

REVISED MEETING RECORD

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME AND PLACE OF MEETING: Wednesday, June 20, 2018, 1:00 p.m., Hearing Room 112 on the first floor of the County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE Tom Beckius, Tracy Corr, Tracy Edgerton, Deane Finnegan, Cristy Joy, Maja V. Harris, Chris Hove, and Dennis Scheer; Sändra Washington absent. David Cary, Steve Henrichsen, Tom Cajka, Rachel Jones, Dessie Redmond, George Wesselhoft, Ed Zimmer, Geri Rorabaugh, and Amy Huffman of the Planning Department; media and other interested citizens.

STATED PURPOSE OF MEETING: Regular Planning Commission Hearing

Prior to commencement of the meeting, Rorabaugh announced that the County Attorney has requested a 4-week deferral on County Special Permit No. 18025 to the regular Planning Commission hearing of July 18, 2018. Public testimony on the item will be allowed today for those unable to attend the hearing on July 18, 2018.

Chair Scheer called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Scheer requested a motion approving the minutes for the special meeting held June 6, 2018. Motion for approval made by Beckius, seconded by Joy and carried, 8-0: Beckius, Corr, Edgerton, Finnegan, Harris, Hove, Joy, and Scheer voting 'yes'; Washington absent.

CONSENT AGENDA
PUBLIC HEARING & ADMINISTRATIVE ACTION
BEFORE PLANNING COMMISSION:

June 20, 2018

Members present: Beckius, Edgerton, Finnegan, Harris, Hove, Joy, Corr, and Scheer; Washington absent.

The Consent Agenda consisted of the following item: **CHANGE OF ZONE NO. 18019.**

There were no ex parte communications disclosed.

Hove moved approval of the Consent Agenda, seconded by Corr and carried, 8-0: Beckius, Corr, Edgerton, Finnegan, Harris, Hove, Joy, and Scheer voting 'yes'; Washington absent.

Note: This is a recommendation to the City Council.

Scheer called for **Requests for Deferral**.

COUNTY SPECIAL PERMIT NO. 18025, FOR CONSTRUCTION OF A COMMERCIAL FEEDLOT, GENERALLY LOCATED AT 13350 WEST WITTSTRUCK ROAD: June 20, 2018

Members present: Beckius, Corr, Edgerton, Finnegan, Harris, Hove, Joy, and Scheer; Washington absent.

There were no ex parte communications disclosed.

Corr moved to defer **County Special Permit No. 18025** four weeks to the regular Planning Commission hearing of July 18, 2018; seconded by Edgerton and carried, 8-0: Beckius, Corr, Edgerton, Finnegan, Harris, Hove, Joy, and Scheer voting 'yes'; Washington absent.

Opponents:

1. **Heather Lomax, 12601 W. Wittstruck Rd., Crete, NE**, stated she lives nearby and is in opposition. She has concerns about impacts to water quality, the conditions of the roads if there are commercial vehicles, and the fact that this is a school bus route.

2. **John Jamison, 2610 S. 24th Street**, said he owns property that shares a property line with the applicant. He is opposed for environmental reasons and has concerns about the impact this will have on property values. Mr. Jameson submitted informational items to Commissioners [see attachments].

COMPREHENSIVE PLAN CONFORMANCE NO. 18009, TO DECLARE APPROXIMATELY 13,163 SQUARE FEET, MORE OR LESS, OF MISSOURI PACIFIC TRAIL PROPERTY AS SURPLUS, ON PROPERTY GENERALLY LOCATED BETWEEN S. 95TH AND S. 97TH STREETS, NORTH OF A STREET: June 20, 2018

Members present: Beckius, Corr, Edgerton, Finnegan, Harris, Hove, Joy, and Scheer; Washington absent.

Staff Recommendation: Conformance with the Comprehensive Plan.

