

**WAYZATA PLANNING COMMISSION
WORKSHOP MEETING MINUTES
JULY 6, 2015**

AGENDA ITEM 1. Call to Order, Roll Call and Approval of Minutes.

Chair Vanderheyden called the meeting to order at 7:00 p.m.

Present at roll call were Commissioners: Vanderheyden, Young, Gonzalez, Ramy, Iverson, and Gnos. Absent and excused was: Commissioner Gruber. Director of Planning and Building Gadow, City Attorney David Schelzel, and Management and Planning Intern Jason Peters were also present.

Chair Vanderheyden stated the minutes to be reviewed are from the June 15, 2015 meeting.

It was noted that Commissioner Gonzalez submitted corrections to the minutes prior to the meeting.

Mr. Gadow stated the following corrections to the minutes should be made: on page 6, line 18 and line 31, change "2-feet" to "26-feet". He clarified that he had misspoke during the June 15 meeting regarding the Subdivision Ordinance's variance criteria regarding economic considerations. The Subdivision Ordinance does include economic considerations as a criteria, and this was added to the draft City Council Resolution.

Commissioner Gonzalez made a motion, Seconded by Commissioner Ramy, to approve the June 15, 2015 meeting minutes, as amended. The motion carried unanimously.

AGENDA ITEM 2. Workshop Items:

a. Update on Downtown Parking Project/Parking Ordinance – SRF Consulting

Mr. Gadow stated at the April 6, 2015 Planning Commission meeting, Jo Ann Olsen from LSA Design provided the Commission with an update on the downtown parking study that the City Council authorized in 2014. One of the items that LSA Design (now part of SRF Consulting) is tasked with is an evaluation of the City's existing Parking Ordinance to recommend what parking requirements may need to be modified in connection with the larger review of downtown parking.

Ms. Jo Ann Olsen, SRF Consulting Group, Inc., stated since April 6, 2015 there have been three (3) City Council meetings and one (1) City Council Workshop to review a potential parking and mobility district, parking ratios, and shared parking, along with program and layout options for a potential Mill Street Ramp. SRF has also performed a downtown parking study and initiated a number of pilot projects to address parking concerns. The City Council approved expanding the Phase 1 Parking and Mobility District to include properties south of Lake Street. The overall

1 project schedule has been extended for the Mill Street Ramp to allow more time to review design
2 concepts, and have a full vetting and public process. The construction of the ramp has been
3 pushed to 2016/2017.

4
5 Commissioner Gnos asked what features were included in the design layout provided for the
6 ramp.

7
8 Ms. Olsen stated there is a section for potential development, and a portion of the road in front of
9 the ramp could serve a dual purpose and be closed off during set times of the day for pedestrian
10 use. There would be access off Broadway and Superior in this design option.

11
12 Mr. Gadow stated the City Council is also considering adding some retail on the Broadway side
13 of the ramp, the possibility of a green roof, and the possibility of adding solar panels of some
14 type. These items would be discussed more as the design phase moves forward.

15
16 Commissioner Gonzalez stated the Mayor was not in support of a green roof because of
17 problems with these types of roofs. She asked what type of problems there have been with these
18 types of roofs.

19
20 Mr. Gadow stated there are maintenance concerns and questions with green roofs. The
21 engineering of the ramp would also have to be designed to accommodate this type of roof. The
22 City does not have any green roofs on its buildings but other cities do. Staff will take a look at
23 these as the design process moves forward.

24
25 Commissioner Iverson asked if irrigation would be added because this would be a new
26 construction.

27
28 Mr. Gadow stated the cost would be a consideration but Staff would look at these costs as the
29 process moves forward.

30
31 Ms. Olsen reviewed the results of the public opinion parking survey. The summary of this
32 survey is on the City's website. There will be another survey at the end of July that is more
33 focused on businesses and the pilot projects that have been initiated.

34
35 Commissioner Iverson stated there was not a large response to the survey, with less than 1% of
36 the City's population responding. She asked what would be done in the future to make these
37 surveys more statistically valid.

38
39 Ms. Olsen stated they had been looking into this for potential future surveys. They have not
40 been able to determine how many respondents are residents and, of those, who want more
41 downtown parking, versus visitors to the City who want more downtown parking.

42
43 Commissioner Iverson expressed concerns that the survey would be used to make decisions
44 regarding downtown parking when it is not statistically valid, with less than 1% of Wayzata
45 residents responding.

46

1 Chair Vanderheyden stated it was his opinion that the non-resident opinion may carry more
2 weight than residents, since the non-residents are the population group the City is targeting.

3
4 Commissioner Ramy asked if the survey had asked respondents if they felt a parking ramp would
5 be the best solution to the downtown parking issues.

6
7 Ms. Olsen stated this survey did not go into this type of detail. If the City would like, when they
8 do the next survey for businesses and the pilot projects, they could look at expanding that
9 particular survey to gather more detailed feedback.

10
11 Commissioner Gonzalez stated there would need to be better advertising and communication if
12 there is another survey because there were several residents that were not aware of the survey.

13
14 Ms. Olsen reviewed the pilot projects that have been initiated including the 2-hour parking
15 enforcement, public valet parking, and employee parking. She stated she would send the data to
16 the Planning Commission regarding the actual numbers for public valet parking.

