

## **OFFICIAL MINUTES**

Chairperson Greg Fargen called the meeting of the City Planning Commission to order on Tuesday, December 6, 2022, at 5:30 PM in the Council Chambers Room #310 on the third floor of the City & County Government Center. Members present were Tanner Aiken, James Drew, Kyle Jamison, Gregg Jorgenson, Lee Ann Pierce, Nick Schmeichel, Roger Solum, and Fargen. Absent was Jacob Mills. Also present were City Planner Ryan Miller, Community Development Director Mike Struck, Dusten Hendrickson, Barnaby Wainman, Wade Price, Justin Bucher, and Eric Witt.

### **Item #1 – Roll Call**

**Item #2 -** (Aiken/Solum) Motion to approve the agenda. All present voted aye. **MOTION CARRIED.**

**Item #3a –** (Jorgenson/Schmeichel) Motion to approve the November 1, 2022 minutes. All present voted aye. **MOTION CARRIED.**

### **Item #5 – Reconvene as Planning Commission**

**Item #6a –** PMVK Limited submitted a revised preliminary plat of Lot 1 of Block 1; Lots 1-7 of Block 4; and Lot 6 in Southland Addition and 23<sup>rd</sup> Street South in Bluegill Third Addition.

(Aiken/Schmeichel) Motion to approve the revised preliminary plat as presented.

(Pierce/Solum) Amendment to the motion to replace the 30' shared access drive with a 60' public right-of-way running from Ace Avenue to the eastern edge of Lot 6 in Block 4. Schmeichel, Jamison, Jorgenson, Aiken, and Fargen voted no. Pierce, Drew, and Solum voted yes. **AMENDMENT FAILED.**

(Schmeichel/Aiken) Motion to amend the original motion to increase the 30' shared access drive to a 50' shared access easement. All present voted aye. **AMENDMENT CARRIED.**

Motion as amended was voted on. All present voted aye. **MOTION CARRIED.**

## **OFFICIAL SUMMARY**

**Item #6a –** This revised plat is near the intersection of Ace Avenue and 22<sup>nd</sup> Street South. A plat from 2018 shows Blocks 1,2,3,4,5 and 6 of Southland Addition. A subsequent plat voided much of Block 5. This revised plat includes Lot 1 of Block 1; Lots 1-6 in Block 4 and Block 6 in Southland Addition. The preliminary plat does include a few shared access drives, one between Lots 4 and 5 and another between Lots 5 and 6 of Block 4. In addition, there is a 30 foot shared access drive between Lots 4, 5, and 6 and the north side of Lots 1 and 3. A preliminary utility plan was provided. Staff is recommending approval with changes to the access drive/drives. Staff recommends to either replace the 30' shared access drive that runs between the commercial and residential lots with a 60' public right-of-way running from Ace Avenue to the eastern edge of Lot 6 or increase the 30' shared access drive to a 50' shared access drive which would run from Ace Avenue to the eastern edge of Lot 6 in Block 3. The reason for this is because likely secondary access is going to be required due to Lot 3 in Block 4. Additionally, there will be bufferyard requirements to be applied.

Schmeichel questioned how the applicant feels about the staff recommendations and if they may cause any hardships. Price explained that he would prefer the 50' shared access drive. If there were a 6' right-of-way, there would be more problems at the intersection of 20<sup>th</sup> Street S and 22<sup>nd</sup> Avenue because the infrastructure isn't there. Struck clarified the staff recommendation and that the 50' access drive would cover a 30' access drive and then the bufferyard requirements of between the residential and the commercial. Miller stated that the correct verbiage would be a 50' shared access "easement" to allow for the shared access drive and the bufferyard.

Drew feels that a 30' shared access drive may not be sufficient with the amount of traffic from the lots in Block 4 that have different zoning districts, he feels that the 60' right-of-way access is needed. Jamison doesn't feel that a sixty foot shared access would be necessary. There are already two shared accesses on the north side and creating a wider road to the back of the business could be excessive. Also, thinner roads incentivize slower traffic. Miller explained that the shared access drives on the north end appear as only access drives to the lots and not south all the way through the lots. Lot 3 of Block 4 is zoned R-3 and it is likely that development on this lot will require secondary access. But if that is the only access, then they would be restricted to lower density development on this lot. A 30' access easement would not be sufficient. Pierce agrees that the 60' shared access drive should be required. Price doesn't agree with this amendment. Due to a mess up on the platting back in 2020, Price is here. Miller explained that there is an increase in the number of lots in this development which is requiring the revised preliminary plat. Struck stated that this development has a significant amount of density and additional density is being planned. The only way out of here right now is Ace Avenue and as development occurs, we need to look at different ways to disburse the traffic. So looking at the long term perspective of how this area will grow and function, we need to be sure there is a transportation network available in the future to meet the needs. Aiken supports the 50' shared access easement.