AND

ANNEXATION NO. 18001, FOR APPROXIMATELY 103.07 ACRES, MORE OR LESS, ON PROPERTY GENERALLY LOCATED AT S. 93RD STREET AND A STREET: June 20, 2018

Members present: Beckius, Corr, Edgerton, Finnegan, Harris, Hove, Joy, and Scheer; Washington absent.

Staff Recommendation: Conditional Approval.

AND

CHANGE OF ZONE NO. 18006, FROM AG (AGRICULTURAL DISTRICT) TO R-3 (RESIDENTIAL DISTRICT), ON PROPERTY GENERALLY LOCATED AT S. 93RD STREET AND A STREET:

June 20, 2018

Members present: Beckius, Corr, Edgerton, Finnegan, Harris, Hove, Joy, and Scheer; Washington absent.

Staff Recommendation: Conditional Approval.

AND

SPECIAL PERMIT NO. 18021, FOR A CUP WITH 290 RESIDENTIAL DWELLING UNITS ON APPROXIMATELY 96.18 ACRES, WITH REQUESTED WAIVERS, ON PROPERTY GENERALLY LOCATED AT S. 93RD STREET AND A STREET:

June 20, 2018

Members present: Beckius, Corr, Edgerton, Finnegan, Harris, Hove, Joy, and Scheer; Washington absent.

Staff Recommendation: Conditional Approval.

There were no ex parte communications disclosed.

Staff Presentation: George Wesselhoft of the Planning Department, stated these applications include parcels on both the north and south side of A Street. The area also includes part of the existing clubhouse and pool area of Hillcrest Golf Course in order to provide City services; the rest of the golf course is not included. Sanitary sewer is a key part of these applications. The Steven's Creek line is expected to be completed by June 2019. Additionally, a 16-inch water line is planned from Smokey Hill Road, west to 93rd Street by March 2019. An associated annexation agreement will set forth the specific criteria for sewer, sidewalks, and intersection improvements. Phase 2 of the plan is located to the west on the south side of A Street and is not included in this request.

The Comprehensive Plan Conformance includes an area of excess right-of-way currently along the MoPac Trail on the north side of the street. This area is proposed as a land trade in exchange with the developer, who will deed a similar area for future trail corridor. The benefit is that this area could be used as part of their drainage. For the City, the trail could eventually be located along a more optimal corridor.

The Special Permit includes 96.18 acres and 290 residential units including single-family attached and detached units. They will be accessed with one full intersection at 93rd and A Streets. Right-in and right-outs are planned for other intersections. The proposed density is well under what is allowed in R-3 District. An original proposal included 379 unassigned units. Staff recommended that be lowered to 109 units to be more consistent with the existing single-family subdivision. There are waivers requested to block length, lot lines configuration, and corner lots and setbacks. These are all standard requests. The developer held an informational meeting that was attended by Hillcrest Heights neighbors. Their primary concerns were traffic and the higher density residential use proposed next to Hillcrest Heights.

Future connections are planned to Hillcrest Heights, to the LPS property and White Horse Subdivision to the west, so traffic will be better dispersed once those connections are made. During construction, a barricade will be placed at East Hillcrest Drive to prevent construction traffic from using the street. The developer is currently working with Watershed Management to address their concerns.

Harris asked why staff recommend the buildout be capped at 100 units, versus the 379 originally proposed by the developer. She wondered if there was any formula used to calculate appropriate density for Phase 2. Wesselhoft responded that 100 is more consistent with single-family density. There is no formula.

Corr asked for more information about a proposed speed table near the bike trail. **Sara Hartzell of the Parks and Recreation Department** said speed tables are one of many tools used to slow and calm traffic. A speed table is a flattened speed bump intended to get the attention of drivers. Corr asked what a trail counter is. Hartzell said there are five of these devices embedded in the trail surface, including one located by the trailhead on 84th Street. The counters keep track of trail use. Corr asked if the speed table will be at the 91st Street crossing. Hartzell said they are thinking of the new crossing since traffic will already be slowed once the roundabout is in place.

