

CITY OF JAMESTOWN
102 3rd Ave SE - Jamestown, ND 58401
Phone: 701-252-5900

MINUTES
Planning Commission – August 10, 2020 - 8:00 a.m.

Members Present: Trautman, Frye, Bensch, Ritter, Ostlie, Hillerud, Paulson, Rath

Absent: Bayer

Others:

1. Chairman Hillerud opened the meeting. A motion was made to approve the minutes from the July 13, 2020 Planning Commission meeting. Unanimous aye vote. Motion carried.

2. Public Hearing: The Lot Combination of lots 6 & S46 lot 5 and remainder of lot 5 block 1, Meidinger Sixth Addition. Front lot line measuring 87.66; East lot line along 12th Ave measures 512.14, West lot line adjoining Lot 4 and river measures approximately 597.92'. Rear lot line measures 87.55'. The property is located at 1109 18th ST SE.

Chairman Hillerud opened the Public Hearing. Tom Blackmore explained the Curtis Lot Combination. A motion to approve the Lot Combination was made by Trautman and seconded by Ritter. Roll Call was taken with 8 ayes and 0 nays. Motion Carried.

3. Public Hearing: The Day Lot Combination of lots 4 & 5 of the Riverbend Addition, including the front line measuring 148.76' along 8th St SW, South Lot line measuring 99.81' and the North lot line measuring 173.21' and the rear lot line adjoining river measuring 235.21'. The property is located at 520 8th St SW & 514 8th St SW.

Chairman Hillerud opened the public hearing. Tom Blackmore explained the Day Lot Combination. Hillerud made a motion to approve the Lot Combination. Seconded by Bensch. Roll Call was taken with 8 ayes and 0 nays. Motion carried.

4. Proposed Text Amendment to Section 4- Establishments of Districts, Section 5.4.3- Uses Permitted, R-4 Planned Residence District and Section X- Planned Unit Development District (new section).

Scott Harmstead presented the staff report on the PUD. He explained how the R-4 is similar to PUD but is just for Residential. SRF is recommending that this be a floating zone district. Harmstead explained the development standards as presented. Harmstead went on to explain Step 1- Concept Plan & Step 2- Development Plan.

Harmstead asked if there were any questions.

Chairman Hillerud asked how a PUD could be enforced to development stages. Harmstead explained how minor changes would be handled by staff and major changes would need to go before Planning Commission and City Council.

Chairman Hillerud asked if the recommendation of SRF is to not change the R-4 District. Harmstead said they are not recommending to drop the R-4 at this time since several properties in the City are zoned R-4 and each

property owner would need to be notified of the change. However, it may be prudent in the future to change all R-4 properties to the new PUD District.

Chairman Hillerud asked about adding the PUD District at the time of the reorganization of the rest of the zoning ordinance. Frye asked when the ordinance could be sent forward. Harmstead stated that staff's plan is to bring forward the rest of the zoning ordinance at an upcoming Planning Commission meeting and that the PUD District would be designed to fit into the new, reorganized zoning ordinance.

Chairman Hillerud asked about street standards and the PUD District. Harmstead stated the street designs for city right of way could be more flexible but will need to be approved by the City Engineer.

Chairman Hillerud asked about parks and if anyone had talked to the Park District about possible ownership and if the Park District would maintain any new parks. Harmstead stated that we had not talked to the Park District yet and recommended modification of that section to remove any indication or potential responsibility for parks and park maintenance on the part of the Park District.

Trautman asked about road maintenance and who would maintain the roads. Harmstead stated if the streets were privately owned that the City would not maintain them.

Chairman Hillerud asked about the design and the process of the district and who would be finalizing the district. Harmstead stated review would go through the Planning Commission with final approval by the City Council, just as a zone change would be processed presently.

Ritter asked Blackmore if he felt that this is a zoning district that is needed. Blackmore stated that this ordinance would allow more flexibility for the City to be able to allow different types of uses. Trautman stated that she thinks this would help development.

Trautman made a motion to recommend approval of the PUD District. Frye seconded. Motion carried.

Meeting adjourned.

*Note that Ritter has been appointed for another 5-year term.