



CITY OF PELLA

CITY COUNCIL OFFICIAL MINUTES

July 16, 2019

A. CALL TO ORDER BY MAYOR AND ROLL CALL

The City Council of the City of Pella, Iowa, met in regular session at the Public Safety Complex meeting room at 7:00 p.m., Mayor Jim Mueller presiding. Council members present were: Tony Bokhoven, Lynn Branderhorst, Harold Van Stryland, Bruce Schiebout. Mark De Jong arrived at 7:03 p.m. Absent: Larry Peterson. City Administrator Mike Nardini and City Clerk Mandy Smith were present. Four staff members and six members of the general public signed the register.

B. MAYOR'S COMMENTS

1. Announce Policy and Planning meeting following the regular Council meeting to discuss:
 - a. Tulip Field Request
 - b. Minors in Licensed Establishments
 - c. Zoning Amendment Requests
 - d. Public Measures on Ballot
 - e. Drafted Amendment to the Agreement with Iowa Regional Utilities Association
2. Approval of Tentative Agenda.

Schiebout moved to approve, seconded by Bokhoven.
On roll call the vote was:
AYES: Schiebout, Bokhoven, Branderhorst, Van Stryland.
NAYS: None.
Motion carried.

***PUBLIC FORUM (for anyone wishing to address Council regarding agenda items)**

No comments were received.

C. APPROVAL OF CONSENT AGENDA

Bokhoven moved to approve the consent agenda, seconded by Van Stryland.
On roll call the vote was:

- AYES: Bokhoven, Van Stryland, Schiebout, Branderhorst.
NAYS: None.
Motion carried.

The following items were approved:

1. Approval of Minutes
 - a. Official Council Minutes for July 2, 2019
 - b. Official Council Minutes for July 9, 2019
2. Report of Committees
 - a. Policy and Planning Minutes for July 2, 2019

PRESENT: Mayor Jim Mueller, Mark De Jong, Tony Bokhoven, Lynn Branderhorst, Harold Van Stryland, Bruce Schiebout, Larry Peterson

ABSENT: None

OTHERS: City staff and visitors

The Policy and Planning meeting began at 8:36 p.m.

The first item on the agenda was a discussion regarding a request from the Historical Society to plant donated tulip bulbs, enough for 1/8-acre field, on City-owned property for bloom during the 2020 Tulip Time. Chad Vande Lune, representative of the Historical Society, presented the request which includes engaging local FAA chapters to assist with this project. Vande Lune stated that the Historical Society is open to pursue recommended locations.

At the end of the discussion, Council shared their general support of this project, and gave direction for an ad-hoc committee to be created to review potential tulip field sites. The committee will report their findings and recommendations to Council on July 16, 2019.

The next item was a discussion about the Oskaloosa Street corridor. As background, a moratorium on the issuance of new single-family or two-family building permits on a portion of Oskaloosa Street is currently in place. Staff is recommending extending and expanding the moratorium to provide Council with an adequate amount of time to address proposed zoning changes during formulation of the Oskaloosa Street Redevelopment Plan.

At the end of the discussion, staff was directed to present the following moratorium on the July 16, 2019 Council agenda for formal consideration:

Moratorium on the issuance of building permits for low-density residential within commercially zoned districts on Oskaloosa Street from the intersection of Oskaloosa and Main Street to Oskaloosa and 240th Place until June 30, 2020.

The last item on the agenda was a discussion regarding assessment of costs to property owners as part of the 2018 Sidewalk Repair Project. Under Iowa Code, a city may accumulate assessments for repair and replacement of sidewalks and may periodically certify the assessments to the county treasurer. Assessments exceeding \$500 may be paid in annual installments with unpaid balances subject to an interest rate determined by Council.

For this project, 13 property owners have total repair costs in excess of \$500. In order to minimize the financial impact, staff recommends limiting the assessment amount to \$500 per year until the total assessment has been paid. As a result, the largest assessment amount for this project (\$1,488) would be paid over 3 years.

