

# North Main Neighborhood Association

## Minutes of Meeting

Tuesday, February 5, 2009  
Trails End Motel

Attending: Dave DeBolt, Robin DeBolt, Richard Bridger, Nancy Drummond, Deb Hirschman, Wendell Robison, Nancy Silla

Absent: Tim Lenz, Kay Rivers, Jim Tyra

Guests: Butch Jellis

Support: Robert Briggs (City of Sheridan), Melissa Butcher (PB Consulting), and Brian Kuehl (The Clark Group), and Amber Palm (Armstrong Design Studios)

1. The meeting came to order at 7:05 p.m.
2. Motion was made by Wendell Robison and seconded by Nancy Drummond to approve the minutes of the January 22, 2009 meeting as presented. Motion carried with none opposed.
3. **Old Business:**
  - a. **Incorporation** – Brian Kuehl reported that the City's attorney recommends that NMNA hire someone who has experience with non-profit filings to file and track the incorporation. The attorney will recommend either an accountant or an attorney to help with the filing. Brian said that once the filing has been made, the NMNA can begin to function as a provisional nonprofit until such time as they are officially designated. If not designated, the group would have to backtrack and potentially repay some of funds received. Brian said the odds of NMNA being turned down are pretty minimal. Brian will post revised articles on Friday.  
  
Motion was made by Nancy Drummond and seconded by Nancy Silla to file for incorporation with Robin DeBolt as the agent of record. Motion carried with none opposed.
  - b. **Strategic Work Plan** – Brian reported that the Strategic Work Plan has not progressed materially since the last meeting.
  - c. **Master Planning Process** – Robert Briggs reported that the Clarion Group is still planning on returning to Sheridan during the first or second week of March. Robert will update the NMNA through Central Desktop once a date has been determined. Robert is planning to make the City Design Review Board (DRB) aware of that process, as some members of the DRB may be interested in participating in the North Main master planning process in order to have a thorough understanding of priorities for the North Main area.
  - d. **Presentation to Council** - Brian said the original planned update to Council on February 16 will have to be rescheduled as the Mayor will be out of town on that date. Brian will get back to the Board with a date once confirmed.
  - e. **Collateral Materials Update** – Amber Palm reported she will post draft NMNA logos for Board consideration on Central Desktop. Comments are due to Amber by Friday, February 13. Melissa Butcher reported that she will send out a link to the draft website by 5PM Friday, February 13. Comments are due to Melissa by Wednesday, February 18.
  - f. There was no other old business.

**4. New Business:**

- **Gateway Ordinance/Wrench Ranch Annexation** – Robert Briggs gave an update on the status of the Gateway Ordinance. Robert said that due to the size of the WR annexation – 583 acres, even when pared down - City staff didn't feel comfortable applying existing zoning generally over such a large area, hence the creation of the gateway ordinance.

Under the gateway ordinance, a master plan is required including landscaping, building setbacks, location of utilities, architectural design standards, etc. The developer sets the design standards, but there is a minimum standard, which is the interchange (junction corridor) standard. The master plan can be no less protective than planning documents adopted by the City for adjacent areas. This is where North Main, Parks & Recreation, pathways, and joint planning area master plans would come into play.

Robert clarified the Gateway ordinance is an optional zoning. The City is hoping to use it for large tracts of land and areas of particular aesthetic interest for the community.

Robert distributed copies of the draft Gateway ordinance and asked that the NMNA board provide comments and suggested changes within the next week.

The Board set a special work session for 7:00 p.m. on Thursday, February 19, to discuss the Gateway ordinance in detail and to develop comments and suggested changes.

- **Capital Facilities Tax** – The Board discussed the upcoming Capital Facilities Tax and agreed that NMNA needs to be prepared to advocate for the tax.
- **Resignation** – Robin DeBolt announced that she received a letter of resignation from Board member Tim Lenz. She asked that the Board consider potential new members and ask interested persons to submit a letter of interest to NMNA. Robin asked the support staff to send an email to previous NMRI process participants and ask for letters of interest.
- Adjournment M-NS 2-ND

**5. Next Meeting** – Gateway Ordinance work session - Thursday, February 19, 7:00 p.m. at Trails End.

The meeting adjourned at 8:35 p.m.

Minutes Approved this \_\_\_\_ day of March, 2009.

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President

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Secretary