

In the Council Chambers of the Showers City Hall, Bloomington, Indiana on Tuesday, October 10, 2017 at 6:30pm with Council President Susan Sandberg presiding over a Special Session of the Common Council.

COMMON COUNCIL
SPECIAL SESSION
Tuesday, October 10, 2017

Clerk's Note: On August 29, 2017, the Common Council called to order a Special Session, which began the Council's consideration of Resolution 17-28 to be completed over a series of meetings. Please refer to the minutes from that meeting for a description of the procedure for consideration of the resolution and amendments thereto.

Resolution 17-28 – To Adopt the City's Comprehensive Plan

Roll Call: Sturbaum, Ruff (arrived 6:37pm), Granger, Sandberg, Volan, Piedmont-Smith, Sims, Rollo
Members Absent: Chopra

ROLL CALL

Council President Susan Sandberg gave a summary of the agenda.

AGENDA SUMMATION

Scott Robinson, Planning Services Manager, described how Chapter 3 of the Comprehensive Plan (Plan) was organized. He explained that the narrative looked at local and national threats and opportunities related to the natural environment. He briefly explained some of the themes, goals and policies contained in the chapter. He said the chapter also included outcomes and indicators meant to measure performance.

Presentation, Discussion, and Public Comment on Chapter 3: Environment

Councilmember Dave Rollo pointed out that the chapter did not reference climate change or global warming. He asked if those issues were in any previous draft of the plan.

Council Questions:

Robinson could not recall if any specific language had been drafted but he said there had been discussion on issues surrounding the city's ability to monitor carbon dioxide levels or emissions.

Councilmember Steve Volan commented on the generic language of Goal 3.6 and the accompanying policy. He asked if anything more specific had been discussed.

Robinson said discussions had focused on the city's ability to regulate and monitor air quality at a local level.

Volan suggested that the 10th Street underpass was preventing Bloomington Transit from upgrading its fleet to hybrid vehicles. He asked whether that would be an example of a more concrete policy.

Robinson said he agreed. He pointed out that the chapters were interrelated and that example might be better addressed in the transportation chapter. He said many issues addressed in other chapters affected air quality.

Volan thought that cross-references might be helpful and asked if staff agreed.

Robinson said cross-referencing had been discussed, but deciding how much cross-referencing would be appropriate was a challenge.

Councilmember Dorothy Granger pointed out that former Mayor Kruzan signed the US Conference of Mayors Climate Protection Agreement and Mayor Hamilton had signed with other mayors to follow the Paris Climate Accord but neither was mentioned in the Plan. She asked if that was an oversight.

Robinson said the document tried to strike a balance of the appropriate amount of background information regarding past accomplishments.

Granger thought that there were policies that could be specified to help move the city closer to the agreements it had signed.

Rollo moved and it was seconded to adopt amendments (45, 47, 53, 54, 55, 58) listed under the consent agenda.

CONSENT AGENDA:
AMENDMENTS TO CHAPTER 4
(DOWNTOWN)

The motion was approved by voice vote.

Vote on Consent Agenda Items
[6:51pm]

Councilmember Chris Sturbaum described the amendment. He explained that portions of the the passage he proposed to amend seemed too aggressive and did not call for cooperation and collaboration with existing stakeholders.

Amendment 32

Councilmember Isabel Piedmont-Smith read the rest of the passage proposed to be deleted by the amendment. She asked if Sturbaum intended to delete that portion of the text.

Council Questions:

He said yes and explained that changes could occur, but he did not think it was appropriate to call for the city to actively impose changes on existing uses and areas.

Rollo asked what staff thought of the amendment.

Robinson said the passages in question were meant to be definitions for the development themes “Maintain,” “Enhance,” and “Transform.” He cautioned the Council to be aware of how those definitions were being used in the document and to not delete language that would limit what could be done at certain sites, like Switchyard Park or the soon-to-be former hospital site.

Piedmont-Smith said she could support the deletion of part of the text in the “Maintain” definition, but not the rest of the amendment.

Sturbaum said he would not support Piedmont-Smith’s suggestions. He was concerned that ambiguous or misplaced language could be misinterpreted by the writers of the Unified Development Ordinance (UDO) updates.