Staff recommends utilizing a 2.5% annualized interest rate for unpaid invoices, allowing the City to earn interest at a rate that would typically be received had the associated funding been invested in a CD during the course of repayment.

At the end of the discussion, staff was directed to proceed with placing the assessment of costs for this project, as outlined above, on the July 16, 2019 Council agenda for formal consideration.

The meeting adjourned at 9:01 p.m.

Respectfully submitted:

Mandy Smith

City Clerk

b. Airport Committee Minutes for March 29, 2019

Members Present: Rick Gritters, Dave Erickson, Dave Barnes, Tom Vander Linden, Sid Pinney, Ted Zylstra, Matt Hutchinson

Members Absent: Warren Winkel

Others Present: Shane Vande Voort (by phone), Denny Buyert

Approval of Minutes: *Motion*: The Committee approved the minutes from Dec. 7, 2018, motion Dave B and 2nd by Sid P.

New Business:

Welcome to newly appointed committee members Ted Zylstra and Matt Hutchinson

Project updates:

For the benefit of the new members a short discussion regarding the 10 year transition plan for the existing airport being worked on by HDR. Items discussed briefly runway rehab, tie downs, access road, wildlife fence, etc.

Engineering contract may be given to HDR for design and construction of a wildlife fence soon.

Discussion of needs at the existing Pella Municipal Airport:

None other than update above

Regional Airport: Update by Dave B

Board held quarterly meeting and approved budget

The FAA has approved the sale of non-aeronautical land

The consultants are actively working on land appraisals and review appraisals.

Next Board meeting April 2nd in Oskaloosa at City Hall at which time land acquisition will be discussed

Pella, Oskaloosa and Mahaska County are having discussion about road closures

Airport Managers report to the committee: By Shane Vande Voort

There was an accident here at the airport this past week, accident still under investigation

No injuries involved in the accident

Sky Diver club has requested to jump on Friday of Tulip Time, possibly 12 divers, Shane is proposing to approve

Bi-wing planes will also return to offer rides during Tulip Time

Fly-In breakfast responsibilities was discussed

Short discussion amongst committee members about adding another griddle and line, determined maybe not this year

Final Comments:

Snow removal efforts appreciated by all!

It was expressed again that the city council should recognize Warren Winkel, Marv Tysseling, and Randy Borgerding for their many years of service - need to follow up on the status

Important to keep the existing airport open, in good condition, and running safely

Adjourn: Motion by Dave B & 2nd by Rick G

Next regular meeting will take place on Friday June 28th, 2019.

3. Petitions and Communications

a. Special Event Permit Request for CROP Walk

BACKGROUND: Larry Happel has requested a special event permit for the Pella CROP Walk scheduled for Sunday, October 6, 2019 at 2:00 p.m. Set-up is requested to begin at noon with take down ending by 4:00 p.m.

As background, this event involves a 5K walk for the purpose of raising funds and awareness in the fight against world hunger. Approximately 75-100 attendees are expected to participate in this annual event. The walk would begin and end at the Tulip Toren, following the same route as the Klompen Classic. It is important to note, attendees would be walking on the sidewalks; no street closures are requested.

All pertinent City departments have reviewed this application and comments are attached. The fee and insurance certificate have been received, and approval is recommended.

ATTACHMENTS: Application, Map, Department Comments

REPORT PREPARED BY: City Clerk

REVIEWED BY: City Administrator

RECOMMENDATION: Approve special event permit

De Jong arrived at 7:03 p.m.

D. *PUBLIC HEARINGS – None

E. PETITIONS & COMMUNICATIONS – None

F. PLANNING & ZONING ITEMS – None

G. ADMINISTRATION REPORTS – None

H. RESOLUTIONS

1. Resolution No. 5991 entitled, “RESOLUTION ADOPTING AND LEVYING FINAL SCHEDULE OF ASSESSMENTS, AND PROVIDING FOR THE PAYMENT THEREOF FOR THE 2018 SIDEWALK REPAIR PROJECT.”

Branderhorst moved to approve, seconded by Schiebout.

