

MINUTES OF THE PLANNING AND ZONING COMMISSION

Chair Stutz called the Planning and Zoning Commission to order at 12:00pm on June 9th, 2023

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

APPROVAL OF MINUTES From May 9, 2023: Duke moved to approve the minutes; Karjalahti seconded the motion. The minutes were approved unanimously.

APPROVAL OF AGENDA: The agenda was approved unanimously.

COMMUNICATIONS: None.

OLD BUSINESS:

NEW BUSINESS:

23-4: Review the Stella Ridge Final Plat, which consists of converting a single parcel at 11 11th Avenue into 40 separate properties and classifying this area as a Planned Urban Development, The PZC will review the Plat and make a recommendation to City Council.

Michael Murphy detailed that there has potentially been some issues developing over time related to storm water runoff from upstream to property owned by Phillip McCune at 223 375th Ave and that the storm water management plan submitted as part of the Stella Ridge development did not take into account some recommendations set out by SUDAS, and that the classification of land may need to be changed to better reflect how the site has existed.

Avis explained that the City has not formally adopted SUDAS, and there was a discussion held related to the development of the property over time, with Phillip McCune detailing how he had created two ponds from the natural drainage pathway that existed at this site in the 90s and that a number of trees had been planted in those areas near the drainage path that have been washed away or received damage from the City completing work related to storm water runoff to the east of his property, as well as a dwelling built.

Baumann made a motion to recommend City Council to approve the Stella Ridge Final Plat, with the requirement that additional discussion be had between the City, McCune's, and City Engineer to ensure the storm water management plan is acceptable per City requirements. Karjalahti seconded the motion. Roll call vote was as follows:

Briscoe Yes , Duke Yes , Karjalahti Yes , Baumann Yes , Stutz Yes . Motion passed

23-5: Review a petition to rezone 1505 Park St from R-1: Single-Family Residential, to R-2: Two-Family Residential and make a recommendation to City Council.

Avis explained that he had received several letters from neighboring properties that were opposed to the rezoning request, with most detailing how the single-family nature of the neighborhood is requested to be maintained, and that the intersection of 10th and Park has set the stopping point of the college and higher density from advancing further and has been well respected and should continue to be. He then detailed the history of the property, with a mother in law suite being converted at the dwelling in the 60s, and that because over time

the unit has ceased to be used as a separate living unit from the main part of the dwelling, the Zoning regulations would consider that a nonconforming use of the structure, and in order for the second living unit to be permitted to be used currently, the property must be rezoned.

Barbara Tabbert spoke in opposition to the rezoning request.

Duke made a motion to recommend City Council to deny the request to rezone 1505 Park St from R-1: Single-Family Residential, to R-2: Two-Family Residential. Stutz seconded the motion. Roll call vote was as follows:

Briscoe Yes, Duke Yes, Karjalahti Yes, Baumann Yes, Stutz Yes. Motion to recommend denial of the rezoning request passed

ADJOURN: Karjalahti moved that the meeting be adjourned. Baumann seconded the motion. Motion passed unanimously. Meeting was adjourned at 12:49p.m.

SECRETARY

A handwritten signature in black ink, appearing to be "J. A. ...", written over a horizontal line.