17
18 Chair Vanderheyden asked what the revenue would be from a parking ticket, and if the City had
19 received any communication from the Police Department on the additional monitoring of this
20 area.

21
22 Mr. Gadow stated he did not have the exact amount of the parking ticket but it was under \$50.
23 They were surprised that they have only written eleven tickets. The City is still trying to
24 determine if the 2-hours limit is adequate time or if this should be increased. If the enforcement
25 of a time limit is something the City decides to continue, then they would look at this. The
26 Community Service Officer does most of the ticketing and chalking.

27
28 Commissioner Young asked if there would be more people participating in the public valet
29 parking if the charge was less, and if the use of valet parking would decrease the need for a
30 permanent parking structure.

31
32 Ms. Olsen stated they would look at implementing a lower fee for public valet parking for the
33 next portion of the pilot program.

34
35 Commissioner Iverson asked if they had looked at what happens seasonally as far as volume of
36 parking needed.

37
38 Mr. Gadow stated there had been parking studies done in 2012, with an update in 2013, that
39 looked at the demand of parking in October and July in order to compare the seasonality of the
40 parking demands.

41
42 Ms. Olsen reviewed the proposed parking ratio changes. She noted that the City Council does
43 support reducing the City's current parking ratio requirements.

44
45 Commissioner Young stated the City needs to be careful with the methodology it uses when
46 trying to determine if a parking ramp is needed. The parking ratio requirement Wayzata uses for

1 restaurant parking is high compared to other communities, and if the City used a ratio more in
2 line with that average, there may not be a deficit in parking. If there is not a deficit in parking,
3 then the other methods the City is currently doing as part of the pilot projects may be enough to
4 meet the parking demands.

5
6 Chair Vanderheyden asked if there was data that shows the opportunity costs of not meeting the
7 parking demands, and how significant this amount truly is.

8
9 Commissioner Iverson stated good survey data would provide these answers.

10
11 Commissioner Gonzalez stated Wayzata requires too much parking, especially for office
12 buildings.

13
14 Mr. Gadow stated optimizing shared use for parking stalls would decrease the amount of parking
15 required in the City.

16
17 Ms. Olsen stated in addition to reducing the parking ratios for the City, implementation of shared
18 parking calculations for land uses in the Parking and Mobility District would be recommended.
19 She reviewed the percentages used by other communities. There is already shared parking
20 occurring in this area but they would suggest making it a part of the parking calculations for the
21 Parking and Mobility District. These calculations would be used for future development. She
22 explained the proposed changes to the Parking Ordinance would be: revise Section 20.15 to
23 reduce the retail, restaurant and office parking requirements and apply this to the whole City;
24 revise Section 20.15 to add shared parking calculations and apply this to the Parking and
25 Mobility District only; and apply these new regulations towards new or revised land uses after
26 adoption.

27
28 Mr. Gadow stated if there were other updates needed in Section 20, Staff would make those
29 proposed changes and recommendations at the same time.

30
31 Ms. Olsen stated the next steps for revising the Parking Ordinance would be to draft revisions to
32 Chapter 20, present the draft Ordinance to the Planning Commission for review, the Planning
33 Commission would hold a public hearing on the Chapter 20 amendments, then it would go to the
34 City Council for review and adoption.

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36
37 **AGENDA ITEM 3. Other Items:**

38
39 **a. Review of Development Activities**

40
41 Mr. Gadow introduced Mr. Jason Peters, the City's Management and Planning Intern. He stated
42 upcoming development projects may be available for Planning Commission review in August.

43
44 Commissioner Ramy asked about possible development opportunities at the 600-700 block of
45 Lake Street.

46

1 Mr. Gadow stated if a ramp were to be built, one of the things the City would look at would be
2 including a retail face to this ramp along Broadway Avenue, there may also be some
3 redevelopment near the area known as the Gold Mine building. The Council has had some
4 discussions about the Lake and Superior corner, and the Bay Center has the first right of
5 negotiation on this parcel. The Council has decided they would prefer not to look at
6 redevelopment on this parcel at this time. There was discussion about potential redevelopment
7 on the western side of Lake Street. This would be part of Parking District 2, and the City would
8 be able to look at this separately. There may potentially be redevelopment of the north side of
9 Lake Street as well. There is nothing coming to the Planning Commission in the near future for
10 redevelopment in this area.

11
12 **b. Other Items**

13
14 Mr. Gadow provided an update on City Council actions pertaining to the 532 Ferndale Road
15 West application. The Council did approve the variance for the garage and denied the Shoreland
16 CUP and variances for the tennis court.

17
18 Commissioner Gonzalez stated if she was available, she would attend the upcoming Heritage
19 Preservation Board meeting.

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21
22 **AGENDA ITEM 4. Adjournment.**

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24 There being no further business, Commissioner Young made a motion, seconded by
25 Commissioner Ramy, to adjourn the meeting. The motion passed unanimously.

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27 The meeting was adjourned at 7:54 p.m.

28
29 Respectfully submitted,

30
31 Tina Borg
32 *TimeSaver Off Site Secretarial, Inc.*