

**Cedar Falls Planning and Zoning Commission
Regular Meeting
December 28, 2022
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on December 28, 2022 at 5:30 p.m. at City Hall's Council Chambers. The following Commission members were present: Crisman, Grybovych, Hartley, Lynch and Moser. Larson and Leeper were absent. Karen Howard, Planning & Community Services Manager, Michelle Pezley, Planner III, and Matthew Tolan, Civil Engineer II, were also present.

- 1.) Acting Chair Hartley noted the Minutes from the December 14, 2022 regular meeting were presented. Ms. Lynch made a motion to approve the Minutes as presented. Ms. Crisman seconded the motion. The motion was approved unanimously with 5 ayes (Crisman, Grybovych, Hartley, Lynch and Moser), and 0 nays.

- 2.) The first item of business was a preliminary plat for Hidden Pines. Acting Chair Hartley introduced the item and Ms. Pezley provided background information. She explained that the plat is located at the southeast intersection of Greenhill Road and Cedar Heights Drive. The plat proposes to include 43 residential lots and two stormwater tracts. This is proposed to be constructed in two phases. There will be an extension of public sanitary sewer from Huntington Road to a Hidden Pines through an offsite easement. She briefly spoke about wetlands, open space, critical infrastructure to be constructed, and traffic calming that were discussed at the last meeting.

Matthew Tolan, Civil Engineer II, discussed the engineering review cycle and explained the Planning and Zoning and Council Acceptance Phase, Construction Plan Review Phase, Construction Phase, and Maintenance Bond Phase. Ms. Howard noted that there is a lot of staff review before the preliminary plat, but most of the review of the technical details happens after the preliminary plat review. She also clarified that they are working with the City of Waterloo to be sure that things will be completed in satisfaction of their requirements as well.

Nate Kass, Fehr Graham Engineering and Environmental, discussed the question with regard to the drainage. Because the site is relatively flat, the southerly detention pond is quite sizeable and there will be a lot of dirt excavated that will be used to regrade the site so that the design will slow the water and reduce how quickly it runs off. He noted that his stormwater report has also been vetted by the City of Waterloo. With regard to traffic concerns, he explained that they looked at all neighboring subdivisions that would potentially flow through the area. They used information obtained pre-covid during a time when there was no construction being done that would re-route typical traffic. He explained that by connecting Luke, Matthew, and Mark Streets, the amount of traffic on any one route, such as Luke Street should be reduced. He addressed concerns with wetlands as well and provided background information on the site. He also noted that there is no intent to build duplexes throughout the subdivision. The only ones contemplated are in the northern part near the stormwater basin.

Ms. Crisman asked for more information about maintenance on the retention pond after the three-year bond is up. Mr. Tolan explained that the City requires a Maintenance and Repair Agreement that runs with the land with the property. The Agreement is reviewed and approved by Council and states that the owner will maintain those facilities and in the event that they don't, the City has the right to fix it and assess the repair back to the benefitted property.

Carl Erickson, 4211 Callum Court, spoke as a real estate agent about the need for residential development and relatively affordable lots. He discussed the shortage of lots in Cedar Falls and the effect it will have on the ability to build new housing.

Anthony Smith, 4816 Luke Street, asked about potentially doing another traffic study that includes the new roundabout. He also asked if the City is doing anything to slow traffic in the Luke Street area to the south. Mr. Tolan stated that the City is continually studying the corridors, updating them as developments occur or as the City expands. The City keeps a capital improvements line item available as staff needs or requires updates to be made. As for traffic calming on Luke, there is nothing proposed at this time, but if needed traffic counters can be placed in the area to gather information regarding the traffic speeds.

Chair Hartley asked who citizens should contact if they notice issues. Mr. Tolan stated that they can contact the engineering division directly or contact their council member.

Kathy Thompson, 4810 Luke Street, spoke about the deep lots on Luke and asked if those will be single homes with long, deep lots or are they intended to be apartment buildings. She also asked about the new proposed street Charlie Lane. She noted that the street seems to go nowhere at this time and asked if it is intended to connect to a future development. She asked about the size and lot price. She stated that it would be helpful to have a good neighbor meeting and wanted to know if one will be offered.

Ms. Howard explained that the City requires that every subdivision contribute to the connected street network for future development, so Charlie Street was required so that future development is possible on the land to the south.

Mr. Kass spoke to the long, deep lots explaining that there is a sizeable vertical challenge on the west property line and the slope is what created the need for the longer lots.

Bob Manning, 2908 West 1st Street, asked the developer about the duplexes that are proposed. The developer stated that the market has changed, and that his intention is to have a twin home or condominium project on a few properties at the northern portion of the property as shown on the plat. Mr. Manning stated that the twin home that he lives in was built by the same developer. Before they bought the house, his wife was concerned with potential noise issues. They have not had issues with neighboring noises. He noted that he is the Executive Director of the Cedar Valley Homebuilders Association and sees that there is a shortage of attached housing for double income couples with no children at the end of their lifestyle. He provided data regarding the availability of housing and noted the shortage.

Brian Wingert, 2110 Flynn Drive, spoke about the shortage of lot inventory for independent home builders. He noted that often developers are not willing to sell their lots to independent builders, which drives prices through the roof for smaller builders or those who would like to build their own home.

Anthony Smith spoke again and asked about the school district boundary lines. Ms. Howard stated that school boundaries are established by the school district and the city doesn't have power to change that.

Brianne Reed, 5002 Luke Street, asked what would happen to their home values. She also asked about the option of putting a park in between the neighborhoods and leaving the dead end as it is. Mr. Erickson provided information on the home pricing and noted that generally new development in an area brings up all home values. Mr. Kass stated that there are no specific plans for a park in that area at this time. The decision about the use of the small open space area next to the stormwater basin will be left up to the homeowner's association.

Chris Dean, 4804 Luke Street, asked about the property next to his regarding the grading. He also asked about the difference in home values compared to the size. Mr. Kass explained the plan for grading.

Ms. Lynch thanked everyone for being at the meeting and getting involved in the process. Ms. Crisman echoed that sentiment.

Ms. Lynch made a motion to approve the item. Ms. Crisman seconded the motion. The motion was approved unanimously with 5 ayes (Crisman, Grybovych, Hartley, Lynch and Moser), and 0 nays.


- 3.) The Commission then discussed nominations for Chair and Vice Chair for the next year. Ms. Crisman stated that the Nomination Committee recommends that Mr. Hartley be vice-chair and Ms. Lynch be the chair.

Ms. Moser made a motion to approve the nomination. Ms. Grybovych seconded the motion. The motion was approved unanimously with 5 ayes (Crisman, Grybovych, Hartley, Lynch and Moser), and 0 nays.

- 4.) As there were no further comments, Ms. Crisman made a motion to adjourn. Ms. Lynch seconded the motion. The motion was approved unanimously with 5 ayes (Crisman, Grybovych, Hartley, Lynch and Moser), and 0 nays.

The meeting adjourned at 6:30 p.m.

Respectfully submitted,


Karen Howard
Community Services Manager


Joanne Goodrich
Administrative Assistant