

**Cedar Falls Planning and Zoning Commission
Regular Meeting
July 8, 2020
Via Videoconference
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on July 8 at 5:30 p.m. via videoconference due to precautions necessary to prevent the spread of the COVID-19 virus. The following Commission members were present: Adkins, Hartley, Holst, Larson, Lynch, Prideaux, Saul and Schrad. Leeper was absent. Karen Howard, Community Services Manager, Shane Graham, Economic Development Coordinator and Jaydevsinh Atodaria, Planner I, were also present.

- 1.) Chair Holst noted the Minutes from the June 24, 2020 regular meeting are presented. Mr. Hartley made a motion to approve the Minutes as presented. Mr. Schrad seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Hartley, Holst, Larson, Lynch, Prideaux, Saul, and Schrad), and 0 nays.

- 2.) The first item of business was a Preliminary Plat Amendment for Wild Horse Ridge. Chair Holst introduced the item and Mr. Graham provided background information, noting that the item was reviewed at the previous Planning and Zoning Commission meeting. The amendment pertains to the 5th through 9th additions on the plat and would create a zero lot line at the northwest corner along the west side of Lariat Lane and the north side of Arrowhead Drive. A small cul-de-sac would be created at the southwest corner of the plat and the 12th Street connection would be removed. Mr. Graham explained the phasing plan for the 9 additions and the lots that would be created and displayed the potential duplex designs being proposed. He discussed the proposed amendments and noted that staff recommends approval subject to conformance with all city staff recommendations and any additional comments from the Commission.

Mr. Schrad asked about the timing of paving of 12th Street. Graham responded that would likely occur previous to or concurrently with the final plat addition that provides the access to 12th Street. He also noted that the developer per a previous agreement will pay fees toward the improvement of 12th Street to serve the needs of the subdivision as it builds out.

Mr. Larson made a motion to approve the item. Mr. Hartley seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Hartley, Holst, Larson, Lynch, Prideaux, Saul, and Schrad), and 0 nays.

- 3.) The next item for consideration by the Commission was a Land Use Map Amendment and Rezoning from A-1, Agricultural District to P-1, Public District and LUMA from "Medium Density Residential" to "Schools." Chair Holst introduced the item and Mr.

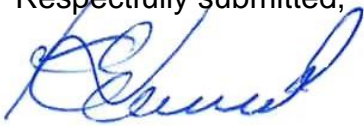
Atodaria provided background information. He explained that the Cedar Falls Community School District is requesting a land use amendment for property north of W. 27th Street and west of PE Center Drive for a proposed new high school. Staff recommends setting a date of public hearing for July 22 to discuss amending the land use map.

Andy Pattee, superintendent of Cedar Falls Schools, stated that he is available for any questions and thanked the Commission for their work. Mr. Schrad asked if notification letters will be sent out before the next meeting. Mr. Atodaria stated that notices have been sent out and notification will also be posted in the newspaper.

- 4.) As there were no further comments, Mr. Larson made a motion to adjourn. Mr. Hartley seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Hartley, Holst, Larson, Lynch, Prideaux, Saul, and Schrad), and 0 nays.

The meeting adjourned at 5:55 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Clerk