

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 #1 – Roll Call

Item #2 – (Rasmussen/Mills) Motion to approve the agenda. All present voted aye. MOTION CARRIED.

Item #3 – (Meusburger/Biggar) Motion to approve the July 7, 2020 Planning Commission minutes. All present voted aye. MOTION CARRIED.

Item #4a – PMVK Limited has submitted a preliminary plat of Block 5 of Southland Addition and 23rd 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.**

The meeting was adjourned at 6:38 p.m.

Mike Struck
Community Development Director

Tanner Aiken, Chairperson

OFFICIAL SUMMARY

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

Mills asked for additional explanation to why 23rd 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. 23rd Street will have a slight curve to the north and it will proceed to the east along the current mobile home park, to 22nd Avenue South. According to the proposed plat, there will be a detention pond just to the North of 23rd 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 22nd Avenue corridor. Mills still feels that the 22nd Street South extension is a better location as more traffic would be able to use this road as an out to 22nd 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 23rd Street South to the collector street rather than 22nd Street South isn't a major factor for the area.

Item #5a – Struck explained that the City is proposing to add a commercial corridor overlay district to the Zoning Ordinance. This new district will not be available in the downtown area. The new ordinance will have some guidance available for the City, Planning Commission and developers. This ordinance will create design guidelines for all arterial streets, develop design guidelines for the 6th Street corridor, create an attractive and welcoming pedestrian environment, promote high quality development, and redevelopment proposals in terms of location and screening of parking.

Pierce is concerned that the most rapidly growing area of town isn't being discussed in the proposal. Is there a plan for commercial development in this part of town, out near Western Ave? Struck showed the Future Land Use map not showing much commercial development.

Drew likes the idea of having design criteria for the corridors into the City. He does feel that along the 20th Street South corridor, a half of a block on either side of the street probably isn't a large enough distance. He feels that one full block should be considered. This had been discussed by City staff, however staff didn't want to dictate what the overall land development should look. Pierce wondered if the distance had to be the same for all four corridors? Struck stated that the distances could be different for each corridor. Aiken agrees with Drew that the distance on either side of 20th Street South is probably a little short and the city maybe should look at this being one block for commercial. Pierce feels that each corridor should get looked at separately.

The meeting was adjourned at 6:38 p.m.