Corr went on to ask for more information about the property switch. Hartzell said the trail in this area had a diagonal crossing at A Street. In trail planning, right angles in both directions are preferred since that shortens the crossing distance. A roundabout would be a great place for the trail crossing. In this case, there is a high point in the road just to the east, so oncoming traffic would not see the intersection until they were at it. Grading will be worked out once development starts.

Corr asked if the developer will pay for paving the trail from 94th to 98th Streets. Hartzell said that was part of the original plan. This trail has a long history. A group of area homeowners mortgaged their own homes to pay for the trail and donate it. Part of the agreement with the NRD is that if these trails are relocated, they be built to City standards. Since then, the plans have changed and for now, it will remain as-is.

Beckius asked why staff struck the requirement for connection to the Kidwell property. Wesselhoft said there would have been a connection in the southwest of Phase 1, but the flood zone and transmission line easement created constraints, so that connection will be part of Phase 2.

Applicant:

1. Tom Huston, 233 S. 13th Street, came forward on behalf of the developers, the East A Street Coalition, which for Phase 1, includes seven property owners. The coalition was formed to facilitate better comprehensive planning of the larger, 180-acre area. The area is contiguous to City limits and City services will be in the area in the near future. The requested change of zone to R-3 is also consistent with the goals of the Comprehensive Plan, which designates this area as Tier 1, Priority B. There are eight waivers requested with the special permit. These are typical requests and many are related to proximity to the MoPac

Trail. Two Hundred Ninety (290) units overall are planned for the area. The Comprehensive Plan suggests that five units per acre would be appropriate. The developer thinks that is too many for this location and plans for approximately three units per acre. Additional meetings are planned with neighbors as part of an ongoing effort to mitigate any concerns they may have.

Corr asked about the buffer area located in the northwest of the development area. Huston said there are topographical challenges that make the area best suited for townhomes. The developer agreed to the creation of a buffering width.

Corr asked about terminology regarding 4-plex units versus town homes. Huston said the units are considered single-family, attached units. They often have a smaller footprint, share common areas, and are part of an association. There is a need for this type of housing. Corr asked if they will be 4-plex units. Huston said they could be. That type of housing would still be considered single-family attached units; they are connected, but are platted and owned separately.

Corr asked how many existing homes are in the area. Huston said he can only think of one house, but there could be more.

2. Brad Marshall, 601 P Street, said there will just be one remaining house after the approval of this plan; everything else will be demolished.

Corr asked for comment on the difference in standards for a rural roundabout. Marshall said the idea is to use existing infrastructure. The area can be widened and graded to accommodate the roundabout and to add curb to the existing asphalt. The whole thing will look brand new. They are also working to add sidewalk, which is not typical in a rural area. Forward movement on this development was on hold for some time. The early concepts included higher density builds. Now, the clients seek to build attached single-family units. They are located around Lincoln and there is a good market for them.

Beckius asked about Phase 2 plans and the connection to the Kidwell property. Marshall said the Kidwell property was also part of the Van Dorn Coalition. The property directly to the south is the Rallis property and they are not part of this coalition. There is a street connection shown there, but it is not part of this plan.

Corr asked if the setback waivers were only applicable to corner lots. Marshall said the yard reductions are in the area in the northeast. The developer knows exactly what type of attached single-family units will be built in that location and they require a waiver to the side yard.

Corr asked for more information about the location of the roundabout and the right-in/right-out lanes. Marshall said that as traffic exits the west leg of the roundabout, there will be an island that will extend to the west boundary of the CUP area which will prohibit anyone from the south side of the street from turning left.

There was no public testimony in support.

