



SUMMARY NOTES

Banks TGM – Planning Commission Work Session #1

Meeting: Planning Commission Work Session #1 – Task 2.8

Project No.: 18940.A

Project Name: Banks TGM Code Assistance

Meeting Date: May 26, 2020

Meeting Time: 6:30 – 8:00 PM

Location: Virtual meeting

PMT Attendees: Serah Breakstone, Laura Buhl, Jolynn Becker, Scot Siegel, Lauren Scott

Planning Commission Attendees: Jeremy Bench, Tammie Buck, Katherine Brown

The purpose of this work session was to review the project background and objectives and discuss the draft Zoning Ordinance Amendments Memo. Below is a summary of that discussion.

- Regarding the recommendation to reduce the number of residential zones from five to three:
 - General support for streamlining the residential zones
 - Some concern that this project does not create more high-density residential land (acreage) than currently exists in Banks
 - Need clarification about how zones will be combined, which will be evaluated in detail during the actual code amendments phase (next task).
- Regarding the mix of housing types proposed for the residential zones:
 - Question about what would be included in the high-density zone (some medium density housing types, plus apartments – but not single family detached or duplexes)
- Regarding design elements for downtown and residential areas:
 - Want to be sure that design requirements do not create a financial burden
 - Would like the city to create a fund for downtown businesses to use for exterior maintenance and repair – keep the downtown looking clean and well-kept
 - Want to maintain the rural, small town character but allow flexibility for new business with a more modern look
 - For residential standards, don't want to see standards that allow houses to be too close together. Existing development resulting from a variance allowed 4-foot side setbacks – don't want to see more of that.
 - Want to make sure residential standards result in places people actually want to live.
 - Quality of housing is important – should be built for durability.
- Regarding approaches to creating a Downtown Commercial Zone:

- Some concern that the north end of town is already congested on the weekends and don't want to contribute to that. The goal is about taking advantage of the congestion by creating opportunities for more walkability and capturing the economic energy.
- Would be nice to have a central parking structure.