6th, signage throughout the City, gateway planning, and downtown lighting as well.

Council member Shey made a motion to adjourn the meeting at 4:17 p.m. Council member Overland seconded the motion. The motion passed unanimously.

Respectfully submitted,

Anne Kroll, Administrative Assistant II
Community Development