

Cambridge Planning Commission
Regular Meeting Wednesday August 11, 2021

Pursuant to notice posted in the City Office and published in the Valley Voice Thursday July 29, 2021, the Cambridge Planning Commission met for regular meeting convening at 5:00 P.M. Present were Planning Commission Members Jason Cobb, Jason Weiss, Debbi Runner and Mike Smith. Absent was Planning Commission Member Vicki Brown. Also present was City Clerk/Treasurer Kandra Kinne and Mayor David Gunderson. Visitors present were Ed & Marilyn Kester, Ron Johnson, David Custer of *Twin Valleys Public Power District*, Jared Albers representing the *Cambridge Community Daycare Foundation*, and by zoom Craig Bennett of *Miller & Associates*.

Chairman Jason Cobb opened the meeting at 5:00 P.M. and announced the open meeting law is posted on the east wall of the meeting room and available for public inspection.

1. PUBLIC HEARINGS: Chairman Cobb explained the Public Hearing process. The Planning Commission will hold three public hearings at this meeting. The public will have the opportunity to speak at each hearing. After this meeting the public can petition the City Council. The petitions will be due to the City Council within two weeks after this public hearing. The City Council will hold public hearings on these items in September.

A. Adding Warehouse as a conditional use in "C-2" Highway Commercial Zone –
Chairman Cobb opened the public hearing at 5:01 p.m.

Ed Kester addressed the Commission. His comments were: does not feel that the area is fitting for a warehouse; concern that the home located west of the property would decrease in value; storm water runs through that area; not the right location because it is not fair to residents of Heritage Plaza; the street is a danger zone because of trucks loading and unloading; and should find another location.

David Custer of Twin Valleys Public Power District (TVPPD) responded: He advised that a TVPPD employee went to all residents within 300 feet of the subject property. There was no opposition. The approach to the property will not change, and the building will not be close to the street from the north, Mr. Custer added.

With no other public comment, Chairman Cobb closed the public hearing at 5:10 p.m.

B. Re-zone a tract north of Twin Valleys Public Power District Headquarters from "R-2 Multi-Family Zone to "C-2" Highway Commercial Zone –

Chairman Cobb opened the public hearing at 5:10 p.m.

There was no public comment.

Chairman Cobb closed the public hearing at 5:11 p.m.

C. Conditional Use Permit Application of Twin Valleys Public Power District to construct a warehouse in a "C-2" Highway Commercial Zone –

Chairman Cobb opened the public hearing at 5:12 p.m.

There was no public comment.

Chairman Cobb closed the public hearing at 5:13 p.m.

2. Motion to recommend/deny to Cambridge City Council approval of Ordinance No.786 adding warehouse as a conditional use in "C-2 Highway Commercial Zone – Chairman Cobb presented the questions contained in the Ordinance. Jason Weiss noted that the area is zoned "C-2"; this

Ordinance will make "C-2" match "C-1" as a conditional use. Jason Weiss stated the motion, seconded by Jason Cobb, to recommend adding warehouse to "C-2" zoning. Voting yes were Debbi Runner, Jason Cobb, Mike Smith and Jason Weiss. Vicki Brown was absent and not voting. Motion carried unanimously by Planning Commission members present.

3. Motion to recommend/deny to Cambridge City Council approval of Ordinance No. 787 re-zone a tract north of Twin Valleys Public Power District Headquarters from "R-2" Multi-Family Zone to "C-2" Highway Commercial Zone – It was noted that the remainder of Twin Valleys' property is zoned "C-2". Mike Smith stated the motion to recommend that the property be rezoned from "R-2" to "C-2". Mayor Gunderson noted that the new zoning requires construction of a fence solid or semi-solid where the property abuts residential which would be the east side. Debbi Runner seconded the motion. Voting yes were Debbi Runner, Jason Cobb, Mike Smith, abstaining was Jason Weiss. Vicki Brown was absent and not voting. Motion carried unanimously by Planning Commission members present.

4. Motion to recommend/deny to Cambridge City Council approval of a conditional use permit application of Twin Valleys Public Power District to construct a warehouse in a "C-2" highway commercial zone in a tract north of Twin Valleys Public Power District Headquarters. Chairman Cobb noted that the seven Findings of Fact have been submitted in writing as "Exhibit #1". Planning Commission reviewed the seven written findings of fact. Mike Smith stated the motion, seconded by Jason Cobb to accept the written seven Findings of Fact as "Exhibit #1". Voting yes were Debbi Runner, Jason Cobb and Mike Smith. Jason Weiss abstained from voting. Vicki Brown was absent and not voting. Motion carried by the votes of Debbi Runner, Jason Cobb and Mike Smith.