Volan said he did not support the amendment. He did not think the passage in question was as dramatic as Sturbaum made it out to be. He also did not think it was inappropriate to think about the edges of neighborhoods.

Council Comment:

Rollo agreed with Volan and said he would support the change suggested earlier by Piedmont-Smith.

Granger said she would support the amendment.

Piedmont-Smith said she would not support the amendment. She felt Sturbaum was reading into the passage an intent that was not there. She explained why she supported portions of the language deleted by the amendment. She reiterated that she would support a portion of the amendment.

Sturbaum moved and it was seconded to adopt Amendment 01 to Amendment 32.

Amendment 01 to Amendment 32

Piedmont-Smith reread the language of the revised amendment.

The motion to adopt Amendment 01 to Amendment 32 received a roll call vote of Ayes: 7, Nays: 1 (Volan), Abstain: 0.

Vote on Amendment 01 to
Amendment 32
[7:09pm]

The motion to adopt Amendment 32 as amended received a roll call vote of Ayes: 7, Nays: 1 (Volan), Abstain: 0.

Vote on Amendment 32 as amended [7:09pm]

Sturbaum introduced and described the amendment. He said the amendment was a way to help protect single-family neighborhoods.

Amendment 33

Volan asked for more detail about the kind of density that concerned Sturbaum.

Council Questions:

Sturbaum explained he was mostly concerned with doing things to neighborhoods rather than working with neighborhoods. He thought making decisions for neighborhoods instead of having a public process where neighborhoods could participate was bad.

Piedmont-Smith asked why the amendment added such specific language for approving certain uses. She pointed out that the Plan included no other details about the conditional use process and thought the language would be more appropriate in the UDO.

Sturbaum thought it was important to provide clear instructions to the drafters of the UDO update.

Robinson agreed with Piedmont-Smith that the language proposed by the amendment was inappropriate for the Plan.

Sturbaum reiterated his concern about doing things to neighborhoods rather than working with neighborhoods.

Rollo asked Sturbaum what he thought about including the language when the UDO was updated.

Sturbaum said the Plan was an instruction manual to update the UDO, so thought including the language in the Plan was appropriate.

Piedmont-Smith said the amendment was too specific for the Plan, which was meant to be a vision for the future, not the procedures for how to accomplish that vision. She did not think the drafters of the UDO updates would be handed the Plan without accompanying instructions.

Council Comment:

Sandberg appreciated Sturbaum's efforts to protect single-family residential core neighborhoods, but thought there was already language in the Plan that protected them.

Ruff agreed with Sandberg. He thought there was a disconnect between trying to do things like expand the Convention Center, attract new employers, and densify the downtown area while also thinking that some areas would not experience change.

Volan understood Sturbaum's concerns but agreed that it would be better addressed in the UDO.

Sturbaum thought the Plan did call for increasing density in single-family neighborhoods and if it did not mean to, then he wanted to make it clear.

Volan said he understood Sturbaum's concerns to be centered on owners of single-family homes. He pointed out that did not include everyone living in Bloomington and thought things like accessible dwelling units, which might cause an increase in density, could be a benefit to some residents.

Rollo agreed with Sandberg that there was already an appropriate level of caution in the Plan and thought the amendment was too specific for the Plan.

Amendment 33 (cont'd)

Piedmont-Smith did not agree with Sturbaum that the Plan called for increased density in core neighborhoods.

The motion to adopt Amendment 33 received a roll call vote of Ayes:1 (Sturbaum), Nays: 7, Abstain: 0. FAILED.

Vote on Amendment 33 [7:28pm]

Sturbaum introduced and described the proposed amendment. He said he did not recall anyone asking for increased building height during the Imagine Bloomington process that had occurred. He said the amendment would take out calls for increased height.

Amendment 34

Robinson pointed out that the Plan had to balance different, sometimes competing, goals. He said the unamended text tried to strike that balance while giving the city the flexibility it needed to consider all options.

Sturbaum said the downtown already had the highest building heights and he did not think anyone would want taller buildings.