On roll call the vote was:

AYES: Branderhorst, Schiebout, De Jong, Bokhoven, Van Stryland.

NAYS: None.

Motion carried.

BACKGROUND: This resolution adopts and levies the final schedule of assessments for the 2018 Sidewalk Repair Project. As background, in 2018 Council approved a sidewalk inspection program which divided the City into quadrants allowing a complete sidewalk inspection every four years. The first year of the program focused on the northeast quadrant of the City, resulting in the identification of 819 defective panels. Owners of affected property were given a period of time to either complete the repairs themselves or to allow the City to make the repairs, assessing the cost to the property owner. 139 individual property owners, with 327 defective panels, elected to allow the City to make the repairs. This project has been completed in accordance with the plans, specifications, and contract.

Assessment and Timeline

Under Iowa Code a city may accumulate invidious assessments for repair and replacement of sidewalks and may periodically certify the assessments to the county treasurer. If an assessment exceeds \$500, a city may permit the assessments to be paid in annual installments subject to an interest rate determined by the City Council.

During the Policy and Planning session on July 2, 2019, Council directed staff to proceed with allowing assessments of \$500 or more to be payable in three equal installments bearing interest at the rate of 2.5% per annum. Finally, it is important to note that property owners will be given 30 days to pay, avoiding assessment by the county treasurer.

The following is a summary of the timeline:

- July 17, 2019: Certificate of levy of assessments filed with the county treasurer.
- July 19, 2019: Notice of assessment and invoice mailed to affected property owners providing 30-days to pay the amount owed in order to avoid assessment via property taxes.
- August 19, 2019: Notify county treasurer of those assessments that have been paid in full.

In summary, staff is recommending approval of this resolution adopting and levying the final schedule of assessments for the 2018 Sidewalk Repair Project.

ATTACHMENTS: Resolution, Assessment Schedule
REPORT PREPARED BY: Planning and Zoning Department
REVIEWED BY: City Administrator, City Clerk
RECOMMENDATION: Approve resolution

2. Resolution No. 5992 entitled, “RESOLUTION APPROVING A TECHNICAL SERVICES AGREEMENT WITH NEWCOM TECHNOLOGIES TO PROVIDE FIBER NETWORK DESIGN ENGINEERING SERVICES.”

Van Stryland moved to approve, seconded by Bokhoven.

On roll call the vote was:

AYES: Van Stryland, Bokhoven, Branderhorst, Schiebout, De Jong.

NAYS: None.

Motion carried.

BACKGROUND: This resolution approves a technical services agreement with NewCom Technologies to provide fiber network design engineering services for the City of Pella’s new municipal telecommunications utility. As background, on May 1, 2018, the citizens of Pella approved the authorization of a telecommunications utility with a 92% support level. As a result of this referendum, the City contracted with FARR Technologies to develop a business plan for the new utility which intends to provide internet, voice, and cable television services. This plan was completed in March of 2019 and is intended to serve as a guide for framework of the fiber optic network.

In April of 2019, a request for qualifications (RFQ) was issued by the City of Pella. Seven firms submitted responses to the RFQ. The ad-hoc committee, which consisted of the City’s consultants, City staff, and Council member Schiebout, interviewed five of the firms. The committee ultimately selected NewCom Technologies to perform the fiber network design engineering services.

NewCom Technologies

NewCom Technologies is headquartered in Des Moines, Iowa and has extensive experience in municipal telecommunications. Furthermore, NewCom also designed the fiber optic network for the Indianola Municipal Telecommunications Utility.

Scope of Services

The proposed scope of services includes the design of the fiber optic network and the applicable central offices for the telecommunication utility. The intention of the network is to extend fiber optic infrastructure to every home and business in Pella. In addition to the proposed telecommunication utility, this network will also be used by the electric and water utilities to incorporate advanced metering infrastructure. The proposed contract also contains construction observation services for the network. Finally, it is important to note, the design of the fiber optic network is required to be completed by December 31, 2019, enabling the City to seek construction bids for the fiber optic network in calendar year 2020.