5. APPROVAL OF MINUTES of July 14, 2021 – Planning Commission Members received the minutes of July 14, 2021 prior to this meeting. Mike Smith stated the motion, seconded by Jason Weiss, to approve the minutes of July 14 2021. Voting yes were Jason Cobb, Jason Weiss, Debbi Runner and Mike Smith, Vicki Brown was absent and not voting. Motion carried unanimously by Planning Commission Members present.

6. SITE PLAN & LAND USE PERMIT APPLICATIONS/FLOOD PLAIN DEVELOPMENT PERMITS:

- A. Jeffery & Ronda Cross of 910 Flannery – fencing, steps and replacement of a window to French doors. Debbi Runner stated the motion, seconded by Mike Smith, to approve the Site Plan and Land Use Permit Application of Jeffery & Ronda Cross at 910 Flannery Avenue for fencing, steps and replacement of a window to French doors. Voting yes were Jason Cobb, Jason Weiss, Debbi Runner and Mike Smith. Vicki Brown was absent and not voting. Motion carried unanimously by Planning Commission members present.
- B. City of Cambridge at 605 Patterson Street – Rotary sign. Debbi Runner stated the motion, seconded by Jason Weiss, to approve the Site Plan and Land Use Permit of the City of Cambridge for property located at 605 Patterson Street to hang a Rotary sign. Voting yes were Jason Cobb, Jason Weiss, Debbi Runner and Mike Smith. Vicki Brown was absent and not voting. Motion carried unanimously by Planning Commission members present.
- C. Jennifer Warwick of 614 Parker Street – replace deck. Jason Weiss stated the motion, seconded by Debbi Runner to approve the Site Plan and Land Use Permit of Jennifer

- Warwick of 614 Parker Street to replace a deck. Voting yes were Jason Cobb, Jason Weiss, Debbi Runner and Mike Smith. Vicki Brown was absent and not voting. Motion carried unanimously by Planning Commission members present.
- D. Carla Voss of 1319 Nelson Street – awning & deck. The Planning Commission reviewed the impervious property for this application. Debbi Runner stated the motion, seconded by Mike Smith, to approve the Site Plan and Land Use Permit Application of Carla Voss at 1319 Nelson Street for an awning & deck. Voting yes were Jason Cobb, Jason Weiss, Debbi Runner and Mike Smith. Vicki Brown was absent and not voting. Motion carried unanimously by Planning Commission members present.
- E. Flammang Family Trust at 808 Parker Street – addition to the house. Debbi Runner stated the motion, seconded by Jason Weiss, to table the Site Plan and Land Use Permit Application for further information. The Planning Commission need dimensions of existing buildings and more information for impervious property. Voting yes were Jason Cobb, Jason Weiss, Debbi Runner and Mike Smith. Vicki Brown was absent and not voting. Motion carried by Planning Commission members present.
- F. Austin & Lindsey White of 1225 North Street – backyard chain link fence. Jason Weiss stated the motion, seconded by Mike Smith, to approve the Site Plan and Land Use Permit Application of Austin & Lindsey White of 1225 North Street to install a backyard chain link fence. Voting yes were Jason Cobb, Jason Weiss, Debbi Runner and Mike Smith. Vicki Brown was absent and not voting. Motion carried by Planning Commission members present.
- G. Andrew Benson to construct a new home at 40309 Harvest Drive. Jason Weiss stated the motion, seconded by Mike Smith, to table the Site Plan and Land Use Permit Application of Andrew Benson to construct a new home at 40309 Harvest Drive until title to the property has been transferred to the applicant. Voting yes were Jason Cobb, Jason Weiss, Debbi Runner and Mike Smith. Vicki Brown was absent and not voting. Motion carried by Planning Commission members present.
- H. John Ekberg of 1111 Park Avenue – replace roof and add a deck. Jason Cobb stated the motion, seconded by Mike Smith, to approve the Site Plan and Land Use Permit Application of John Ekberg of 504 Dolan Avenue to replace roof and add a deck. Voting yes were Jason Cobb, Jason Weiss, Debbi Runner and Mike Smith. Vicki Brown was absent and not voting. Motion carried unanimously by Planning Commission members present.
- I. Deanna Hankins of 40101 Prairie View Drive – back yard fencing. Jason Weiss stated the motion, seconded by Debbi Runner, to approve the Site Plan and Land Use Permit Application of Deanna Hankins of 40101 Prairie View Drive for backyard fencing provided the applicant stipulates the fencing material and height. Voting yes were Jason Cobb, Jason Weiss, Debbi Runner and Mike Smith. Vicki Brown was absent and not voting. Motion carried unanimously by Planning Commission members present.
- J. Shane Hannah of 311 Neville Street for new windows, sliding door, 8' x 10' deck, 5' x 20' sidewalk. Jason Weiss stated the motion, seconded by Mike Smith, to table the Site Plan and Land Use Permit Application of Shane Hannah for more information. Voting yes were Jason Cobb, Jason Weiss, Debbi Runner and Mike Smith. Vicki Brown was absent and not voting. Motion carried unanimously by Planning Commission members present.
- K. Wanda Warwick of 1205 Johnson Street to update kitchen. Debbi Runner stated the motion, seconded by Mike Smith, to approve the Site Plan and Land Use Application of Wanda Warwick of 1205 Johnson Street to update the kitchen. Voting yes were Jason Cobb, Jason Weiss, Debbi Runner and Mike Smith. Vicki Brown was absent and not voting. Motion carried unanimously by Planning Commission members present.