Piedmont-Smith asked if adopting Sturbaum's proposed amendment might make it more difficult for the city to encourage developers to follow the Green Building Ordinance or to include additional affordable housing.

Council Questions:

Robinson said it might. He said one tool the city could use to encourage those things would be to allow greater height and he believed the original language contained in the Plan was necessary.

Volan asked whether "increased building heights" referred to the maximum building height, average building height, or something else.

Robinson said the passage was intended to give direction but to also provide flexibility. He could not say exactly what height was appropriate.

Sturbaum acknowledged that the city often traded height waivers for some public good a development could offer, but he did not know why the city would want to increase the starting point of such negotiations. He thought the city's existing height limits were appropriate.

Council Comment:

Volan said he could not support the amendment. He suggested alternative ways of wording an amendment he might support by not endorsing increased height and density but also not condemning them.

Piedmont-Smith thanked Sturbaum for bringing all of his amendments forward. She said she could not support the amendment as written, but would be revisiting the issue. She thought there could be more defined language for the height and the density the city wanted to see downtown.

Granger echoed Piedmont-Smith's comments and said she hoped to work with Piedmont-Smith in crafting a revised amendment.

Sturbaum said that voting against his amendment meant voting for more height. He said taking out the language calling for more height

simply meant that the existing height limits would remain in place, which he thought were appropriate.

Amendment 34 (cont'd)

Sandberg said she was not supporting tall monolithic buildings, but recognized there might be a need to allow more density and height in an effort to address affordable housing and to encourage the kinds of developments the city wanted to see.

Volan spoke about Smallwood Plaza, the development he believed to be inspiring the concerns about height. He pointed out that Smallwood was built in 2003, before the city adopted its UDO. He shared Sturbaum's general concerns about height but did not think the proposed amendment was the way to address those concerns, for the reasons listed by Sandberg.

Rollo said he would support the amendment. He thought there were already buildings being built that people thought were too tall, so he was nervous about calling for additional height. He said he would like to revisit the issue if the amendment failed.

Ruff thought there were many locations outside the downtown that would support urban-style development. He said he would support the amendment because he viewed it as a directive to encourage development in other areas.

Sturbaum said he was confused by people saying they did not support increased building height but who did not support his amendment. He encouraged people to support the amendment.

The motion to adopt Amendment 34 received a roll call vote of Ayes:3 (Sturbaum, Ruff, Rollo), Nays: 5, Abstain: 0. FAILED.

Vote on Amendment 34 [7:52pm]

Sturbaum introduced and described the amendment. He suggested form-based guidelines were more appropriate than changing to a form-based code, which he thought might lead away from regulating property based on use.

Amendment 37

Robinson said the passage in question was not meant to apply to the entire city. He said the definition for form-based code was borrowed from a planning association. He said form-based code was listed as one possible tool or strategy for certain focus areas of the city.

Sturbaum asked where such a tool or strategy might be used.

Council Questions

Robinson said the focus areas were identified on the land use map and that form-based code, along with other tools, could be used in such areas.

Volan asked Robinson to display the focus areas to which he was referring.

Sturbaum asked if there was an advantage to de-emphasizing land use when looking at the focus areas.

Robinson reiterated that the form-based code was meant to be one available tool, not to be something that had to be used. He said form-based code did not typically include looking at land use.

Sturbaum asked whether the city could look at both land use and the form of buildings and wondered what advantage there might be to not looking at use.

Robinson said that the language in the Plan merely reflected what the concept of form-based code was. He said some of the focus areas were Planned Unit Developments (PUDs), which did regulate uses. He pointed out that some of the prescribed land uses were not seeing much activity, so having to revisit those PUDs might be a disadvantage.

Amendment 37 (cont'd)

Granger asked how using a form-based code approach could offer more predictability than the flexible PUD process.

Robinson said it would offer more predictability regarding the look and feel of buildings, but not on how those buildings were used. He said much of the discussion had been focused on the design of buildings. He said focusing on the form instead of use might allow the city to achieve the desired look of buildings while allowing use to adapt over time.

Volan asked how long staff had believed that form-based code was something that Bloomington should implement.

