

MEETING

around next to the residential uses. The major tenant is comfortable with this site plan. Going east on South Street, you get to 16th Street where there is a fairly popular bar at

around or moving it forward. The net result is what is being proposed with this change of zone.

There was no testimony in opposition.

Staff questions

**COMPREHENSIVE PLAN AMENDMENT NO. 06002,
TO ADD LAND WEST OF 84TH STREET, NORTH AND
SOUTH OF ROKEBY ROAD TO THE FUTURE SERVICE
LIMIT; CHANGE THE LAND USE DESIGNATION FROM AGRICULTURAL
TO URBAN RESIDENTIAL; AND DESIGNATE IT AS PRIORITY A; AND**

**CHANGE OF ZONE NO. 06002
FROM AG AGRICULTURAL DISTRICT**

highway. Hunzeker stated that the vacated right-of-way will be maintained as right-of-way and owned by the state. In fact, there is an area where there is actually more right-of-way being taken because of grading that needs to be done to raise the road bed to elevate it for the crossing of the creek further to the east. The state is maintaining ownership of that right-of-way. The description for this change of zone seight-

platted. Rierden also submitted Exhibit A, which sets forth where the County Engineer is proposing certain areas for 8 inch asphalt and certain areas for 6 inch asphalt. As far as cost sharing, Rierden agreed with the testimony given by Peter Katt and agreed that the proposed language be added to the annexation agreement conditions of approval. The only question he has is the language "commercially acceptable". The district would prefer the cash. The district does not want to have to go to a bank or committee. Rierden did not request that the language be changed because he believes they can work it out as the agreement goes forward to the City Council.

The term of the bonds would be nine years, with a lien on all of the properties during

Carlson believes it is clear from the testimony that it needs to happen. If there were a problem, the Planning Commission would not recommend annexation. He believes it is clear in the record.

Strand moved to amend to add Condition #2 to the annexation conditions, as requested by the applicant. Motion failed due to lack of a second.

Motion for approval, subject to an annexation agreement, exclu.LC1ots 16-2, Bloler, a

Condition #1.1 requires corrections reques

**PRELIMINARY PLAT NO. 06002,
SCHWORER ADDITION,
ON PROPERTY GENERALLY LOCATED
AT 33RD AND SUPERIOR STREETS.
PUBLIC HEARING BEFORE PLANNING COMMISSION:**

March 15, 2006

Members present: Sunderman, Strand, Esseks, Krieser, Taylor, Larson, Carroll and Carlson.

Staff recommendation: Conditional approval.

Ex Parte Communications: None.

Additional information submitted for the record: Greg Czaplewski of Planning staff submitted an e-mail from Bob Rokeby, the adjacent landowner to the east, asking to delay for two weeks because he will be meeting with the applicant and hopes to work out some road issues. Czaplewski also submitted the following amendments to the condition of approval:

2. ~~The City Council approves associated requests waiving the two-year time~~

CHANGE OF ZONE NO. 06011
FROM R-2 RESIDENTIAL TO
B-2 PLANNED NEIGHBORHOOD BUSINESS
and
USE PERMIT NO. 84B,
ON PROPERTY GENERALLY LOCATED
AT S. 70TH

CONT'D PUBLIC HEARING BEFORE PLANNING COMMISSION:

March 15, 2006

Members present: Sunderman, Strand, Esse

Don Linscott testified that over time, the developer has tried to get additional parking on this property. In working with Olsson Associates, they have been able to figure out a way to only encroach on the 50' setback by

