

OFFICIAL MINUTES

Acting Chairperson Tanner Aiken called the meeting of the City Planning Commission to order on Tuesday, October 5, 2021, at 5:30 PM in the Council Chambers Room #310 on the third floor of the City & County Government Center. Members present were Justin Borns, Greg Fargen, Jacob Mills, Lee Ann Pierce, and Aiken. Absent were Gregg Jorgenson, James Drew and Roger Solum. Also present were Community Development Director Mike Struck, City Planner Ryan Miller, David Jones, William Gengler, and Seth Skogen.

Item #4a - Elm Inc has submitted a petition to rezone Lots 2-5, Block 5, Pheasant Nest Addition from Business B-2 District to Residence R-3 Apartment District.

(Mills/Fargen) Motion to approve the rezone request. All present voted aye. **MOTION CARRIED.**

OFFICIAL SUMMARY

Item #4a – This rezone is for 4 lots in the Pheasant Nest Addition. These lots were previously zoned R-3 and then were rezoned to a B-2 in the late 1990's. They are now requesting rezoning back to the original zoning of R-3 for a potential development of multi-family housing. There are some properties zoned R-3 in the vicinity of this area. The future land use map supports this rezone request.

Jones, representing Elm Inc, explained that their intentions are to redevelop this site into Medium Density Residential. They feel that rezoning these lots to residential is a better fit for the surrounding area.

Gengler, 705 Arrowhead Pass, was told that these lots were this size because of the airport and that these lots had to be this size and would never be zoned for anything other than single family. He feels that building apartment buildings would not be feasible with the airport regulations that he is aware of.

Mills wondered if replatting would be required for this development. Miller stated that the developer could replat, but that would be dependent upon what the final plan will be for the project. These lots could stay this size.

Borns wondered if the developers would have a height issue with their buildings due to the airport? Miller explained that the height of the building(s) would be handled at the building permit application stage.

The meeting adjourned at 6:53p.m.

Ryan Miller, City Planner

Tanner Aiken, Acting Chairperson