Proposed Fees

Listed below is a summary of the estimated engineering fees. Please note that the design fees and construction observation services are based on a linear foot basis and calculated on approximately 70 miles of the fiber network. Likewise, the design of the central office is on a lump sum basis of \$60,000.

Engineering Design Fees	\$ 329,000
Construction Observation Services	403,000
Central Office Design	<u>60,000</u>
Total	<u>\$ 792,000</u>

In summary, staff is recommending approval of this technical services agreement with NewCom Technologies to provide fiber network design engineering services for our municipal telecommunications utility, the electric utility, and the water utility.

ATTACHMENTS: Resolution, Technical Services Agreement, Exhibit A, Request for Qualifications
 REPORT PREPARED BY: City Administration
 REVIEWED BY: City Administrator, City Clerk
 RECOMMENDATION: Approve resolution

3. Resolution No. 5993 entitled, "RESOLUTION FIXING DATE FOR A PUBLIC HEARING ON THE PROPOSAL TO ENTER INTO A DEVELOPMENT AGREEMENT WITH VERMEER CORPORATION, AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF."

Schiebout moved to approve, seconded by Bokhoven.

On roll call the vote was:

AYES: Schiebout, Bokhoven, Branderhorst, Van Stryland, De Jong.

NAYS: None.

Motion carried.

BACKGROUND: This resolution sets a public hearing date for consideration of entering into a Development Agreement with Vermeer Corporation. As background, Vermeer Corporation has been awarded incentives from the State of Iowa under the High Quality Jobs Program. As part of this program, a local match is required which will be addressed through consideration of the Development Agreement.

In summary, staff is recommending approval of this resolution which simply sets a date of August 6, 2019 for a public hearing to consider entering into a Development Agreement with Vermeer Corporation.

ATTACHMENTS: Resolution
 REPORT PREPARED BY: City Administration
 REPORT REVIEWED BY: City Administrator, City Clerk
 RECOMMENDATION: Approve resolution

4. Resolution No. 5994 entitled, "RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 6 TO THE PELLA BUSINESS CORRIDOR URBAN RENEWAL PLAN IN THE CITY OF PELLA, STATE OF IOWA."

Schiebout moved to approve, seconded by Van Stryland.

On roll call the vote was:

AYES: Schiebout, Van Stryland, De Jong, Bokhoven, Branderhorst.

NAYS: None.

Motion carried.

BACKGROUND: This resolution sets the dates for a consultation and public hearing on a proposed Amendment No. 6 to the Pella Business Corridor Urban Renewal Plan. This plan, originally adopted in February 2003, may be amended from time to time to respond to development opportunities.

Amendment No. 6 is being proposed to add the following as eligible projects:

- Construction of 5,100 linear feet of a 16-inch water main from W 9th/Fifield to the west City boundary on Fifield Road; not to exceed \$800,000
- Development Agreement with Vermeer Corporation to incentivize reconstruction
- Future Development Agreements for projects consistent with this Plan; not to exceed \$1,000,000

Under Iowa Code the City is required to hold a consultation with all affected tax entities prior to adopting or amending urban renewal areas. Staff is recommending approval of this resolution which sets July 22, 2019 as the consultation date for all taxing entities and, furthermore, establishes August 6, 2019 as the public hearing date for Amendment No. 6 to the Pella Business Corridor Urban Renewal Plan.

ATTACHMENTS: Resolution, Pella Business Corridor Urban Renewal Plan Amendment No. 6
 REPORT PREPARED BY: City Administration
 REPORT REVIEWED BY: City Administrator, City Clerk
 RECOMMENDATION: Approve resolution

I. ORDINANCES

1. Ordinance No. 960 entitled, "AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF PELLA, IOWA, BY CHANGING THE ZONING CLASSIFICATION OF PROPERTY LOCATED WEST OF HWY 163 AND NORTH OF HWY G-28, CITY OF PELLA, MARION COUNTY, IOWA."

Bokhoven moved to place ordinance no. 960 on its second reading, seconded by Schiebout.

