

MINUTES
PLANNING COMMISSION MEETING
Tuesday, February 11th, 2020
5:30 PM
Council Chambers

MEMBERS PRESENT: Commissioners Melissa Swenson, Jay Lutz, Michael Postma, Aaron Stewart, Megan Burroughs, Adama Youhn

MEMBERS ABSENT: Commissioners Jim Mino, Rita Srock, Jonathan Caporale

STAFF PRESENT: Planning & Zoning Administrator Holly Wallace, City Attorney Craig Byram

OTHERS PRESENT: Public

Commissioner Postma called the meeting to order at 5:31 p.m.

Commissioner Postma asked if all commissioners had a chance to review the Tuesday, December 10th, 2019 minutes. Moved by Commissioner Lutz, seconded by Commissioner Swenson, approving the minutes. All in favor, none opposed. Motion carried.

OPEN PUBLIC HEARING: To consider a petition from Casey & Marilyn Skillingstad to approve a rezone of the property located at 2001 10th PI NE from “R-O” Multi-Family Office to “I-1” Limited Industrial and to amend the Future Land Use Map to reflect the change.

Ms. Wallace provided updated packet materials with I-1 uses, as I-2 was placed in commission packets in error.

The address request references two parcels 34.910.0030 & 34.910.0040, but the parcels are not currently combined. Both parcels are bound by Dobbins Creek to the North and Interstate 90 to the South. Surrounding land uses to the East are Residential; and the lot to the West is owned by the city and has a pump house used for utility purposes. The petitioner wishes to sell the parcels and has interest from buyers proposing storage, requiring the parcels to be I-1.

Considerations include:

- Consistency of the proposed zoning with the goals, policies and Future Land Use Map of the Comprehensive Plan.
- The compatibility of the site and adjacent properties with the uses permitted in the proposed zoning district.
- The compatibility of all the potential uses allowed in the proposed zoning district with the surrounding uses and zoning in terms of land suitability, impacts on the

environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.

- The capacity of existing infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the “health, safety and welfare” of the residents.
- Whether the uses permitted in the proposed zoning district will cause detrimental environmental impacts, including, but not limited to, excessive storm water runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting or other environmental harm.
- The boundaries of the requested zoning district are sufficient to meet the dimensional regulations for the proposed zoning district.
- The ability of the applicant to satisfy any requirement (e.g., site plan, etc.) applicable to the specific use imposed pursuant to zoning and land use regulation.

Additional Considerations include the shore land zone and setbacks that are required. There is little space available to build. It is possible that a buyer would also need to request a variance in the future.

Future Land Use Map category would be changed to Office/Light Industrial which would include office, office area, and light industrial.

Commissioner Stewart asked if both parcels were included or just the one parcel. Ms. Wallace stated they are requesting both parcels be rezoned.

Commissioner Lutz asked what the parcel to the East was zoned. Ms. Wallace stated it was zoned Residential.

Commissioner Swenson asked if there were any feedback from the neighbors. Ms. Wallace stated there was not.

Commissioner Lutz asked what the notification radius was. Ms. Wallace stated 350 feet.

Commissioner Postma stated there is a tree line to the West of the property which does create a barrier for some privacy.

Commissioner Postma expressed concern over the buildable area with all the setbacks. Ms. Wallace stated this is where the new buyer could potentially come back and request a variance.

Commissioner Postma confirmed that I-1 is the most restrictive industrial zone with the most limited uses.

Commissioner Stewart expressed that he believes the property would be of more value as an I-1 than it's currently zone of R-O.

Commissioner Burroughs abstained from voting for this agenda item.

Commissioner Youhn asked if this would affect any nearby utilities. Ms. Wallace stated she did not believe it would affect such.

Commissioner Youhn asked if the property petitioning was a primary residence. Ms. Wallace stated it is not. It is a pole shed with no water or sewer to the city's knowledge.

Commissioner Lutz asked if I-1 prohibited residential use. Ms. Wallace stated that residential is not allowed in I-1.

Commissioner Stewart motioned to recommend City Council approve the request to rezone the two parcels at 2001 10th PI NE from R-O Residential Office to I-1 Limited Industrial including considerations set forth by staff report and to amend the future land use map accordingly. Commissioner Swenson seconded.

5 Ayes 0 Nays 1 Abstain
Motion passes

Commissioner Swenson motioned to adjourn. Commissioner Lutz seconded. All in favor, none opposed. Meeting adjourned at 5:55pm.