

**GRANDVIEW CITY COUNCIL
STUDY SESSION MINUTES
AUGUST 10, 2010**

1. CALL TO ORDER

Mayor Norm Childress called the study session to order at 6:00 p.m. in the Council Chambers at City Hall.

Present were: Mayor Childress and Councilmembers Mike Bren, Diana Jennings, Bill Moore, Javier Rodriguez and Joan Souders. Councilmembers Pam Horner and Jesse Palacios were absent.

Staff present were: Interim City Administrator Cus Arteaga, City Attorney Jack Maxwell and City Clerk Anita Palacios.

Present on behalf of the Port of Grandview were: Commissioner Colleen Byam, Commissioner Ron Grow and Commissioner Jim Sewell.

2. JOINT MEETING WITH PORT OF GRANDVIEW

Interim City Administrator Arteaga explained that the purpose of the joint meeting was to enhance the City/Port partnership with improved communications between the Council and Commissioners with the continued goal of promoting Grandview as a great place to live, work and do business.

Port Commissioner Byam thanked the Council for the opportunity to meet and share ideas. She stated that the Port appreciated the City's support and staff's assistance in the Port's efforts to attract and locate new businesses in Grandview.

Port Commissioner Sewell stated that the Port was the City's economic development partner. He explained that proposed zoning changes under consideration in the M1 Light Industrial zone such as landscaping requirements, paved parking and the I-82 Overlay District would be detrimental to new and expanding businesses. He requested that the City allow the Port to assist in the development of the proposed M1 zoning regulations.

Mayor Childress acknowledged the Port's concerns and agreed that the Port should be involved in the process. He explained that the Council was implementing standards in order to encourage continued beautification of the City.

Interim City Administrator Arteaga added that the businesses along the northern portion of Wallace Way were more attractive than the businesses along the southern portion due to the addition of landscaping and paving.

Port Commissioner Sewell indicated that the Port District had the ability to implement covenants on Port District property. The Port District understood the goal, but felt due to the economy, it was not the appropriate time to implement these new zoning requirements. He also mentioned that the following uses being proposed were not compatible with light industrial such as museums, art galleries, libraries, schools, alcohol treatment facilities, card rooms, dance halls, dance studios, churches, tourist RV parks, etc. He felt that these permitted uses in the

industrial zone would make it difficult to attract industrial facilities such as a juice plant. He also noted that the current M1 zone provided for churches, nursery schools, etc., which he felt were not compatible. He explained that the Port would like for these uses to be prohibited in the industrial zone. The Port District requested that the City abandon the changes being considered in the M1 zone, abandon the freeway overlay district, and allow the Port to work with the City to draft revisions to the current M1 zoning regulations that would eliminate non-compatible uses that currently exist.

Mayor Childress invited the Port District to participate in a joint meeting between the Council and the Planning Commission on September 28th to discuss the proposed zoning update.

Councilmember Bren suggested that a sub-committee be formed of Council, Planning Commission and Port District representatives to discuss the proposed zoning code revisions prior to the September 28th meeting. Councilmembers Bren and Moore volunteered to participate. Staff would arrange a meeting of the sub-committee.

Port Commissioner Byam concluded by identifying that the Port has approximately 40 acres of developed property available in City limits and 10 acres outside City limits on Stover Road and 24-30 acres on Wallace Way.

3. ADJOURNMENT

The study session adjourned at 6:50 p.m.

Mayor Norm Childress

Anita Palacios, City Clerk