On roll call the vote was:

AYES: Bokhoven, Schiebout, De Jong, Branderhorst, Van Stryland.

NAYS: None.

Motion carried.

It was moved by Bokhoven that the statutory rule requiring said ordinance to be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, seconded by De Jong.

On roll call the vote was:

AYES: Bokhoven, De Jong, Branderhorst, Van Stryland, Schiebout.

NAYS: None.

Motion carried.

De Jong moved that ordinance no. 960 be adopted, seconded by Van Stryland.

On roll call the vote was:

AYES: De Jong, Van Stryland, Schiebout, Bokhoven, Branderhorst.

NAYS: None.

Mayor Mueller declared the motion carried and the ordinance duly passed and adopted.

BACKGROUND: This proposed ordinance would change the base zoning classification for approximately 48-acres from Agricultural (A1) to a base zone of Community Commercial (CC) with a Planned Unit Development (PUD) overlay zone. It is important to note the proposed development will be completed in three phases and will be comprised of a combination of potential land uses which would consist primarily of residential and commercial land uses.

The main intent of the proposed PUD is to provide affordable workforce housing for the community. Specifically, the developer intends to create 93 single-family residential lots, which would accommodate single-family residential homes with prices ranging from \$220,000 to \$250,000. The developer also intends to develop approximately 45 townhome/condominium units with owner occupied price ranges of \$180,000 to \$220,000. In order to meet these targeted price ranges, the developer is proposing a higher density development to achieve economies of scale for the public infrastructure requirements of the development.

In addition to the residential uses, the proposed development also contains five commercial lots along Marion County Highway G-28 with lot sizes ranging from 2.14 acres to 4.86 acres. While uses for this area have not been finalized, potential uses include restaurants and other necessary retail to service the proposed residential subdivision.

Housing Needs in the City of Pella

The City of Pella's Comprehensive Plan in 2014 identified the need for an additional 480 housing units to be constructed to meet population demands through the year 2035. Furthermore, a more recent and in-depth housing analysis conducted in 2015 identified the need for an additional 966 housing units through the year 2025 to meet our community's housing needs. All forms of housing were noted as a need in our community. It is important to note that 966 housing units equates to roughly a 15% increase in the number of housing units currently located within our community.

It is also important to note, the need for additional workforce housing has been expressed by the City's large employers; therefore, housing has been identified as a key priority goal.

Comprehensive Plan

Providing additional housing in the community is a key priority goal of the Comprehensive Plan. The reason the plan stresses the need for additional housing is because it was identified as a primary concern of stakeholders and the general public during the plan's public input phase. Page 38 of the plan states that the median priced home in Pella was 35% greater than the State of Iowa. In addition, the Comprehensive Plan cites a survey completed in which 44% of workers surveyed from the City's large employers felt they could not find a preferred housing option in Pella. As a result, the plan stressed the need to provide housing that moderate income families can afford. Listed below is a caption from page 39 of the Comprehensive Plan:

"Reports in Pella and around the state indicate that there is a need for workforce housing both rental and owner occupied, for households in the 80-120% of median income category. This income group is not typically eligible for state funded programs but may still find it difficult to afford market prices. A gap exists where the market is not providing housing opportunities."

The proposed Cobb Hill development includes 138 housing units targeted toward median income households. In addition, the proposed housing development also aligns with the Comprehensive Plan by providing a diverse housing option that is currently lacking in our community.

Furthermore, the proposed commercial development would abut existing commercial areas on West Washington Street. This area is located just outside of the Highway 163 Interchange area, which was identified in the Comprehensive Plan as a key area for commercial growth. From staff's perspective, new commercial development along this corridor would meet a key goal of the Comprehensive Plan, which is Economic Development (Chapter 3).

