

**ITEM 7**  
7:57 p.m.

<b>CASE:</b>	PL2016-91
<b>APPLICANT:</b>	City of Bloomington
<b>LOCATION:</b>	Citywide
<b>REQUEST:</b>	Amend City Code Sections 19.38.11 and 19.38.12 to exempt public and public utility structures from the development prohibition below the 760-foot elevation within the Bluff Protection and Bluff Development Overlay District

**PUBLIC HEARING DISCUSSION:**

Johnson stated the ordinance amendment includes the Bluff Protection and Bluff Development Overlay Districts in order to regulate development activity along the bluffs of the Minnesota River and Nine Mile Creek between 722 foot and 800 foot elevation. The BP-1 Overlay District mainly applies to residential properties whereas the BP-2 Overlay District applies to commercial properties and both have prohibitions below the 760 foot elevation. The ordinance amendment would exempt public structures from the development prohibition in the BP-1 and BP-2 Districts. In addition, staff recommends the public utility structures be included in this exemption. Final Site and Building Plans would be required for the development.

Willette asked if public signage and kiosks would be part of the exemption.

Johnson stated signage and kiosks are not prohibited and therefore have not been discussed at this time.

Willette noted the plan is to install large sign kiosks in the trailhead.

Johnson said the proposed signage improvements are not large enough to qualify as a building.

Nordstrom noted that this ordinance amendment covers only larger structures.

The public hearing was closed via a motion.

Nordstrom stated the item moves to City Council on July 11<sup>th</sup>, 2016.

**ACTIONS OF THE COMMISSION:**

**M/Spiess, S/Willette:** In Case PL2016-91, I move to recommend approval of an ordinance amending Sections 19.38.11 and 19.38.12 to create an exemption from the development prohibition below the 760-foot elevation for public structures in the Bluff Protection and Bluff Development Overlay District. Motion carried 6-0.