Robinson said the concept had been discussed during the earlier parts of the Imagine Bloomington process. He reiterated it was meant as an option that the city would have at its disposal, similar to how PUDs were a tool the city could use.

Volan asked Sturbaum to clarify what he saw as the distinction between form-based code and form-based guidelines and why he was advocating for the latter.

Sturbaum thought form-based guidelines were more of a hybrid code, where the city would have more control over land use. He said he still did not see the advantage of de-emphasizing control over land use.

Volan pointed out there was no industry-wide definition for form-based guidelines, which made it hard to support.

Sturbaum provided an example of how form-based guidelines worked. He said his definition would be the same as that for form-based code, but without de-emphasizing land use.

Piedmont-Smith pointed out that the focus areas would be subject to underlying land use designations and asked if Sturbaum realized that when he wrote the amendment.

Sturbaum said that it seemed contradictory to say uses were important but to also use form-based code.

Piedmont-Smith said both concepts could be used when considering a development.

Sturbaum agreed and said that was why he proposed using form-based guidelines that did not eliminate consideration of land use.

Rollo asked for more information about how form-based code could be applied in the focus areas.

Robinson further explained how form-based code could be used.

Rollo asked if Sturbaum would still propose striking the entire definition if form-based code was changed to form-based guidelines.

Amendment 01 to Amendment 37

Sturbaum said no and read the amendment with the suggested change.

Phil Stafford spoke about his understanding of how form-based code worked.

Public Comment:

The motion to adopt Amendment 01 to Amendment 37 received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

Vote on Amendment 01 to Amendment 37 [8:19pm]

Piedmont-Smith said she preferred to use the model of form-based code, which was a known concept. She thought the Plan made it clear that form-based code was one of a number of options that could be used in balance with other ideas. She thought a form-based code approach had value under the right circumstances.

Council Comment:

Volan commented that form-based code was a defined concept, supported by professional organizations. He thought the Plan incorporated the idea appropriately and was hesitant to use the term form-based guidelines, which he thought was undefined.

Sturbaum said he had read of communities adopting a hybrid approach, which paid attention to both form and use. He thought getting rid of land use controls was inappropriate.

The motion to adopt Amendment 37 as amended received a roll call vote of Ayes: 2 (Sturbaum, Rollo), Nays: 5, Abstain: 1 (Granger). FAILED.

Vote on Amendment 37 as amended [8:26pm]

Sturbaum introduced and described the amendment.

Amendment 38

Robinson voiced concerns with the specificity of the amendment, suggesting it might not be appropriate for the Plan.

Volan asked for more information about the SPEA Capstone Program.

Council Questions:

Sturbaum explained how the program worked.

Volan asked if Sturbaum had any reason to believe such a program would not be used when developing a plan for the hospital site.

Sturbaum suggested Volan ask staff.

Robinson said he had no specific concerns with the program identified by the amendment. He was simply concerned that such specific language might be inappropriate for the Plan.

Sandberg pointed out that she worked for SPEA and supported the Capstone Program but also noted that the availability of students depended on the professor and the courses. She said she shared the concern that the language might be too specific for the Plan.

Sims asked whether adopting the amendment would preclude any other opportunities to work with other groups.

Robinson said he did not think it would preclude other opportunities but it still seemed too specific for the Plan.

Piedmont-Smith suggested removing the reference to the Capstone Program and asked Sturbaum if he would support that change.

Sturbaum provided additional detail about why he proposed the amendment but said that perhaps including it in the Plan might not be needed.

Piedmont-Smith moved and it was seconded to adopt Amendment 01 to Amendment 38.

Amendment 01 to Amendment 38

The motion to adopt Amendment 01 to Amendment 38 received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

Vote on Amendment 01 to Amendment 38 [8:37pm]

Volan asked if staff was aware of a community charrette that did not involve an urban planner.

Robinson asked whether the urban planner would be a member of city staff, a consultant, or some other individual.

Volan asked what Sturbaum had intended.

Amendment 38 (cont'd)

Sturbaum said he wanted to ensure the participation of an urban planner, which he intended would not be a city staff member.

Sims asked Sturbaum why he made such a proposal.