In considering the *Future Land Use Map* of the Comprehensive Plan, it is important to note that this map is intended to be a guide for development. Furthermore, the map can be amended to adjust for development demands of the community. Currently, the map targets the proposed site for light industrial land uses. From staff's perspective, at the time the Comprehensive Plan was developed, this area was outside of the city limits. In addition, the Comprehensive Plan was completed before the Marion County Housing Assessment was completed. This is important because the assessment identified a total of 966 additional housing units to meet demands through the year 2025. In contrast, the Comprehensive Plan identified 480 additional housing units to meet demands through the year 2035. Staff believes if the Marion County Housing Assessment was completed before the planning process in 2014, additional areas on the *Future Land Use Map* would have likely been identified as potential areas for housing, one of which could have been this potential site. Regardless, the *Future Land Use Map* is a guide and should not be used exclusively to determine conformity with the Comprehensive Plan.

The layout of the proposed development lends well in addressing potential land use compatibility issues between the proposed single-family residential and commercial uses. As proposed, the commercial development would abut the Washington Street commercial corridor. The commercial uses would then transition to high-density residential land uses. Ultimately, the single-family residential uses are buffered from the commercial areas by high-density residential land uses. From a land use compatibility standpoint, this is satisfactory.

In summary, staff believes the proposed Cobb Hill development conforms with the City's Comprehensive Plan by aligning strongly with providing additional housing and enhancing the economic vitality of the community; both areas were key priority goals in the Comprehensive Plan.

Current Zoning

The existing zoning is Agricultural (A1) which provides for and preserves the agricultural and rural use of land, while accommodating very low-density residential development generally associated with agricultural uses.

Proposed Zoning

The proposed zoning for the property is a Planned Unit Development (PUD) with a base Community Commercial (CC) zoning district. PUDs are designed to allow for comprehensively planned projects which provide for innovative and imaginative approaches to urban design and land development. A PUD is a negotiated contract for land development between the private developer and the public governmental entity. This differs from the traditional approach to land development wherein the developer develops land pursuant to minimum standards previously adopted by the government. A PUD permits flexible variation from established land regulations as contained in zoning districts and in platting and subdivision requirements. The developer, with City staff guidance, Planning and Zoning Commission review, and Council approval, may develop its own guidelines for the best development of the land in question. As a result, some requirements in the PUD will be greater than the City's zoning code and some regulations may be waived or varied. The overall intent of a PUD is to permit the establishment of unified developments with differing land uses arranged to be compatible with one another, with the site to be developed, and with the surrounding area.

A considerable amount of site planning work has taken place for this proposed PUD. The plan was reviewed by staff and the City's engineer consultant. This review included public safety issues, traffic concerns, and an infrastructure analysis. Overall, the planning for the development was completed in a comprehensive manner and in accordance with City Code.

Key Requirements of the Proposed Ordinance

In considering the proposed PUD ordinance, it is important to note, almost all the requested zoning waivers are attributed to the need to provide a workforce housing product that is currently lacking in our community. Specifically, a new single-family home that is priced under \$250,000 will require higher densities and smaller lot sizes than is currently available in the R-1 residential zoning district; therefore, the main benefit to the community is a housing product targeted to the community's large workforce.

Exhibit A

The proposed development site is required to be developed in accordance with *Exhibit A*. This conceptual development plan has been reviewed by staff and the City's engineering consultant. Staff believes this concept plan meets the City's zoning requirements.

Zoning District Modifications

The proposed ordinance requires the development to be in conformance with the base zoning district, CC, except for the following modifications:

ZONING REQUIREMENTS WAIVED OR AMENDED:

