

CITY OF JAMESTOWN
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MINUTES
Planning Commission –May 8, 2023 - 8:00 a.m.

MEMBERS PRESENT: Hillerud, Ritter, Trautman, Frye, Paulson, Ostlie

MEMBERS ABSENT: Bayer, Cairy, Rath

OTHERS PRESENT: Dalugama, Blackmore, Domek, Sweeney (SRF), Michel, CM Kamnitz, CM Steele, Christensen (JFD), Hafner

1. Chairman Hillerud opened the meeting. Trautman made a motion to approve the minutes from the April 10, 2023, Planning Commission meeting. Seconded by Ritter. Roll Call. 6 ayes, 0 nays, 3 absent. Motion carried.
2. Trautman made a motion to approve the minutes from the April 17, 2023, Special Planning Commission meeting. Seconded by Paulson. Roll call. 6 ayes, 0 nays, 3 absent. Motion carried.
3. **PUBLIC HEARING:** The Major Subdivision, Preliminary Plat of West Ridge Estates, Replat of Lots 24-28, Block 2 of Beverly Hills Sixth Addition, and a Portion of the SW ¼ of Section 35, Within the South ½ of Section 35, T140N, R64W, Jamestown, North Dakota. The property is located at 1205 11th Ave SW, Jamestown, North Dakota.

David Sweeney, SRF, gave the staff report for the major subdivision. Applicant is requesting approval of the preliminary plat to allow construction of twin homes on the property. The plat would essentially create six (6) developable lots. Each shared lot boundary line would be the centerline of shared housing wall. This plat would dedicate right-of-way to create a turnaround at the end of 11th Ave SW. This platted area is currently vacant.

The proposed subdivision is within R-1-A Zoning (One Family Residential District and Duplex or Two-Family Residential District) which would allow for the development of twin homes, however, there are a couple minor Zoning Ordinance amendments that are being recommended upon approval of the final plat. The proposed development would not meet side-yard interior lot line setbacks for the R-1-A Zoning District. It's recommended that the Zoning Ordinance should be amended including an exception for a 0' interior lot line setback for twin homes.

The other recommendation is regarding lot area requirement. All lots meet the requirements for single-family dwellings but do not meet the lot area requirements for two-family dwellings. Twin homes are generally considered to be single-family semi-attached, since each individual unit within the building is constructed on a separate lot, however, the City of Jamestown's Zoning Ordinance mentions twin homes as two-family dwellings. It is recommended for the Ordinance to amend to remove twin homes from its current definition and two-family dwellings should be defined as duplexes only.

There are minimal traffic impacts expected. The turnaround will help facilitate access for emergency vehicles. There is minimal stormwater impacts expected, so a stormwater management plan is not required for this subdivision.

If subdivision is approved, the new description of the property would be Lots 1-6, Block 1 of West Ridge Estates Addition, City of Jamestown, North Dakota. The suggested motion is to 'accept the findings of staff and recommend approval of the preliminary plat for West Ridge Estates, located within the South half of Section 35, T140N, R64W, within the City of Jamestown, North Dakota' and recommendation of considering the two (2) Zoning Ordinance text amendments at the June 12, 2023, Planning Commission meeting.

Chairman Hillerud opened the public hearing. No one was present for the hearing. Hillerud closed the public hearing. Tom Blackmore, Zoning Administrator, wanted to let the Planning Commission know that there was a minor hiccup with the Title of Opinion for the property that is adjoining the platted lots. They are city owned, un-platted land, and the legal description is very vague. The abstract is also very vague. Blackmore was just notified of this Friday, May 5, 2023. At this time, there is no title of opinion for the western property, but it is being processed.

There were no other questions or comments. Chairman Hillerud made a motion to accept the findings of staff and recommend approval of the preliminary plat for West Ridge Estates, being within the South half of Section 35, Township 140 North, Range 64 West, City of Jamestown, North Dakota. Seconded by Ritter. No further discussion. Roll call. 6 ayes, 0 nays, 3 absent. Motion carried.

4. **PUBLIC HEARING:** St. James Basilica Lot Combination- Klaus' Addition, Block 45, E 40 of the S 25' of Lot 3 and the E 40' of Lots 4, 5 & 6 & the W 5' of Lots 7, 8 & 9 & the W 5' of the S 25' of Lot 10 Plus Vac Alley Adj to Property. The property is located at 211 4th St SE, Jamestown, North Dakota.

Thushara Dalugama, City Planner, gave the staff report for the lot combination. The applicant is requesting approval to construct a commercial garage. The current zoning is C-2 (General Commercial District), although, the current zoning map on the website has it listed as residential, which has since been updated as of 2021 and is now rezoned to C-2. There is no additional right-of-way being proposed. There are no major impacts on traffic for this lot combination. A stormwater waiver will be issued at the time of the permit issuance by the City Engineering Department. The recommended motion is to accept the findings of staff and approve the lot combination.

Chairman Hillerud wanted to clarify that the vacated alley is not a part of this application and has already been vacated previously. Dalugama agreed that this has already been vacated and is not a part of this lot combination. There were no other questions. Chairman Hillerud opened the public hearing. There was no one present for the hearing. Hillerud closed the public hearing. Trautman made a motion to accept the findings of staff and approve the lot combination as presented. Seconded by Paulson. Roll Call. 6 ayes, 0 nays, 3 absent. Motion carried.

5. Chairman Hillerud called for a motion to adjourn. Frye made a motion. Seconded by Ritter. All in favor. Meeting adjourned.