

# North Main Neighborhood Association Clarion Work Session Meeting Notes

March 23, 2009  
Trails End Motel

Attending: Dave DeBolt, Robin DeBolt, Richard Bridger, Nancy Silla, Robert Briggs (City), Nic Bateson (City), Ben Herman (Clarion), and Mayor Dave Kinskey

Absent: Nancy Drummond, Deb Hirschman, Kay Rivers, Wendell Robison, Jim Tyra

Support: Melissa Butcher (PB Consulting)

Ben Herman asked for input on the kinds of things NMNA would like Clarion to include in the master planning process. Suggestions included:

1. Port of Entry ideas
  - a. Bark park
  - b. Visitor information center or information kiosk
  - c. Parking
  - d. Picnic areas
  - e. Put-in/take-out for non-motorized boats (tubes, kayaks, canoes, etc.)
  - f. Restrooms
  - g. Free wi-fi
  - h. Entryway/gateway signing
2. Second WYDOT project
3. Inclusion of specific language on viewsheds – how do we identify? NMNA initiatives revolve around green spaces, etc.
4. Standards for infill development that represent as close as we can get to consensus for community.
  - a. What is our strategy for infill – need rehab strategy and corresponding funding mechanism.
  - b. On residential infill – let's know what the design concept is and try to vet that in advance if we can.
5. Don't drive people out who are already there, but as natural attrition takes place fill in with more desirable uses
6. Consider having 2 or 3 zoning options to present to public.
7. Zoning design concept – relationship of building to street, parking requirements, building materials we *don't* want.
8. Need to find ways to address the wrong types of uses overlapping in zones. Existing ordinance is wide-open once you hit B-2 – allows mixed use. Need to promote understanding of what constitutes appropriate/compatible mixed use.

9. Need to consider where to put industrial uses. We have to be practical - demand for cute, mixed-use projects is pretty limited in any city.
10. Spray Park:
  - a. Location options:
    - i. Thorne-Rider - west side of TR parking lot
    - ii. Port of Entry
  - b. Community process to design
11. Consider need for another park to north
12. Consider pathways connectivity
  - a. Railroad spur – ROW starts at Main Street and goes to VA – could this be abandoned and converted to trail?
13. Potential business park in Wrench Ranch area – 30+ acres, subject to Gateway ordinances
14. WYDOT Staging Area location options:
  - a. East and west side of creek at Fort Road?
  - b. No construction materials at Port of Entry – would like to get that project underway sooner
  - c. Consider having WYDOT stage in a location that we would like to rehab under master plan
  - d. How much space does WYDOT need for staging?
2. Funding
  - a. Franchise fee going to parks & pathways
  - b. Cap tax is out