

**Renaissance Zone Board Meeting**  
Meeting Minutes for March 18, 2021 @ 8:30am.  
Council Chambers  
City Hall,  
515 2<sup>nd</sup> Avenue SW

**Members Present:** Pete Hugret (Chair), Pat Bailey (Vice-Chair), Kerry Candrian, Justin Anderson, Jen Cook, Jason Bentley,  
**Members Absent:** Josh Wolsky, Betty Fedorchak, Michael King  
**Others Present:** Jonathan Rosenthal (Economic Development Administrator), Brian Billingsley (Community & Economic Development Director), Harold Stewart (City Manager), Paul Pitner (City Council Liaison), Glenda Sorensen (Administrative Clerk)  
**Guests:** No guests present  
**Call to Order:** Brian Billingsley called the meeting to order at 8:35 am.  
**Agenda:** Discussion of policy change by Staff  
Discussion of policy changes by Renaissance Zone Review Board  
Public comment on policy changes  
Discussion on Next Steps

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**Approval of Minutes**

Motion by Bailey to approve the January 21, 2021 meeting minutes, second by Anderson. ayes: all, nays: none.

**Motion passes**

**Discussion of policy changes by Staff**

Billingsley gave a short introduction, followed by Jonathan Rosenthal.

**General**

- No comments/changes/suggestions.

**Deadline for completion**

- Rosenthal walked the board through the handout “Renaissance Zone Plan Consideration of Revisions”, March 2021.
- Discussion regarding the deadline for completion was a prominent topic. All members weighed in with concerns/suggestions.
- It was informally decided that three years with a one-year extension option would best serve to ensure projects are completed. The Renaissance Zone Committee Board would grant/deny the first one-year extension. There is a second one-year extension option that will be decided by City Council.
- Correction on the last sentence: appealed “by” changed to appealed “to”.

**Not for Non-Conforming Uses**

- No comments/changes/suggestions.

**Additional landscaping**

- Discussion regarding the 5% of total cost of the project was discussed at length. All members weighed in with concerns/suggestions.
- Billingsley noted that the 5% total is a fluid number.
- Anderson brought up the point that the wording needs to be firm so the committee does not run into a “you let them do it” scenario.
- Pitner presented a suggestion on language, i.e. 5% not to exceed \$40,000.00.
- Baily suggested the landscape percentage requirement for commercial be 5% and residential 3%.
- Commercial landscaping verses residential landscaping was discussed. Billingsley stated that the landscaping requirement would adhere only to commercial.

- Cook presented the question on who decided “how much” in direct relation to the 5%, since the percentage required is fluid. The scenario she presented was that just because the applicant has more land area, does that mean that they have to do landscaping at a higher percentage?
- Cook also questioned on how the committee would know if the required landscaping is completed at the percentage decided on. Billingsley noted that the applicant needs to submit receipts to the committee before final approval.
- Billingsley also noted that the CBD (Commercial Business District) is excluded.

#### Application revisions

- Staff shall revise the application form to reflect revisions adopted by the committee.

#### **Discussion of policy changes by Renaissance Zone Review Board**

- Land uses discussed. The two land uses **not allowed** are warehouse/storage units and adult entertainment. No changes made.
- Auto body and auto repair also discussed. There is currently no distinction between the two. No changes to permitted land uses made.
- Rosenthal distributed papers from Rikki Roerich and Josh Wolsky, and requested that the committee look at them prior to the next meeting.

#### **Public comment on policy changes**

- No attendance or comments by general public.

#### **Discussion on Next Steps**

Community Development Administrator Rosenthal is drafting a revised plan.

#### **Next Meeting**

Thursday, April 15, 2021 @ City Hall Council Chambers, 8:30am – 9:30am.

#### **Adjourn**

Motion by Anderson to adjourn, second by Bailey. ayes: all, nays: none.

#### **Motion passes**

Chairman Hugret adjourned the meeting at 9:30 am.