L. Derek Raburn of 1229 Johnson Street to construct a 24' x 25' x 10' two-car garage with a 24' x 25' concrete slab. After discussion about accessory buildings, Jason Weiss stated the motion, seconded by Mike Smith, to approve the Site Plan and Land Use Application of Derek Raburn of 1229 Johnson Street to construct a 24' x 25' x 10' two-car garage with a 24' x 25' concrete slab. Voting yes were Jason Cobb, Jason Weiss, Debbi Runner and Mike Smith. Vicki Brown was absent and not voting. Motion carried unanimously by Planning Commission members present.

7. OTHER BUSINESS:

A. Cambridge Community Daycare Foundation request to expand current footprint of conditional use permit for daycare. Planning Commission members do not feel that the zoning requirements require a permit for the second location and is covered by the conditional use permit in place.

B. Recommendation from City Council to add conditional uses in "R-1" and "R-2" when an accessory building is left after the principal use (residence) is demolished or removed/ The Planning Commission agreed when the principal use is removed or demolished that the assessor building is covered as a non-conforming use in the City Zoning.

C. Discuss when a site plan and land use permit is required. Craig Bennett asked the Planning Commission to look at the definition of a building permit then article 1-501 when a permit is required. The Planning Commission also noted State Statute requires permitting when the cost is over \$2,500.00 to be reported to the County Assessor.

D. GTA Insurance – Buffer between Commercial and Residential. The Planning Commission recommended the buffer should be a fence. Planning Commission recommended that City Clerk Kandra Kinne prepare a new ordinance.

Debbi Runner stated the motion, seconded by Jason Weiss to adjourn at 6:47 P.M. Voting yes were Jason Cobb, Jason Weiss, Debbi Runner and Mike Smith, Vicki Brown was absent and not voting, none voted no. Motion carried unanimously by Planning Commission Members present.

Twin Valleys Public Power District

C. Minimum requirements. A conditional use permit shall not be granted unless specific written findings of fact directly based upon the particular evidence presented support the following conclusions:

1. The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitations.

Twin Valleys PPD will be using a licensed architectural firm to design all aspects of the building and site. They are charged with following all rules and regulations of local, state and federal governments.

2. The proposed conditional use at the specified location will not adversely affect the welfare or convenience of the public.

The location of the building is such that no new access point will be needed from the city street. The existing fence will be expanded to include the building into our existing warehouse area. The traffic to our facility will not change due to the new construction.

3. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.

The building will be built a substantial distance from the city streets and property lines. It will utilize the same access drive as our current facility.

4. The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to:

- a. The location, nature and height of buildings, structures, walls, fences on the site, and
- b. The nature and extent of landscaping and screening on the site.

The building's overall height will not be higher than our current facility and will be built of quality material in a color that matches our current facility. We will continue to take care of the significant green space that the building and fenced-in area do not occupy.

5. Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations, and such areas will be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect.

Accommodations have and will be made so all customers and employees will have ample off-street parking. The new building will not affect the way deliveries currently are or will be handled.

6. Adequate utility, drainage, and other such necessary facilities have been or will be provided.

The architectural firm will be charged will making sure utilities and drainage are adequate and follow best industry practices.

7. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys

As we are not changing the way we access our facilities, we feel this will not be a problem. The existing warehouse/building drive is not accessed directly off the highway. The traffic to our facility will not change due to the new construction.