

MINUTES OF THE PLANNING AND ZONING COMMISSION

Chairperson Stutz called the Planning and Zoning Commission to order at 7:00pm on June 14, 2022

ROLL CALL: Adelberg P , Duke P , Karjalahti P , Baumann A ,
Briscoe A , Motta A , Stutz P .

APPROVAL OF MINUTES From January 28, 2022: Adelberg moved to approve the minutes. The minutes were approved unanimously.

APPROVAL OF AGENDA: The agenda was approved unanimously.

COMMUNICATIONS: Mr. Avis explained earlier in the day that the Board of Adjustment did approve the variance requests related to the proposed addition at the site, and that he had received no communications from the public regarding this request.

OLD BUSINESS:

NEW BUSINESS:

1. Review an application from Ken & Edna Crandall to consider a request to rezone a property located at 403 4th Avenue from R-2: Two-Family Residential to R-3: Multi-Family Residential. There is no proposed change in the use of this property. This rezoning is merely to rezone the property to make it conforming to the current Code of Regulations as the dwelling has existed as a multi-unit dwelling for decades, but with the incorrect zoning classification.

Mr. Avis read the staff memo to the Board and showed the current zoning map and explained the zoning adjoining the property in question.

Duke asked if the site is rezoned to C-1 General Commercial, and Mayflower doesn't move forward with constructing the addition, could the property be utilized for something else. Avis explained that yes, it could be utilized for generally any type of commercial use, but inquired if the representatives from Mayflower could attest to the plans and the likelihood of not moving forward with what exactly is proposed.

Karjalahti followed up with additionally asking if the site could be rezoned to R-3 Multifamily.

Avis explained that there really is no reason why it would need to be C-1 vs R-3, other than highlighting the fact that the proper Mayflower site is C-1, and there is currently C-1 zoning applied to the northern half of this property.

Karjalahti also inquired if other property that Mayflower owns is also zoned as C-1 and Avis explained that for the most part it would be R-3, but the apartment buildings are placed on C-1.

Stutz inquired about the timeframe on how soon construction could begin. Steve Langerud explained that spring of 2024 is the hopeful start time for this project to begin construction.

Duke stated that the Board must trust that Mayflower will do what they say, and that hopefully something doesn't get built there that is undesirable and that they can't control. Avis explained the control portion is what the Board has the authority to recommend to Council, if it makes more sense to limit it to R-3, then that would still permit what is being proposed and wouldn't cause any issues with the variances approved, and the Board can make that recommendation vs C-1 for the site.

Langerud explained that the likelihood of them not moving forward with the current proposal of this apartment building, or any type of residential, is very slim. They have made significant investment in getting the renderings and plans that they have to move forward with what is proposed, and a residential apartment use is the only intent of the property currently,

Karjalahti explained that he can see that some light commercial uses related to this space is definitely a possibility, such as a common-space, or even a sales office for their units could make sense, so limiting retail or other potential health uses related to the residential units may be something to avoid and why the C-1 use is the best moving forward.

Stutz made a motion to recommend rezoning the portions of the property discussed to C-1 General Commercial to City Council. Karjalahti seconded the motion and the roll call votes were as follows:

Adelberg Yes, Duke Yes, Karjalahti Yes, Baumann____, Stutz Yes.
Motta _____

Roll call vote was a majority yes, the motion passed.

ADJOURN: Adelberg moved that the meeting be adjourned. Karjalahti seconded the motion. Motion passed unanimously. Meeting was adjourned at 7:26 p.m.

KEVIN STUTZ, CHAIR

ATTEST:

SECRETARY

