

PLANNING COMMISSION WORKSHOP

Wednesday, May 6, 2020

#1 Call to Order

Planning Commission Chair Gorham called the Planning Commission Workshop to order at 6:05 p.m. via WebEx Teleconference meeting.

Noted present were Commissioners Gorham, Duval, Foley, Kallroos, Yeager and Council Liaison Lambert. Commissioner Woodward was noted as absent. Community Development Director Chanski, City Administrator Bergman and City Attorney Langel were also noted as present.

#2 Approval/Amendment of Agenda

MOVED AND SECONDED BY COMMISSIONER LAMBERT AND YEAGER TO APPROVE THE AGENDA.

Upon roll call, members Lambert, Yeager, Duval, Foley, Kallroos and Gorham voted "aye." No member voted "nay." The Chair declared the motion carried.

#3 Discussion – Mini-Storage Facilities and Gustafson Properties

Community Development Director Chanski explained the details and background of the applicant's desire to construct mini-storage facilities on his property near Jackson Street and NW 3rd Street. He indicated the Planning Commission denied the application for the zoning text amendment and the request to rezone the properties at the April 15, 2020 meeting. He stated the City Council upheld that decision at the May 4, 2020 council meeting. He reviewed the feedback received from the Council. He explained this workshop is intended to have conversation with the applicant to discuss available options that may be possible.

City Attorney Langel pointed out that this started with the City pursuing the acquisition of a small parcel of property in conjunction with the NW 4th Street roundabout project. He explained that is a separate issue from this request to rezone and that acquisition process will continue.

The Chair recognized Mr. Brad Person, who is representing the applicant. He explained due to the street reconstruction project, the property will have significant assessments and the owner needs to recoup some of those funds by making a productive use of these properties. He indicated the applicant would like to construct mini-storage units on this property and it does not matter what process is followed whether it is a rezone or a text amendment.

Commissioner Duval asked why the applicant chose a mini storage facility rather than develop the property within the current allowances of the zone such as residential use.

Mr. Person indicated the amount of rent that would need to be charged to justify the costs of constructing the buildings would exceed the affordable amount according to the current market. He explained that a housing development would also cause more traffic and congestion in that area than a mini storage facility would.

The Chair recognized Mr. Tom Lake, property owner who added any type of residential housing would exceed the amount that they want to spend, as it would be very difficult to construct housing for less than \$100,000 per unit. He explained that would involve charging approximately \$1,200 - \$1,500 a month for rent.

Commissioner Duval asked if they considered constructing new homes for sale rather than rentals. Mr. Lake indicated they have thought of different options but are not interested in being a housing developer.

Commissioners questions were answered, and discussion took place.

Mr. Person stated they are seeking direction from the Commission regarding the plan to construct mini-storage units on this property. He said the property owner has requested this use and if it is not acceptable on this property, there is no reason to continue the meeting.

Community Development Director Chanski recapped the concerns and input gathered to this point. He said the clearest option would be to rezone the properties to light industrial and offer mini-storage units as a conditional use. He read the conditions listed in Section 515-70-5 in the I-1 Light Industrial District. He indicated having an industrial district located within residential and commercial districts is not ideal.

Commission discussion took place and ideas shared regarding affordable housing options.

City Attorney Langel reminded the Commission these are not decisions that the Planning Commission are able to make, and the focus needs to stay on the topic at hand as indicated by Mr. Person.

After Commission discussion regarding zoning text amendments and rezoning options, it was determined there was not a consensus towards a decision.

#4 Planning Commission Representative to Region 5 Children's Museum Masterplan Task Force

Community Development Director Chanski stated the Region 5 Children's Museum is requesting a member from the Planning Commission to be a part of the Masterplan Task Force.

City Administrator Bergman explained the details of the task force and the various members that have been appointed within the community.

Community Development Director Chanski will bring the recommendation of Commissioner Gorham to be appointed at the next Planning Commission meeting.

#5 Adjourn

The Chair adjourned at 7:23 p.m.

Don Gorham, Planning Commission Chair