Opponents:

1. **Terry Neddenriep, 550 Anthony Lane**, came forward as president of the Hillcrest Heights Association, speaking on behalf of all 49 homeowners. They are not opposed in a general way to this development, and as a recently annexed neighborhood themselves, even expected it. The main focus of their opposition is the 4-plex housing immediately abutting their properties. The neighborhood is rural in character with full acre lots. The higher density abutting properties will not create a good transition. There is also concern about the increased traffic. It is inevitable that people will cut through their neighborhood on the more direct route to O Street. Nearly all of their concerns would be addressed by **moving** limiting the development along abutting properties. Mr. Neddenriep provided letters from neighbors for review.

Corr asked how neighbors feel about the fact that the developers offered the buffer lot. Neddenriep said the proximity is still an issue. They are glad to hear there are efforts being made, but that seems minimal.

2. **Marybell Avery, 1111 Hillcrest Drive**, said her letter submitted on June 5th was labeled as "neutral" but she is appearing in opposition. She lives directly north of the buffer lot. In the area in question, there are 40 dwellings planned on 7 acres. That creates a density of 5.7 homes per acre directly adjacent to homes on 1-acre lots. The same transitional buffer lot should be required on both the east and west sides of Hillcrest Drive.

3. **Jenni Limbaugh, 9180 Hillcrest Drive**, the single-family attached units do create a higher density. Their neighborhood has already experienced many changes with commercial development and the recent annexation. The higher density housing should be kept to the southern half of the area. She has concerns about safety because homes do not have fences and the streets are only 22-feet wide. As a parent of small children and a pet owner, the traffic increase will create more concerns. She hopes the barricades will remain throughout the entire construction of the area.

4. **Ryan Sullivan, 609 Anthony Lane**, came forward as Vice President of the Hillcrest Homeowner's Association. As was stated in the testimony of others, he believes a better transition can occur between their 1-acre lots and the new development. He also requests the barricades remain in place for the duration of construction. They have reached out to the developers and their team and have meetings scheduled. They want to be good neighbors and encourage development, but want to avoid the higher density units so close to their lots.

Corr asked how much of a buffer there should be. Sullivan said the 4-plex lots should be single family. Putting four in the space of one is quite dense.

Staff Questions:

Corr asked Staff to address concerns about barricades on Hillcrest Drive. Wesselhoft said the barricades are a request from Public Works and will remain until the connection is made to a street.

Corr asked about traffic counts for single-family versus single-family attached units. **Robert Simmering, Public Works Department**, said single family generates about ten trips per day. That would be reduced slightly for a unit with only two people, instead of a larger family. The increase should not be a factor, at this point.

Joy asked what the plans are for intersections on O Street as traffic exits Hillcrest Heights. Simmering said the Department of Transportation has plans to eliminate two of the intersections and create a single, larger intersection to serve both.

Applicant Rebuttal:

Huston said that density is at the heart of the concerns from neighbors. The entire CUP settled on three units per acre which is about 40% of the capacity allowed under the design standards, and is about 60% of the goal density for the area. The goal of having the attached units is to meet the demand for different price points in the neighborhood. The barricade should stay in place throughout the duration of construction.

Corr noted that only the center section of the development will be single-family homes. Huston agreed that is where the single-family detached homes are located.

Marshall said one owner also developed Firethorn and plans the same type of units here. It should not be lost in the discussion that the mix of housing types is to provide products with different price points.

COMPREHENSIVE PLAN CONFORMANCE NO. 18009

ACTION BY PLANNING COMMISSION:

June 20, 2018

Hove moved for Conformance with the Comprehensive Plan, seconded by Corr.

Hove said he plans to support all four related applications. He appreciates the comments and concerns of the neighbors since they have invested in their acreages. This development fits the goals of the Comprehensive Plan. Lincoln is a growing community and this development makes sense with the infrastructure moving into the area. The density also makes sense, overall.

Corr said she is fine with the property swap and applauds the developer for working with the City. She has problems with the density in areas noted during public testimony; she would prefer less density closer to the existing neighborhood.

