

# Palisades Neighborhood Association

## Special Board Meeting to vote on proposed PNA 20 year plan

February 7, 2008, Lakeridge High School Rotunda

705pm call to order by Sally Moncrieff, introduced Don Irving to tell about Plan Committee process

Don Irving: Plan has been distributed to board for approval. Board reviewed plan and commented last summer. Since Thanksgiving, committee has met weekly reviewing entire plan line by line. Gave outline of contents section by section, and implementation table at rear of document.

Timetable: committee came to consensus in January and submitted draft to board for consideration and vote. After this meeting, any amendments to be acted upon by the committee. Feb 21 open house to present to general membership. March 3 regular scheduled board meeting, not intended primarily for Plan actions, but other business. Will tackle if needed. March 18 general meeting to answer members questions and adopt plan. Tonight we'll vote to approve, amend or reject. If needed committee will meet again to consider and incorporate amendments.

Next steps: after general membership adopts, then plan goes to Planning Commission who will make a recommendation to City Council.

Don introduced Sarah Selden to review recent proposal to add language regarding lakefront properties. Language supports zoning overlay or other development standards to address the unique aspects of lakefront properties.

Sarah: described the intent and read language:

PNA Objective: Residential Character: Lakefront Development (p. 39)

"Promote development standards that address the unique aspects Palisades lakefront properties."

City Action Step: (The action steps get at the specifics)

"Develop a pilot lakefront zone or overlay zone for Area 1 of the Palisades neighborhood that would address the unique aspects of lakefront properties and properties with lake views. The zone will be intended to serve as a model for the development of lakefront zoning citywide."

There were also questions on a separate issue regarding the ability to rebuild or remodel a home without complying with current zoning standards. SS explained that the Infill Task Force is proposing a code amendment that would allow property owners citywide to re-build if the structure has been destroyed involuntarily. SS clarified that involuntary destruction would apply

to fires or forces of nature such as earthquakes or landslides, but not tearing down or improvements necessitated by lack of maintenance.

Becky: what is special with lakefront properties so that they need some kind of code modification or overlay while other properties don't?

Discussion by SS and Bob Barman to clarify why lakefront is special: steep slopes, odd configuration with front/rear yards reversed, different setback issues re lot shapes and re lakefront, boathouses, floodplain, and preserving other neighbors' views by not building more vertically than needed

SS: A pilot approach to lakefront zoning would be easier for the City to tackle initially, and then may be applied city wide to other lakefront areas.

Lee Wicklund: 16860 Lakeridge Area 4; suggested additional language: due to diversity of homes and parcels in PNA, there may be additional areas where zoning overlay or other measures may be necessitated in the future. ~~needed to address neighbors' concerns about retaining existing building footprint even though it may be noncompliant with current code.~~

DI: procedural note: what we tackle tonight, the board version and the committee version do need to mesh and be reconciled like the work of two bodies in congress.

LW: also "have you considered?": make acknowledgements current, state that our work will need to be continued after adoption of plan, acknowledge fire station as resource although not in PNA proper, address pocket parks, and note the existence of certain types of trees which may be beyond maturity and at risk.

Doug Rich echoed interest in language about implementation work needed post adoption

DI and MGH clarified that committee had addressed this matter by proposing future board action such as establishing a board position or entire committee to direct implementation on a permanent basis. DI clarified we not put it in plan document but leave it to board discretion and action in the future.

Doug requested language re: Non residential development use sustainable building practices to extent possible; and that transit improvements should be user friendly e.g. no bus stops in mud puddles...but improved with pads, benches, covers; re parking in garages or driveways off street is encouraged.

Sally called for further discussion if any desired. None further.

Sally motioned that the PNA board approve the draft plan with the following amendments:

1. New language per SS re lakefront properties
2. Add language p.46 per Lee's intent on non lakefront properties

3. Tim Mathers will update pathway list p.82 to reflect current priorities
4. Update acknowledgement section at front to reflect current members
5. Put in transportation section bus shelters/benches/facilities on bus lines p 80/84
6. P.85 objectives: parking: add third bullet statement encouraging neighbors to park in garage or on driveway; in any case off street
7. P 44 add language to use best available green practices in building where feasible
8. Acknowledge existing condition re some tree species have aged beyond maturity
9. Acknowledge the fire station on southshore as a significant resource

Motion seconded by multiple parties: MGH and others. Vote with 11 ayes, 0 noes. Motion carries and plan passes board with amendments.

SS encouraged all to attend, support and contribute to the open house.

835pm SM adjourned meeting.