Sturbaum recalled when the city made the downtown plan in 2005 with the assistance of an outside planning firm that helped coordinate and run a community charrette, which Sturbaum thought was successful and led to a positive outcome. He envisioned something similar for the hospital site.

Phil Stafford commented on the redevelopment of the hospital site.

Public Comment:

Volan said he supported the amendment with the changes that had been made to it.

Council Comment:

The motion to adopt Amendment 38 as amended received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

Vote on Amendment 38 as amended [8:48pm]

Sturbaum introduced and described the amendment. He explained that the amendment would create a process for the design and branding of certain entry corridors in the city.

Amendment 41

Sturbaum asked staff how they envisioned the design and branding would happen.

Council Questions:

Robinson said the city would use the Plan, the 2005 Downtown Vision and Infill Strategy Plan (Downtown Plan), and any relevant UDO updates in the future to help guide the design. He pointed out that the amendment calls for updating the Downtown Plan without specifying resources to do so.

Sturbaum asked if the consultant hired to update the UDO would propose branding and design ideas that would then be discussed by the Council during its consideration of the updates.

Robinson said that would be part of the public process of the updates.

Piedmont-Smith clarified that the branding guidelines would be established as part of the UDO revisions.

Robinson said that was correct.

Piedmont-Smith asked if there were any plans to update the Downtown Plan.

Robinson said no.

Piedmont-Smith asked whether the Downtown Plan would still be used when looking at design and branding for the entry corridors or whether only the UDO would be consulted.

Robinson said the Downtown Plan would still be referenced.

Sturbaum said it seemed confusing to not update the Downtown Plan but to include the design and branding guidelines in a different process. He asked what would happen if there were conflicting ideas in the Downtown Plan and the UDO updates.

Robinson said he thought it would be confusing to update the Downtown Plan before the UDO. He thought there were many plans that could be updated, but thought there was more of a need to update the UDO before the Downtown Plan.

Volan said he thought the Downtown Plan could be updated but he understood staff's hesitation to do so before working on UDO updates. He said he still had a problem with the concept of form-

Council Comment:

based design guidelines, which he said needed to be defined before he could support the amendment.
Granger said she would vote no for the reasons voiced by Volan and Robinson.

Amendment 41 (cont'd)

Sturbaum suggested that, if the amendment failed, the Council pay close attention to the design and branding of the entry corridors.

The motion to adopt Amendment 41 received a roll call vote of Ayes: 1 (Sturbaum), Nays: 7, Abstain: 0. FAILED.

Vote on Amendment 41
[9:02pm]

Sandberg introduced and described the amendment. She said the amendment was a way to encourage and support affordable housing.

Amendment 42

Sandberg asked if staff had any concerns with the amendment.
Robinson said staff supported the amendment.

Council Questions:

Volan asked if Sandberg had considered being more specific when referring to "all income levels."

Sandberg said that phrase could be better defined but also thought it was self-explanatory.

Volan asked if 99 years was a sufficient time period for units meant to be permanently affordable.

Sandberg acknowledged that the city had negotiated shorter periods of time for affordable units but thought that longer periods of time were better.

Volan asked if there was a specific number of years that was part of the definition for permanent affordable housing.

Sandberg said she did not have a specific number of years.

Piedmont-Smith said she supported the amendment but agreed with Volan that the amendment might be worth revisiting to add better defined terms.

Council Comment:

Granger supported the amendment and thought it addressed an important concern.

Volan suggested ways to better define terms in the amendment and said it should be revisited. He said he would still support it as written.

The motion to adopt Amendment 42 received a roll call vote of Ayes: 7, Nays: 0, Abstain: 0 (Sturbaum out of room).

Vote on Amendment 42
[9:10pm]

Granger introduced and described the amendment.

Amendment 48

Piedmont-Smith asked if staff had any concerns with the amendment.

Council Questions:

Robinson said the original language contemplated the full spectrum of housing needs. He said many funding programs assisted with the low-income housing, but there were not many programs to help with workforce housing, which he did not want lost in the discussion.

Granger pointed out that housing that was affordable for individuals with low incomes would also be affordable for someone with higher income.

