



Legislation Text

File #: BC 24-011, Version: 1

Planning Commission Meeting Date: July 18, 2024

To: Members of the Planning Commission

From: Mikayla Schmidt, City Planner
Mathias Hughey, Associate City Planner

Public Hearing for Consideration of Text Amendments Related to Parking in Multiple Sections of the Northfield City Code.

Action Requested:

The Planning Commission is asked to conduct a public hearing to gather input on Text Amendments Related to Parking in Multiple Sections of the Northfield City Code.

Summary Report:

The applicant is the City of Northfield and the parking standards (listed below) in the Northfield City Code have been reviewed, and modifications made, to address the strong interest in removing parking minimums, adjusting parking maximums, and updating bicycle parking standards to align with best practices and support the Climate Action Plan.

- Chapter 34 - Land Development Code:
 - Article 3. - Site Development, Section 3.6 - Off -Street Parking, Loading, and Mobility and Section 3.4 - Neighborhood Compatibility Standards;
 - Article 2. - Zoning Districts and Use Regulations, Section 2.9 - Use-Specific Standards;
 - Article 5. - Subdivision Standards, Section 5.2 - Subdivision Design Standards;
- and Chapter 14 - Businesses, Article III. - Rental Housing, Division 3. - Occupancy, Use, and Maintenance Standards, Section 14-122. - Parking.

The public hearing notice was published in the Northfield News on Wednesday, June 26, 2024. Public hearing mailings are not sent out for text amendments. A copy of the public hearing notice is attached.

The following is the procedure of the public hearing per the City Council's adopted Rules of Business:

Public Hearing Procedure:

A Public Hearing is used to solicit the public's comments on various projects or City operation procedures.

A. The Chair will open the hearing by identifying the subject.

B. Staff Presentation - staff will give a presentation on the subject.

C. Applicant's Presentation - if needed.

D. Public Input - The public will have the opportunity to speak for or against the issue. The public may ask questions, make comments, voice support, agree or disagree with the issue.

1. The Chair will recognize a speaker and comments/conversation will be between the Chair and speaker; and between the Chair and Commissioners.

2. The speaker must give their name, address, and if representing a business, must give the name of the business or corporation. If an Attorney or consultant is representing a client, the client must be identified for the record.

3. Speakers will be allowed to speak a maximum of two (2) minutes per item (not including interpreter's time).

E. Questions or Clarifications from the Planning Commission - After the public input of the public hearing is completed, the Planning Commission may request questions or clarifications prior to closing the public hearing. This section will be used when there are questions related to the topic on which the public hearing is being held. Questions should be succinct and avoid being rhetorical or leading in nature. Subsequent actions of the Planning Commission provide for opportunities for further questions or clarifications.

F. Any material to be entered into the record shall be noted. Any written communication presented to the Planning Commission during a Planning Commission meeting shall be read into the record or summarized for the record or simply delivered to the Planning Commission, as the Planning Commission may determine. They shall then be recorded in the minutes by title and filed with the minutes.

G. Motion to Close Hearing - The Chair will state if there is an extension of time for public input into the hearing. If not, the Planning Commission will make a motion, second, and vote on closing the public hearing.

The relevant background materials and information for this item are included in the agenda item immediately following the public hearing to consider action on the text amendment. There will not be separate testimony for the applicant or public at that time.

Alternative Options:

N/A

Financial Impacts:

N/A

Tentative Timelines:

July 3, 2024: Public Hearing Notice Published in the Northfield News
July 18, 2024: Public Hearing and Recommendation from the Planning Commission
August 5, 2024: First Reading of Ordinance with City Council

August 20, 2024: Second Reading and Summary Publication Notice with City Council
August 28, 2024: Summary Publication Notice Published in the Northfield News
September 27, 2024: Ordinance goes into effect