1. For property identified as being included in Phase 2, Lot 1:
 - a. The requirements of Table 165.12-3, Minimum Lot Area, shall be established at 1,000 square feet.
 - b. The requirements of Table 165.12-3, Minimum Lot Width, shall be established at 20 feet.
 - c. The requirements of Table 165.12-3, Minimum Site Area per Housing Unit (square feet), shall be established at 2,000 square feet.
 - d. The requirements of Table 165.12-3, Front Yard, shall be established at 0 feet.
 - e. The requirements of Table 165.12-3, Street Side Yard, shall be established at 15 feet.
 - f. The requirements of Table 165.12-3, Interior Side Yard, shall be established at 0 feet.
 - g. The requirements of Table 165.12-3, Rear Yard, shall be established at 0 feet.
 - h. The requirements of Table 165.12-3, Maximum Height (feet), shall be established at 50 feet.
 - i. No minimum Floor Area Ratio is required.
 - j. The requirements of Section 165.30(1), Required Street Frontage, are hereby waived. Each townhouse or attached residential unit shall be provided with at least twenty feet of frontage along a private drive. The private drive shall be maintained by the Developer.
2. For property identified as being included in Phase 2, Lots 2-21, and Phase 3:
 - a. The requirements of Table 165.12-3, Minimum Lot Area, shall be established at 5,000 square feet.
 - b. The requirements of Table 165.12-3, Minimum Lot Width, shall be established at 50 feet.
 - c. The requirements of Table 165.12-3, Minimum Site Area per Housing Unit (square feet), shall be established at 0 square feet.
 - d. The requirements of Table 165.12-3, Front Yard, shall be established at 25 feet.
 - e. The requirements of Table 165.12-3, Street Side Yard, shall be established at 10 feet.
 - f. The requirements of Table 165.12-3, Interior Side Yard, shall be established at 5 feet.
 - g. The requirements of Table 165.12-3, Rear Yard, shall be established at 25 feet.
 - h. The requirements of Table 165.12-3, Maximum Height (feet), shall be established at 35 feet.
 - i. No minimum Floor Area Ratio is required.

LAND USE RESTRICTIONS:

1. For property identified as being included in Phase 1:
 - a. The requirements of Table 165.12-2, Permitted Uses by Zoning District, are amended to include Community Center, Hospitals, College/University, and Education (university) as permitted uses.
 - b. Single-family residential uses shall not be permitted in the Phase 1 area. Specifically, the requirements of Table 165.12-2, Permitted Uses by Zoning District, are amended to remove Single-Family Detached, Duplex and Manufactured Housing (Permanent Foundation) as permitted uses.
2. For property identified as being included in Phase 2, Lot 1:
 - a. The requirements of Table 165.12-2, Permitted Uses by Zoning District, are amended to include Townhouse Residential, and Single-Family Residential (Attached) as permitted uses.
3. For property identified as being included in Phase 2, Lots 2-21, and Phase 3:
 - a. Uses shall be limited to single-family residential.

Subdivision Ordinance Modifications

The proposed ordinance requires the development to be in conformance with the requirements of Chapter 170 of the City's municipal code except for the following modifications:

1. The requirements of Section 170.11(3)(I), maximum cul-de-sac length, are waived. Cul-de-sacs with a length greater than 600 feet shall be allowed for this development.

Staff Recommendation

Staff believes the proposed ordinance meets the requirements of the City's zoning code. In addition, staff also believes the proposed ordinance is in conformance with the City's Comprehensive Plan. Therefore, staff is recommending approval of the proposed ordinance which would formally change the zoning for this property to PUD with a CC base zoning district. Finally, it is important to note that the Planning and Zoning Commission unanimously approved this ordinance at their meeting on June 24, 2019.

ATTACHMENTS: Ordinance, Exhibit A, Application, Current Zoning Map, *Future Land Use Map*, Written Comment
REPORT PREPARED BY: Zoning Administrator
REPORT REVIEWED BY: City Administrator, City Clerk
RECOMMENDATION: Approve ordinance

I. CLAIMS

1. Abstract of Bills No. 2035.

Schiebout moved to approve, seconded by Bokhoven.

On roll call the vote was:

AYES: Schiebout, Bokhoven, Branderhorst, Van Stryland, De Jong.

NAYS: None.

Motion carried.

K. OTHER BUSINESS / *PUBLIC FORUM (any additional comments from the public)

One comment from a Council member was received and addressed.

L. CLOSED SESSION – None

M. ADJOURNMENT

There being no further business claiming their attention, Schiebout moved to adjourn, seconded by Bokhoven.

On roll call the vote was:

AYES: Schiebout, Bokhoven, Branderhorst, Van Stryland, De Jong.

NAYS: None.

Motion carried.

Meeting adjourned at 7:36 p.m.