

**Cedar Falls Planning and Zoning Commission
Regular Meeting
May 25, 2022
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on May 25, 2022 at 5:30 p.m. at the Community Center. The following Commission members were present: Crisman, Grybovych, Hartley, Larson, Leeper, Lynch, Moser and Saul. Holst was absent. Karen Howard, Community Services Manager and Michelle Pezley, Planner III, were also present.

- 1.) Chair Leeper noted the Minutes from the May 11, 2022 regular meeting are presented. Ms. Lynch made a motion to approve the Minutes as presented. Ms. Grybovych seconded the motion. The motion was approved unanimously with 8 ayes (Crisman, Grybovych, Hartley, Larson, Leeper, Lynch, Moser and Saul), and 0 nays.

- 2.) The first item of business was the final plat for West Viking Road Industrial Park Phase V. Chair Leeper introduced the item and Ms. Pezley provided background information. She explained that the property is located east of Union Road and south of West Viking Road and west of the existing Industrial Park. Community meetings were held during each stage of the planning process for the plat. Ms. Pezley mentioned an email requesting that a provision be added to the Deed of Dedication that any trees that die be replaced and noted that staff has no objection to the request. She discussed the consistency between the preliminary and final plats with regard to stormwater, street connections, as well as lots and outlots. Staff recommends approval of the item with any comments or direction specified by the Commission and conformance to all city staff recommendations and technical comments.

Michael Hager, 6830 Viking Road, spoke about the email sent regarding the replacement of trees. He thanked the City for their work and discussed the provision he would like added to the Deed of Dedication.

Ms. Moser made a motion to approve the item with the update to the Deed of Dedication. Ms. Crisman seconded the motion. The motion was approved unanimously with 8 ayes (Crisman, Grybovych, Hartley, Larson, Leeper, Lynch, Moser and Saul), and 0 nays.

- 3.) The next item for consideration by the Commission was minor changes to the Preliminary Plat for West Fork Crossing. Chair Leeper introduced the item and Ms. Pezley provided background information. She explained that West Fork Crossing is located northwest of the new location of the high school, north of W. 22nd Street and east of Union Road. She discussed the proposed changes from the applicant which include shifting Wild Horse Drive south and Broomfield Drive north. This will allow lots to be drawn to a more uniform size and change the size and shape of the stormwater basins. It also adds one lot to the 1st Addition. She provided renderings of the previously approved plat and the proposed revisions and explained that all proposed changes meet city standards. She noted that other than the changes proposed the preliminary plat will remain the same as previously approved. Staff recommends approval noting the conditions from the original plat that still apply: the applicant shall provide a temporary construction access road to 27th Street for the construction of the Third Addition, they shall provide a street connection to 27th Street prior to the development of the Fourth Addition, construction traffic must be routed to Union Road and W. 27th Street for all phases (rather than through existing neighborhoods), and cost-share on the Union Road trail, equivalent to the cost of a 5-foot sidewalk in this location to be paid at final plat.

Mr. Leeper commented that there should be thought given to the traffic from the High School and how it will work long term.

Ms. Saul made a motion to approve the item. Mr. Larson seconded the motion. The motion was approved unanimously with 8 ayes (Crisman, Grybovych, Hartley, Larson, Leeper, Lynch, Moser and Saul), and 0 nays.

- 4.) The Commission then considered Zoning Text Amendment and review of certain site plans in the Downtown Character District (CD-DT). Chair Leeper introduced the item and Ms. Howard provided background information with regard to previously discussed potential options for the review of site plans. She discussed the larger changes that are proposed and showed a rendering of the frontage designations within the downtown area. She displayed the clarified/updated code language being proposed and explained what those changes mean. Staff recommends that the Commission discuss the draft text amendment, provide direction, and consider setting a date of public hearing for the June 8 meeting.

Ms. Saul commented that the code changes proposed reflect what the Commission discussed and asked for. There was brief discussion with regard to different aspects of the changes.

A public hearing at was set for the City Council meeting on June 8, 2022.

- 5.) As there were no further comments, Ms. Lynch made a motion to adjourn. Ms. Crisman seconded the motion. The motion was approved unanimously with 8 ayes (Crisman, Grybovych, Hartley, Larson, Leeper, Lynch, Moser and Saul), and 0 nays.

The meeting adjourned at 5:56 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Assistant