

SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION WAS HELD ON MAY 20, 2015 IN THE COMMISSION ROOM AT CITY HALL IN WILLISTON, NORTH DAKOTA.

Chairman Aafedt called the meeting to order at 5:30pm. Roll Call was taken. A Quorum was present.

MEMBERS PRESENT: Long, Maristuen, Fleck Christensen, , Boyeff, Aafedt.

MEMBERS ABSENT: Haugen

OTHERS PRESENT: Kent Jarcik, Planning Director, Donald Kress, Rachel Ressler, Senior Planner; Samantha Neill, Staff Planner; Kelsey Vlamis, Planner; Christine Edwards (Administrative Assistant); Bob Hanson, City Engineer; Jordon Evert, Assist. City Attorney.

DISPOSITION OF MINUTES:

- NONE

COMMUNICATION:

PUBLIC HEARINGS: NONE

COMMITTEE REPORT: NONE

UNFINISHED BUSINESS: NONE

NEW BUSINESS:

- a. Final plat for portions of the NE1/4, SE1/4, SW1/4, and NW 1/4, section 21.
Existing land use: Agriculture, Proposed land use: Mixed commercial and residential, to be known as Westland Subdivision – Granite Peak Development/Jeff Miller, Redline Development Services

Aafedt introduced this item for the special meeting and asked Ressler to present. Ressler first reminded the Commission of the location of this project; South of 11th St. W and east of 139th Ave. NW on the west side of Skyline Subdivision. This project contains portions of the NW1/4, SW1/4, NE1/4, SE1/4, SE1/4 of Sec. 21, T154N, R101W for a total of 122.29 acres.

Ressler said that the property was zoned agriculture zone change was requested to R-4: Highrise Multifamily Residential (43.41acres), R-3: Lowrise Multifamily and Townhouse Residential (46.73 acres), C-2: General Commercial (29.51acres). All zone requests were approved at the April 28, 2015 City Commission meeting contingent on recordation of the final plat. Ressler indicated on the zone exhibit and plat the location of each proposed zone and stated that the development also provides for possible extension of 11th St.

Ressler stated that there are some items that are still being worked out with the City Engineer and would need to be taken care of prior to final plat recordation. She said that these items were discussed with applicant on 5/19/15 at meeting:

1. Finalized slope and drainage easements shown on plat. This needs to be finalized with City Engineer and AE2S.
2. Development Agreement with special provisions to include standard detention basin wording and any final storm water provision and regulations (per Engineering). Staff will complete the DA with Special provisions and provide to the applicant for review and completion prior to final plat recording; Ressler added this is being worked on now.
3. The non-protest of street improvements agreement for 7th Street and Chandler Loop West, which need to be finalized with City Engineer and City Attorney; and,
4. General performance lien.

Ressler concluded her presentation and stated that the applicant was available to address any questions the Commission should have.

Aafedt and Ressler discussed the a condition of the preliminary plat, "an additional 33' of access easement be added to the west side of the plat if western property owners are not agreeable to dedicate right of way to continue Chandler Loop West", has already been built into the revised plat as presented so would not been be a condition of final plat approval. With some confusion among Commissioners, Planning Director Jarcik suggested leaving that condition as part of any motion to recommend approval to eliminate any question on the issue.

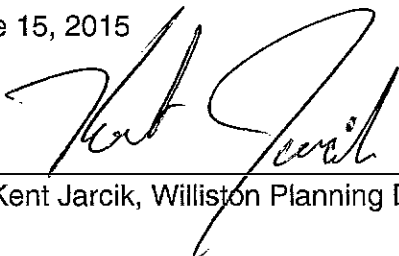
City Engineer Hanson stated, in answer to a question by Aafedt, that he and the developer have come to a verbal agreement on the slope and drainage easement and he is comfortable that it will be worked and handled per that agreement.

Aafedt asked if the applicant or Commission had any discussion. Boyeff questioned whether Hanson had had contact with the property owners to the north in regards to any slope and drainage issues and street right-of-way. Hanson stated that he had a member of his staff working on that as part of his discussions with the Westland developer.

MOTION BY LONG, SECOND BY FLECK to recommend to the City Commission approval of the preliminary plat for 122.29 acres in the NW1/4, SW1/4, NE1/4, SE1/4 of Sec 21, T154N, R101W, contingent on development agreement, non-protest of future street improvements for the extension of Chandler Loop West and 7th St W with wording to be worked out between the developer and the City Engineer, a finalized slope and drainage easement being added to the plat, a plat note stating that Lot 3, Block 2 shall not be developed with habitable buildings until sewer and water are available to the property, an additional 33' of access easement added to the west side of the plat if western property owners are not agreeable to dedicate right of way to continue Chandler Loop West, and addressing all staff comments. AYES: Fleck, Haugen, Christensen, Long, Boyeff, Maristuen, Aafedt. NAYS: None. ABSENT/NOT VOTING: None ABSTAINED: None.

DATE OF NEXT REGULAR MEETING: June 15, 2015

MEETING ADJOURNED.



Kent Jarcik, Williston Planning Director