Beckius said he will support all applications, though he agrees that the density abutting the existing residential is a tough pill to swallow. The reason he will support is that even if the attached units were relocated, it would not change the overall. He does believe that traffic will head through Hillcrest in order to get to O Street, but transferring the attached units to another location will not solve that. The fact is, this is less density than what could be approved.

Scheer said he will support the applications. The Comprehensive Plan asks this body to consider density in locations like this one, so he feels that, as a Commissioner, he should support that concept. He acknowledges the issues and appreciate the testimony.

Motion carried, 8-0: Beckius, Corr, Edgerton, Finnegan, Harris, Hove, Joy, and Scheer voting 'yes'; Washington absent.

Note: This is a recommendation to the City Council.

ANNEXATION NO. 18001

ACTION BY PLANNING COMMISSION:

June 20, 2018

Beckius moved Conditional Approval, seconded by Hove and carried, 8-0: Beckius, Corr, Edgerton, Finnegan, Harris, Hove, Joy, and Scheer voting 'yes'; Washington absent.

Note: This is a recommendation to the City Council.

CHANGE OF ZONE NO. 18006

ACTION BY PLANNING COMMISSION:

June 20, 2018

Beckius moved Conditional Approval, seconded by Hove and carried, 8-0: Beckius, Corr, Edgerton, Finnegan, Harris, Hove, Joy, and Scheer voting 'yes'; Washington absent.

Note: This is a recommendation to the City Council.

SPECIAL PERMIT NO. 18021

ACTION BY PLANNING COMMISSION:

June 20, 2018

Beckius moved Conditional Approval, as revised, seconded by Joy and carried, 7-1: Beckius, Edgerton, Finnegan, Harris, Hove, Joy, and Scheer voting 'yes'; Corr dissenting; Washington absent.

Note: This is FINAL ACTION unless appealed by filing a letter of appeal with the Office of the City Clerk within 14 days.

COMPREHENSIVE PLAN CONFORMANCE NO. 18013, TO REVIEW AS TO CONFORMANCE WITH THE COMPREHENSIVE PLAN A REQUEST TO LINCOLN ELECTRIC SYSTEM PROPERTY AS SURPLUS, GENERALLLY LOCATED AT 1040 O STREET:

June 20, 2018

Members present: Beckius, Corr, Edgerton, Finnegan, Harris, Hove, Joy, and Scheer; Washington absent.

Staff Recommendation: Conformance with the Comprehensive Plan.

There were no ex parte communications disclosed.

Staff Presentation: **George Wesselhoft of the Planning Department** said this property is at the northwest corner of 11th and O Streets. This action will surplus 7,100 square feet to make it available for private sale and redevelopment. The LES Board approved purchase of their new location is southwest Lincoln which is currently under construction. There is a letter from Urban Development that states that in 1985, a resolution established this area as blighted and substandard.

Ed Zimmer of the Planning Department said these conditions flow directly from the Comprehensive Plan which encourages exemplary stewardship of historic properties by the municipal entity. Like in the case of the Grand Manse, there are significant easements to the exterior and interior. Lincoln Electric System's time in this building has nearly passed so they are taking the appropriate steps to ensure additional protection for the building.

Corr asked why this is being done this early when LES will not move to their new location until 2021. **Shana Sprackling, Lincoln Electric System**, said that LES has decided to move forward with this step to give rate payers faith in their process. The building will be going back on the tax rolls, secured and under contract. Any developer that may want to utilize the building will need to take several steps to make that happen, so we want to be sure there is ample time for planning in the downtown area.

Beckius asked if there are guidelines about when to surplus a property. **Tim Sieh of the Law Department** said that the determination this body needs to make is whether or not to recommend this action to the City Council. Beckius explained that he is trying to understand the process for the surplus of buildings and what is considered the normal time frame. **David Cary, Director of Planning Department**, said deciding the time frame is not as applicable in this case. LES has provided a window of time when their move will happen and it is not necessary to explain that decision. The intention is that this property will be ready for the next steps in the process, should a developer show interest. The exact timing of this type of decision varies. Hove asked if there was a time limit for a property to be considered surplus. Cary said there is no specific time limit. The decision of Commissioners is to decide if it makes sense for this to happen.

