

Presiding: Dave Hunt

Present: Steve Carpenter, Bill Mulholland, Chris Price (phone), Jim Unzeitig, Margy Wilson

ECICOG Guests: Tom Gruis, Harrison Freund; Tracy Achenbach

Introductions from ECICOG guests. Provide community, environmental, transit services

Agenda:

- Overview
- Public input summary
- Development climate
- Discussion
- Goals
- Next steps and adoption

Purpose of tonight is to get face to face discussion with community. They are here to help us update our comprehensive plan (Land Use Plan – Last updated 2001). Broad high level vision document to help lay out what community will look like going forward. Review new amenities/services to improve quality of life. Development does not necessarily = growth. Land Use addresses IF growth occurs, how will it look and how will it impact the community? Plan is important: provides legal basis for zoning and subdivision control; guide for navigating changes that will occur in next 20 years; helps city gov't manage growth and development when it does occur; can be referenced to help secure funding for local initiatives. Based on data and community input. A community survey was conducted to gather community input.

Survey Results: Rec'd 76 responses.

Streets, aesthetics, small town atmosphere were ranked with highest importance

Significant problems were identified as Aesthetics of community

Small town atmosphere 51% felt it was very important

Majority support for improving parks

Would like to see starter & moderately priced single-family homes for housing changes

If commercial, what kind: Community center then restaurant/coffee shop

City services: Poor were trails and sidewalks

Which direction should Bertram expand? North and East most common

Development Climate: We are in CR Metro Statistical Area (MSA), which is growing. Roughly 6% growth in this MSA.

Bertram hasn't grown much in last 10 years, but most other communities in the area have grown moderately.

Development is happening in unincorporated Linn County about 4% in last decade (moderate). Big development occurring in Linn County (Dows development) to start soon. Bertram has agreement with County for review within 2 miles of city limits. Current min lot size of new development is 2 acres.

Wastewater infrastructure may be mandated by IDNR at some point – City may wish to have a plan in place for this. Right now, they are only mandated in areas identified by contamination. Would cost less to be proactive!

Community Input:

Survey had some conflicting results in terms of growth. Some respondents wanted NO growth at all.

Tom asked if community prefers growth within the city, or growth around the city from other governments.

Moderate/family priced housing doesn't line up with 2-acre minimum lots for development.

What do you love about Bertram? What would you like to see preserved in next 20 years?

- Small town feel
  - No businesses!
  - Traffic concerns. Keep traffic as low as possible or find a way to control speeds.

- Close to nature
- Relaxed setting
- Friendliness
- Historic nature of area (ie bridges)
- Roads need to be preserved/restored
- Low property tax rates

If development is to occur, what kind would you want?

- People outside of City limits don't want any growth/annexation their direction (to east of city, but also want bridge to be kept)

Surrounding communities ARE growing. City needs to have a plan in place to be ready to address this growth. City would have more control over development by annexing additional land.

Comment from non-resident was complaint that people outside of Bertram were using the City Parks.

Things to change:

- Add trails. County expansion of Interurban Trail is in works, but is not a high priority for the County right now.
- Appearance of town could be better = Enforcement of existing nuisance ordinances.
- Water service expansion

Draft Goals:

- Land Use – Plan to manage growth that is consistent with & safeguards our character
- Update Zoning 7 Subdivision Ordinances to reflect revised plan
- Regs compatible w/ installation of municipal utilities and moderately priced housing
- Avoid disconnected developments to avoid sprawl, reduce required infrastructure investments & maintain small town atmosphere
- Transportation: Maintain and improve roads; traffic control
- Economic Development: None
- Community Development: Community center? Consider plan with community input
- Housing Development: Encourage development of starter and moderately priced single-family housing; consider zoning that allows denser housing development (probably not).

ECICOG to finish review of data and input; complete draft

Planning & Zoning Committee to review and recommend changes

City Council considers adoption – Public notice will be provided, formally adopt if approved

Input session ended at 7:27 PM

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Lisa Berry  
Clerk

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David Hunt  
Mayor