Volan thanked Granger and Sandberg for bringing the amendment forward. He appreciated the rewriting of the policy.

Council Comment:

Sturbaum said he was glad that homelessness would be addressed by the Plan.

Amendment 48 (cont'd)

The motion to adopt Amendment 48 received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

Vote on Amendment 48
[9:18pm]

Sturbaum introduced and described the amendment.

Amendment 43

Sandberg asked for a response from staff to the amendment.

Council Questions:

Robinson explained that there were many types of neighborhoods in Bloomington, not simply single-family neighborhoods. He was also concerned with the proscriptive, code-like tone of the amendment.

Volan asked what Sturbaum thought of the people who asked for more diverse housing types in core neighborhoods.

Sturbaum thought that new, dense housing developments were often more expensive than the older, existing homes.

Volan pointed out that the city's growth meant there would have to be more housing. He asked if Sturbaum was against any increase in density in single-family neighborhoods.

Sturbaum said he did not think adding density would necessarily bring the price down.

Volan said that prices were going up because of a lack of housing.

Sturbaum reiterated that core neighborhoods would not benefit from increased density.

Volan asked again whether Sturbaum would support any increase in density in a single-family neighborhood.

Sturbaum said he did not want to do anything that would undermine single-family zoning.

Piedmont-Smith asked if Sturbaum would support increased density in any non-core neighborhoods.

Sturbaum pointed out that most post-World War II neighborhoods were subject to covenants and restrictions that would likely prevent such an increase in density. He thought he might support an increase under certain conditions. But he wanted to avoid an attitude of dictating things to neighborhoods instead of working with neighborhoods on changes.

Piedmont-Smith said there were good things in the amendment but she would not support it as written. She thought the Plan should express a desire to see increased density in non-core neighborhoods, even if neighborhood covenants made that difficult.

Council Comment:

Volan spoke about the city's growing population and the need for additional housing to be placed somewhere. He pointed out that neighborhoods closest to downtown would experience pressure simply due to their location. He said he would like to see the amendment reworked but could not support it as written.

Ruff also said the amendment was worth revisiting but could not support it as written.

Rollo appreciated the concern for home ownership but thought there was still work to be done on the amendment.

Sandberg said she appreciated the conversation about affordable housing but could not support the amendment as written.

Sturbaum said the Plan was not considerate of existing zoning and existing single-family neighborhoods. He thought people would not be happy once they learned more about what the Plan said. Ruff said that growth might be unpleasant or create side effects for anyone in the city, not just those in single-family neighborhoods.

Amendment 43 (cont'd)

Sims thought that increasing the housing stock or increasing density were the two things that would help reduce housing costs.

Volan recalled instances of neighborhoods being negatively impacted by new developments, but suggested that the city had put into place laws that would prevent many of the things that most concerned people.

Piedmont-Smith pointed out that she was very familiar with the Plan through her work on the Plan Commission and said she did not share Sturbaum's concerns with the Plan's treatment of single-family neighborhoods.

Sturbaum said that increased densities were going to happen and the only question was where it would occur. He said putting more density in core neighborhoods was not the answer.

The motion to adopt Amendment 43 received a roll call vote of Ayes: 1 (Sturbaum), Nays: 7, Abstain: 0. FAILED.

Vote on Amendment 43
[9:54pm]

Sturbaum introduced and described the amendment.

Amendment 44

Sturbaum asked staff what was meant by supply-side solutions.

Council Questions:

Robinson said that people seemed to agree there was an increasing demand for housing. He said supply-side solutions simply referred to increasing the housing supply.

Sturbaum asked whether supply-side solutions would mean reducing regulations.

Robinson said that interpretation of the phrase was not in the Plan.

Sandberg asked whether the need to examine housing trends was related to younger individuals being more likely to rent than to buy.

Robinson said the city did not have a good picture of the housing supply. He said the market was responding heavily to student demand, but there was also a desire for different types of housing. He said that looking at housing supply did not mean the city would be eliminating regulatory frameworks.

Granger asked if supply-side solutions simply meant looking at the housing supply and what was available.

Robinson said that was correct.