Beckius asked why the Landmark designation is not being applied at this time. Zimmer said we are dealing only with the request that was received. There is ample time to declare that designation moving forward. Corr asked if the landmark designation will be requested later. Zimmer said there is a recommendation to attach that as a condition to the action.

There was no public testimony on this item.

COMPREHENSIVE PLAN CONFORMANCE NO. 18013
ACTION BY PLANNING COMMISSION:

June 20, 2018

Edgerton moved Conformance with the Comprehensive Plan, subject to Conditions; seconded by Finnegan.

Corr said this building has a lot of history and she applauds LES for being proactive. This protects the City when the next owner know what is expected.

Scheer agreed. This is a good process and the right thing to do.

Motion carried, 8-0: Beckius, Corr, Edgerton, Finnegan, Harris, Hove, Joy, and Scheer voting 'yes'; Washington absent.

Note: This is a recommendation to the City Council.

[Harris exited the meeting at 2:45 P.M.]

ANNEXATION NO. 18004, FOR APPROXIMATELY 42.49 ACRES, MORE OR LESS, ON PROPERTY GENERALLY LOCATED AT THE SW CORNER OF W. OLD CHENEY ROAD AND W. FOLSOM STREET: **June 20, 2018**

Members present: Beckius, Corr, Edgerton, Finnegan, Hove, Joy, and Scheer; Harris and Washington absent.

Staff Recommendation: Conditional Approval.

AND

CHANGE OF ZONE NO. 18017, FROM AG (AGRICULTURAL DISTRICT) TO R-3 (RESIDENTIAL DISTRICT), ON PROPERTY GENERALLY LOCATED AT THE SW CORNER OF W. OLD CHENEY ROAD AND W. FOLSOM STREET: **June 20, 2018**

Members present: Beckius, Corr, Edgerton, Finnegan, Hove, Joy, and Scheer; Harris and Washington absent.

Staff Recommendation: Conditional Approval.

There were no ex parte communications disclosed.

Staff Presentation: **Dessie Redmond of the Planning Department** this is Phase 1 of an incremental development. The area is abutted by City limits on the south and is within the future service limit. There will be an annexation agreement to address the timing of the infrastructure details.

Proponents:

1. DaNay Kalkowski, Seacrest and Kalkowski, came forward as legal representative for the developer. Also on hand is Mark Palmer, engineer from Olsson Associates. This area is directly north of preliminarily platted residential homes in 2016. This is a natural progression from that. The developer found there is a strong market in this area for more reasonably priced lots. Public Works asked for a delay due to a sub-area traffic study they are conducting. That is anticipated to be done by August, so we will come forward in the fall with the preliminary plat for this area. It was decided to bring this aspect of the process forward now to create awareness that there is strong continued growth in this area.

There was no public testimony on these items.

ANNEXATION NO. 18004

ACTION BY PLANNING COMMISSION:

June 20, 2018

Hove moved for Conditional Approval; seconded by Beckius.

Corr said this is a straightforward proposal.

Scheer agreed.

Motion carried, 7-0: Beckius, Corr, Edgerton, Finnegan, Hove, Joy, and Scheer voting 'yes'; Harris and Washington absent.

Note: This is a recommendation to the City Council.

CHANGE OF ZONE NO. 18017

ACTION BY PLANNING COMMISSION:

June 20, 2018

Hove moved for Approval; seconded by Beckius.

Motion carried, 7-0: Beckius, Corr, Edgerton, Finnegan, Hove, Joy, and Scheer voting 'yes'; Harris and Washington absent.

Note: This is a recommendation to the City Council.

