

LINN COUNTY PLANNING & ZONING COMMISSION

MINUTES

Monday, August 17, 2020

The Linn County Planning and Zoning Commission meeting was called to order at 6:30 p.m. by Chair, Christine Landa.

Special Statement: As a result of the ongoing COVID-19 pandemic, this meeting was held electronically. All county buildings are open to the public by appointment only until further notice.

QUORUM DETERMINED:

PRESENT:	Christine Landa, Chair	2020
	Curt Eilers, Vice-Chair	2022
	Brock Grenis	2023
	Griffin Kuntz	2021
	Allen Wagner	2024
	Tina DuBois	2020

ABSENT:	George Maxwell	2020
----------------	----------------	------

STAFF:	Les Beck, Director
	Charlie Nichols, Planning & Zoning Division Manager
	Stephanie Lientz, Senior Planner
	Mike Tertinger, Planner II
	Jessica Black, Recording Secretary

APPROVAL OF MINUTES

The minutes of the July 20, 2020 Planning & Zoning Commission meeting were approved as submitted.

CONSENT AGENDA

JF20-0009	Rambo Addition	Final Plat
JPS20-0013	Dake Addition	Residential Parcel Split
JPS20-0011	LeClere Addition	Residential Parcel Split
JPS20-0012	Burds Addition	Residential Parcel Split

Motion by Eilers to approve the consent agenda, subject to the conditions of the staff reports. Second by Wagner.

Wagner	Aye
DuBois	Aye
Kuntz	Aye
Eilers	Aye
Landa	Aye
Grenis	Aye
Maxwell	Absent

REGULAR AGENDA

JA20-0002 Unified Development Code Text Amendment Linn County Planning & Development – Planned Unit Development Regulations

Charlie Nichols presented the staff report. Linn County Planning and Development staff is proposing several text amendments to the UDC, which would enable the creation of a Planned Unit Development Overlay zoning district. The changes impact the following ordinance sections: Article IV, Sections 107-66, 107-68, & 107-71; Article V, Section 107-91; Article VI, Section 107-111; Article VII, Sections 107-131, 107-147 and new section 107-148; and Article IX.

Planned Unit Development Overlay zoning districts provide flexibility for developments that don't neatly fit within any one zoning district. The immediate need to add language on Planned Unit Developments to the UDC is to address the zoning classification of the Dows Farm Agri-Community. The mix of uses and the carefully considered design characteristics of this project make it singularly unique within the county. Current standard county zoning districts for residential, commercial and industrial uses are insufficient to adequately address the Dows Farm development. It is important to note that the proposed Planned Unit Development text amendments would make it possible for Planned Unit Developments to be approved in multiple areas, not just at Dows Farm.

Staff recommends approval of the proposed Unified Development Code text amendments.

Eilers asked if the development incentives are identified in the Governing Plan. Beck explained that a list of possible incentives is reflected in the Governing Plan, but the developer would need to request incentives from the Board of Supervisors. He added that the Governing Plan does not grant incentives, it only serves as a list of options to request from the Board of Supervisors.

Nichols explained that approval of these Planned Unit Development Regulations does not necessarily mean the Dows Farm development itself is approved. The Dows Farm property still needs to be rezoned and will come before the commission next month.

Eilers wondered what the proposed zoning would be. Nichols said USR (Urban Services Residential) with the PUD (Planned Unit Development) overlay.

Grenis asked if future planned developments seeking approval under the new PUD regulations would come before the Planning & Zoning Commission. Nichols said yes, all proposed PUDs including Governing Plans and Master plans would come before the Commission.

Motion by to Grenis to recommend approval of case JA20-0002, subject to the conditions of the staff report. Second by Kuntz.

Grenis	Aye
Maxwell	Absent
Eilers	Aye
DuBois	Aye
Landa	Aye
Kuntz	Aye
Wagner	Aye

OTHER BUSINESS

COMMISSION COMMENTS

STAFF COMMENTS

Beck thanked the Commission members for attending the meeting in the midst of derecho cleanup.

Beck informed the Commission that he has been briefing the Board of Supervisors on the Dows Farm Governing Plan; he went over the first half last week, will go over the second half on Thursday. He will ask for approval then.

Beck issued an RFQ for a master developer for Dows Farm on August 3. He held a pre-proposal conference call this afternoon with four interested developers.

PUBLIC COMMENTS

ADJOURNMENT

The meeting was adjourned at 7:04 p.m.

Respectfully submitted,

Christine Landa, Chair

Jessica Black, Recording Secretary