

## **OFFICIAL MINUTES**

Chairperson Tanner Aiken called the meeting of the City Planning Commission to order on Tuesday August 4, 2020, at 5:30 PM in the Community Room #300 on the third floor of the City & County Government Center. Members present were Ashley Biggar, James Drew, Greg Fargen, Gregg Jorgenson, Jason Meusburger, Jacob Mills, Lee Ann Pierce, Eric Rasmussen and Aiken. Also present was Community Development Director Mike Struck.

**Item #4a** – PMVK Limited has submitted a preliminary plat of Block 5 of Southland Addition and 23<sup>rd</sup> Street South in Bluegill Third Addition.

(Jorgenson/Mills) Motion to approve the preliminary plat. Biggar, Fargen, Rasmussen, Drew, Jorgenson, Meusburger and Aiken voted aye. Mills and Pierce voted naye. **MOTION CARRIED.**

## **OFFICIAL SUMMARY**

**Item #4a** – This is a preliminary plat to create Block 5 of the Southland Addition and the 23<sup>rd</sup> Street South right-of-way. This preliminary plat had originally been approved by the City Council in 2018 which shows 22<sup>nd</sup> Street South extended to the east property boundary. However, the developer would like to extend 23<sup>rd</sup> Street South rather than 22<sup>nd</sup> Street South because it works better with the connectivity.

Mills asked for additional explanation to why 23<sup>rd</sup> Street South extending would be a better option. The street alignment doesn't appear to be a good plan. Struck showed the Future Land Use map that shows a collector street needed in this area for connection. 23<sup>rd</sup> Street will have a slight curve to the north and it will proceed to the east along the current mobile home park, to 22<sup>nd</sup> Avenue South. According to the proposed plat, there will be a detention pond just to the North of 23<sup>rd</sup> Street South and also an acreage area that they are going to develop and this plan is a better fit for the future planning. Also, it does give better spacing along the 22<sup>nd</sup> Avenue corridor. Mills still feels that the 22<sup>nd</sup> Street South extension is a better location as more traffic would be able to use this road as an out to 22<sup>nd</sup> Avenue South. Fargen asked if all surrounding owners are in agreement and if there is a common ownership. Struck stated yes. Mills then wondered if the City could require this to be a dedicated right-of-way all the way through. Struck explained that the developer is completing this development in phases. Fargen feels that this plan to change 23<sup>rd</sup> Street South to the collector street rather than 22<sup>nd</sup> Street South isn't a major factor for the area.