

**Cedar Falls Planning and Zoning Commission
Regular Meeting
September 25, 2024
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on September 25, 2024 at 5:30 p.m. at City Hall. The following Commission members were present: Alberhasky, Grybovych, Hartley, Henderson, Johnson, Moser, Sorensen, Stalnaker and Watkins. Karen Howard, Planning and Community Services Manager, and Chris Sevy, Planner II were also present.

The Commission introduced and welcomed Maggie Watkins as a new commissioner.

- 1.) Chair Hartley noted the Minutes from the August 28, 2024 regular meeting are presented. Sorensen made a motion to approve the Minutes as presented. Moser seconded the motion. The motion was approved unanimously with 9 ayes (Alberhasky, Grybovych, Hartley, Henderson, Johnson, Moser, Sorensen, Stalnaker and Watkins), and 0 nays.
- 2.) The first item of business was a Zoning Text Amendment regarding accessory dwelling units (TA24-003). Chair Hartley introduced the item and Mr. Sevy provided background information. He explained that this item was introduced at the Planning and Zoning Commission on August 28. He gave a brief recap of what was discussed, such as the proposed standards and the content/purpose of the accessory use code section that staff is proposing for ADUs and other accessory uses, and stated that staff recommends approval of the proposed amendments to Chapter 26, Zoning.

Sorensen asked how this pertains to new construction, such as someone wishing to build a brand new house, could they also have this second dwelling from the beginning? Mr. Sevy stated that this would be acceptable. Sorensen also asked if this would supersede neighborhood covenants. Mr. Sevy stated that it doesn't necessarily. Ms. Howard explained that the City does not enforce private covenants, however staff recommends that applicants for an ADU find out if there are any neighborhood covenants that could cause an issue that would create a private legal issue with the neighbors. This reminder will be included in an information pamphlet that will be created if these amendments are adopted.

Craig Fairbanks, 405 Spruce Hills Drive, spoke in favor of the ADU units. He had questions regarding the classifications of such units. He asked why the structure is limited to one bedroom. Sevy explained that they are following what council has approved in the downtown code. Fairbanks also asked about some of the potential building requirements.

Gabe Groothius, 3215 Homeway, shared that he is in favor of this code amendment and stated that after talking to other communities he can see ways that could make these ADU's even more effective for meeting housing needs. Mr. Groothius recommended allowing ADUs on rental properties and also allowing 2-bedroom units and not basing the size of the ADU on the size of the principal dwelling.

Sorensen noted that he feels that some of the restrictions may not be necessary, including the owner-occupancy requirement. He also expressed that the number of bedrooms within an ADU should be discussed and spoke in favor of allowing 2 bedrooms.

Hartley stated that he likes the idea of starting with more restrictions to see how it goes and then adjust, if necessary, with experience.

Henderson asked if the City has had any issues with landlords keeping the properties in good condition. Ms. Howard stated that there are rental properties that have had issues, and the City's code enforcement staff are kept busy monitoring and enforcing the rental code related to maintenance issues. She also noted there are properties that are well kept. She explained the different considerations that went into the decision that was made to restrict ADUs to owner-occupied properties.

Grybovych recommended proceeding with caution regarding the homeowner requirement.

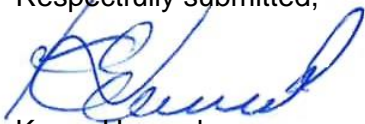
There was further discussion by the Commission and the audience regarding the restrictions and the requirements.

Moser made a motion to approve the item. Henderson seconded the motion. The motion was approved with 7 ayes (Alberhasky, Hartley, Henderson, Johnson, Moser, Stalnaker and Watkins), 1 abstention (Grybovych) and 1 nay (Sorensen).

- 3.) The next item for consideration by the Commission was the nomination and election of the Vice Chair for the remainder of 2024. Hartley nominated Alan Stalnaker as the Vice Chair. The motion was approved unanimously with 9 ayes (Alberhasky, Grybovych, Hartley, Henderson, Johnson, Moser, Sorensen, Stalnaker and Watkins), and 0 nays.
- 4.) As there were no further comments, Sorensen made a motion to adjourn. Alberhasky seconded the motion. The motion was approved unanimously with 9 ayes (Alberhasky, Grybovych, Hartley, Henderson, Johnson, Moser, Sorensen, Stalnaker and Watkins), and 0 nays.

The meeting adjourned at 6:05 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Assistant