CHANGE OF ZONE NO. 18014, FROM R-2 (RESIDENTIAL DISTRICT) TO R-3 (RESIDENTIAL DISTRICT), ON PROPERTY GENERALLY LOCATED AT SW 17TH AND WEST B STREETS:

June 6, 2018

Members present: Beckius, Corr, Edgerton, Finnegan, Hove, Joy, and Scheer; Harris and Washington absent.

Staff Recommendation: Approval.

AND

SPECIAL PERMIT NO. 18019, FOR 21 DWELLING UNITS WITH A CUP, ON PROPERTY GENERALLY LOCATED AT SW 17TH AND WEST B STREETS:

June 6, 2018

Members present: Beckius, Corr, Edgerton, Finnegan, Hove, Joy, and Scheer; Harris and Washington absent

Staff Recommendation: Conditional Approval.

AND

STREET AND ALLEY VACATION NO. 18002, TO VACATE APPROXIMATELY 50 BY 40 FEET OF WEST B STREET RIGHT-OF-WAY, ON PROPERTY GENERALLY LOCATED AT SW 17TH AND WEST B STREETS: June 6, 2018

Members present: Beckius, Corr, Finnegan, Harris, Hove, Joy, and Scheer; Edgerton and Washington absent.

Staff Recommendation: Conformance with the Comprehensive Plan.

There were no ex parte communications disclosed.

Staff Presentation: Dessie Redmond of the Planning Department, said these requests are for City View and were originally heard on May 23, 2018. The plans have been revised. There is a new CUP proposal for 14 units, including 1 existing home, so 13 new townhouses. The boundary for the special permit and change of zone have decreased. There are some existing single family and attached units in the area and this is considered an infill project. There are a few waivers requested; all are common for this type of development. The applicant proposes to decrease the amount of grading in the wetlands by vacating part of the street. Watershed Management is in support. Staff supports this because there is no intention to extend W. B Street.

Proponents:

1. **Nate Burnett, REGA Engineering**, thanked Staff for working with the developer to revise the boundaries. They are now proposing a total of 14 homes, 1 of which is existing. The developer will pave West B Street and bring in utilities. Watershed Management has approved the plan for storm water detention.

2. **Roger Pearson, 1641 W. B Street**, said he sold the developer his property. He has lived in the area for 50 years and has worked with Public Works to get rid of the dust on SW 17th Street. Lots of water runs from the north across his property. The ditches in the area need to be cleaned. There are no ditches to the north which contributes to runoff behind the properties.

There was no testimony in opposition.

CHANGE OF ZONE NO. 18014
ACTION BY PLANNING COMMISSION:

June 20, 2018

Beckius moved for Approval; seconded by Corr.

Beckius noted there are lots of challenges with this site and the applicant has done a nice job finding solutions.

Scheer agreed this is a good solution. He thanked the applicant for working with Staff.

Motion carried, 7-0: Beckius, Corr, Edgerton, Finnegan, Hove, Joy, and Scheer voting 'yes'; Harris and Washington absent.

Note: This is a recommendation to the City Council.

SPECIAL PERMIT NO. 18019

ACTION BY PLANNING COMMISSION:

June 20, 2018

Beckius moved for Conditional Approval; seconded by Finnegan and carried, 7-0: Beckius, Corr, Edgerton, Finnegan, Hove, Joy, and Scheer voting 'yes'; Harris and Washington absent.

Note: This is **FINAL ACTION** unless appealed by filing a letter of appeal with the Office of the City Clerk within 14 days.

STREET AND ALLEY VACATION NO. 18002

ACTION BY PLANNING COMMISSION:

June 20, 2018

Finnegan moved for Conformance with the Comprehensive Plan; seconded by Corr and carried, 7-0: Beckius, Corr, Edgerton, Finnegan, Hove, Joy, and Scheer voting 'yes'; Harris and Washington absent.

Note: This is a recommendation to the City Council.

There being no further business to come before the Commission, the meeting was adjourned at 3:17 p.m.

Note: These minutes will not be formally approved by the Planning Commission until their next regular meeting on Wednesday, July 18, 2018.