

**MINUTES OF THE
WATERTOWN PLANNING COMMISSION**
Comprehensive Plan Task Force Meeting Thursday, October 26, 2017

Donald Hendricks
Elizabeth Schulze
Jennifer O'Connell
Jeff Onell
James Rivord
Jim Sandquist
Rob Wilkening
Mike Walters

1. Call to Oorder

Chair Rob Wilkening called the Watertown Planning Commission meeting to order at 6:30 p.m. on Thursday, October 26, 2017, in the Council Chambers of City Hall. Commission Members present: Donald Hendricks, Jennifer O'Connell, Jeff Onell, Jim Sandquist, Elizabeth Schulze and Rob Wilkening. City Staff present: City Administrator Shane Fineran, Planning Consultant Mark Kaltsas, City Engineer, Andrew Budde, Building Official Scott Dorfled, Deputy Clerk-Treasurer Susan Hoese and Council liaison Mike Walters. Others in attendance: Steve Washburn, Lindsay Guetzkow, Ken Grotbo, Ron Wilke, Kyle Jarvis, Adam Pawelk, Jim May, and Rose Rosdahl.

2. Adopt Agenda

SCHULZE MOVED, O'CONNELL SECONDED A MOTION TO ADOPT THE AGENDA AS PRESENTED, MOTION CARRIED 6-0.

3. New Business

A. Adopt Minutes of September 21st, 2017

O'CONNELL MOVED, HENDRICKS SECONDED A MOTION TO APPROVE THE SEPTEMBER 21, 2017 MINUTES AS PRESENTED, MOTION CARRIED 6-0.

B. Review of 2040 Comprehensive Plan Land Use Mapping

Mark Kaltsas presented maps for the 2040 Land Use Classes, Transportation, Parks, and Sidewalks and Trails with the 2030 maps for comparison. The 2040 plan shows an expansion of the downtown business district with both business and mixed use business districts and expansion along the Highway 25 corridor for Industrial/Commerical use. The 2030 Transportation plan was the Ring Road system. The county is now not sure if this is the right solution. Diverting traffic around the business district is probably not something Watertown wants. A second river crossing will need to be discussed. The Parks map shows Mini Parks, Neighborhood Parks and Community Parks. The Park Commission will discuss this further at their next meeting. There are no big changes anticipated for the Sidewalks and Trails.

Chair Rob Wilkening recessed the meeting at 6:56 p.m. so everyone could walk around and look at the different map projections, discuss, ask questions, and make suggestions. Chair Rob Wilkening reconvened the meeting at 7:34.

Mark Kaltsas asked for any questions or suggestions. There was questions about the difference between the red Business District and the pink Business District (Mixed Use). This would be further defined in this process as to what the mixed use would allow. If there is a change to the land use, generally the existing structures are permitted to remain as is. High density land use was suggested to facilitate people being able to walk to a service downtown. The old NAPA building site shows a zone of Business District. It was suggested to zone this park space in order keep the view open.

The Industrial/Commercial land use would give more flexibility. Should this be the whole corridor along Highway 25?

The entrance to the Wildflower development & County Road 20 shows land use of Commercial. Should that be kept or changed to medium density? One good use would be a daycare center. Could possibly have a gas station/convenience store on that site.

Should the corner of Territorial and Highway 25 be changed from Commercial to mixed use? Should it go all the way to State Street?

The roundabout is most busy in the morning with taking kids to the different schools and commuter traffic. To deal with more traffic in the future it was suggested to put in an extra road/street versus adding an extra lane to existing roads. There was a suggestion to build a high bridge over streets for a second river crossing, but would that take away from the small town feel. A second river crossing needs to be discussed, but remember that the 20 year planning goes in 10 year increments. If the second bridge crossings is pushed to the north or the south the infrastructure would be expensive.

There was discussion about 30th Street. The 2040 map shows that to be a "Future A Minor Expander." It should probably be changed to "Future City Collector." The section of 30th Street from County Road 10 to Arnica will probably get paved at some point.

City Administrator Shane Fineran indicated this is an intro to the discussions. More will be discussed at the Parks Commission meeting which will be a 2040 Comp Plan Task Force with the Parks/Planning/COA/Council. There will be an open public hearing after that to hear comments and then all will get together again at the Planning Commission meeting.

Mayor Steve Washburn stated he would like everyone to start thinking about the vision of Watertown in 5 years, 10 years and 15 years and come up with a common vision.

4. Adjournment

SCHULZE MOVED AND HENDRICKS SECONDED A MOTION TO ADJOURN. MOTION CARRIED 6-0.

There being no further business, the Commission meeting was adjourned at 8:58 p.m.

Chair Rob Wilkening

City Administrator Shane Fineran