Rollo said he interpreted the phrase in conjunction with the following sentence to mean that there would continue to be an increase in multi-family residential housing. He asked if that was the intent.

Robinson said the intent was to examine the supply of housing, not to get into the regulatory framework.

Sturbaum said supply-side economic's definition included reducing regulations. He said if that was not the intent of the phrase, it should be taken out.

Volan agreed that supply-side economics had a definition that was not intended by the phrase in the Plan. He suggested rephrasing the passage to avoid the use of the phrase.

Amendment 44 (cont'd)
Council Comment:

The Council discussed rewording the amendment.

Piedmont-Smith said that, during its consideration of the Plan, the Plan Commission had agreed that increasing housing supply was important. She thought no one had thought of supply-side economics when discussing supply-side housing solutions. She thought rewording the phrase might remove any confusion.

Piedmont-Smith moved and it was seconded to adopt Amendment 01 to Amendment 44.

Amendment 01 to Amendment 44

The motion to adopt Amendment 01 to Amendment 44 received a roll call vote of Ayes: 4 (Sturbaum, Granger, Sandberg, Piedmont-Smith), Nays: 4, Abstain: 0. FAILED.

Vote on Amendment 01 to Amendment 44 [10:13pm]

Volan said he understood what Sturbaum was trying to do, but he did not think the proposed amendment was the best way to do it. He thought there might be ways to incentivize appropriate types of density in a way that neighborhoods would not oppose. He said he would not support the amendment but would like to see it come back more carefully worded.

Sturbaum said he had been hearing talk about densifying areas of the city that led him to believe that supply-side solutions referred to eliminating restrictions. He thought the phrase should be removed to avoid confusion.

The motion to adopt Amendment 44 received a roll call vote of Ayes: 3 (Sturbaum, Piedmont-Smith, Rollo), Nays: 5, Abstain: 0. FAILED.

Vote on Amendment 44 [10:19pm]

Sturbaum introduced and described the amendment.

Amendment 46

Sandberg asked if staff had any response.

Council Questions:

Robinson pointed out that the passage in question referred to all neighborhoods, not only core neighborhoods. He was also concerned with inconsistent language that read more like code than was appropriate for the Plan.

Piedmont-Smith asked if Sturbaum realized the passage in question referred to all neighborhoods, not just core-neighborhoods.

Sturbaum said that the city was not regulating the neighborhoods that had covenants.

Volan asked if Sturbaum thought there was a way to regulate such neighborhoods.

Sturbaum said no.

Volan and Council Attorney Dan Sherman discussed the limitations of regulating neighborhoods with covenants.

Sturbaum and Volan discussed which neighborhoods might be called monocultures.

Sturbaum thought using the term monoculture was a way to justify densifying core neighborhoods, which he opposed.

Volan said he did not have the same reaction to the term monoculture as Sturbaum. He wanted to see places like corner pubs or other third places within neighborhoods. He did not see the threat that Sturbaum saw in the text.

Amendment 46 (cont'd)
Council Comment:

Ruff thought the term monoculture, taken in context, simply communicated policies the city had been supporting for a long time, such as not isolating different portions of the city. He could not support the amendment as written.

Piedmont-Smith thought Sturbaum had expressed some valid concerns, but she would be voting against the amendment. She thought some neighborhoods could use more diverse uses or housing types, even if covenants made that more difficult. She also thought the language added by the amendment was better left to UDO updates.

The motion to adopt Amendment 46 received a roll call vote of Ayes: 1 (Sturbaum), Nays: 7, Abstain: 0. FAILED.

Vote on Amendment 46
[10:34pm]

Sherman reminded the Council of its upcoming schedule.

COUNCIL SCHEDULE

The meeting went into recess at 10:36pm.

RECESS

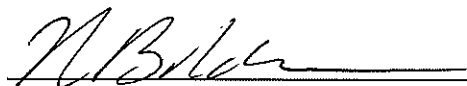
APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana upon this 7th day of February, 2018.

APPROVE:

ATTEST:



~~Dorothy Granger~~, ^{vice} PRESIDENT
Bloomington Common Council
Isabel Piedmont-Smith



Nicole Bolden, CLERK
City of Bloomington