

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, March 5, 2019
Ankeny City Hall – City Council Chambers
410 W. First Street, Ankeny, Iowa

CALL TO ORDER

Chair L.West called the March 5, 2019 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: L.Anderson, C.Ender, T.Flack, G.Hunter, A.Renaud, T.Ripper and L.West. Staff present: E.Jensen, E.Carstens, D.Silverthorn, D.Gervais, K.Gorman, B.Fuglsang

COMMUNICATIONS

Motion by L.West to receive and file correspondence dated December 29, 2018 from Wayne Goos, 1403 NW 26th Street. Second by T.Flack. All voted aye. Motion carried 7 – 0.

PUBLIC HEARINGS

Item #4. Rose Marie Reinhart and Diamond Development LLC are requesting to rezone property from R-1, One-Family Residence District to R-3, Multiple-Family Residence District with restrictions.

Chair L.West opened the public hearing.

K.Gorman reported Rose Marie Reinhart and Diamond Development LLC are requesting to rezone property from R-1, One-Family Residence District to R-3, Multiple-Family Residence District with restrictions. The subject property is located east of NW State Street and south of NW 36th Street, and is divided into two separate rezoning areas. K.Gorman presented the aerial maps and rezoning exhibits for Area A and Area B. K.Gorman stated rezoning Area A is comprised of 27.20 acres, and is proposed to be rezoned to R-3, Multiple-Family Residence District, restricted to one-family and two-family residential dwellings. He explained that NW State Street borders the rezoning area to the west, Ashland Meadows Planned Unit Development to the south, and R-2 One-Family and Two-Family Residence District, restricted to single family and R-3 Multiple-Family Residence District, restricted to single family to the east. K.Gorman stated north of the proposed rezoning lies Rezoning Area B, which contains 18.42 acres, and is proposed to be rezoned to R-3, Multiple-Family Residence District, restricted to 10 units an acre. He explained that NW State Street borders the area to the west, and R-2 One-Family and Two-Family Residence District, restricted to single family to the east. North of the proposed rezoning is vacant land zoned R-1, One-Family Residence District. K.Gorman shared that the proposed zoning change would not change the minimum lot area, front yard, side yard, or rear yard setbacks that are required in the R-3, Multiple-Family Residence District. He presented the Land Use Plan to the Commission and explained that it is consistent with The Ankeny 2040 Plan's Land Use Map, which shows Low Density Residential in the general location of Rezoning Area A, and Medium Density Residential in the general location of Rezoning Area B. K.Gorman stated that the developer has submitted the required rezoning petitions consisting of the signatures of more than 50% of the land area subject to the rezoning. In both rezoning cases, the developer has provided the signatures of 61% of the property owners within 250 feet of the subject properties, which is more than the 60% required for a rezoning. Staff will present a complete staff report at the next Plan and Zoning Commission meeting on March 19, 2019.

T.Flack asked what is the zoning surrounding Area A. K.Gorman presented and explained the zoning districts that surround Area A. He stated that a lot of the area that is zoned R-1 is undeveloped area. C.Ender asked if there is a particular reason that the property between the west boundary of Area A and NW State Street will stay R-1. K.Gorman commented that they will have the applicant speak on his question. A.Renaud confirmed with staff that the R-3 zoning for Area B would allow 10 units per acre. K.Gorman stated yes, it would allow rowhouses, townhomes and duplexes.

Erin Ollendike, Civil Design Advantage, LLC, 3405 SE Crossroads Drive, Suite G, Grimes, Iowa on behalf of the developer, Diamond Development. She shared a conceptual plan showing how Diamond Development is proposing to develop the property. She explained that in the southern portion of Area A they are proposing anywhere from 65-70 foot wide single family residential lots, a three acre park, wet ponds and as you move north there will be duplex lots and then transition into a townhome area – Area B which is being considered tonight also. She explained there is an area to the southeast of the plat that is not included in this rezoning request. Erin Ollendike stated that they had been trying to get signatures from the adjacent landowners since December of 2018. They sent out letters to the surrounding property owners and they went door-to-door for about a week. She shared that with those efforts they were not able to get the petitions signed. She stated that the developer then decided to scale back the rezoning area so he could get the signatures needed to rezone a portion of the property. She said they possibly might come back to the Commission at a later date for the remaining area.

T.Flack asked what the reasoning was for adjacent property owners not signing the petitions. Erin Ollendike explained that some of the feedback was that they were concerned about additional traffic on NW 36th Street and on NW State Street. She said others preferred the property to stay as a field and they assumed that may not matter to some property owners. L.Anderson asked if there has been a traffic study done. Erin Ollendike stated a traffic study would come later. She stated the turn lanes along NW State Street have been constructed for the current street connections. C.Ender asked if there is a reason that they are not moving forward with the rezoning for the property to the north along NW 36th Street. Erin Ollendike stated they have submitted a request for the rezoning of the property to commercial but it requires a Land Use Plan amendment. The Land Use Plan amendment will come before the Commission at a later date.

Cory Schoening, 1404 NW 26th Street, shared that he is in opposition of the rezoning requests. He said that what he received from the engineering firm at Christmas was different from what they received in the notice from the City. He shared he is not in favor of the detention ponds. He said on June 30, 2018 massive flooding occurred and it is fair to say that every area where there was massive flooding there was a detention pond. His concern is the size and amount of detention ponds. He also said he disputes the statement that the developer received the required rezoning petitions. According to the information he received from the City, there are 63 adjacent properties, and looking at the city's website, it refers to 60% of the land within 250 feet having approval and 50% of the owners. He understands that Ms. Reinhart owns a good chunk of the land but she is still one property owner and by his calculation it comes out to 14.5% of the adjacent property owners have given their consent. He shared that these are the reasons why he opposes this request.

E.Carstens explained that the requirement is for 50% of the *land area being rezoned*. Ms. Reinhart owns 100% of everything that is *being rezoned*. The 60% is the land area within 250-feet – so signatures of property owners within 250-feet of the land area being rezoned. He said that the applicant stated part of the reason they scaled back the rezoning boundary was because they could not get the signatures they needed, so the 250-feet in the southeast corner ended up being Ms. Reinhart's property. Mr. Schoening then commented that the Commission knows where he stands on the rezoning.

Emily Forrester, 3204 NW Northpark Drive, stated that they moved into their home over 10 years ago and loved the safety and sense of community that Ankeny provides to their family. She hopes that the Commission listens and considers the opinions of the residents and neighbors with this rezoning. She has seen Ankeny grow around them and have benefited from wonderful neighbors, new community amenities and opportunities that come with growth of this scale. Ms. Forrester stated as it relates to the rezoning request there are several aspects of this proposed rezoning and plat that concern her and will negatively impact her home. She shared that she does not want to see NW 32nd Street or NW Reinhart Drive go from NW Ash Street to NW State Street. Making those thru streets will increase traffic to an area that is heavily populated with young active families. It makes her fear for the safety of the children. She further stated that she fears flooding on their property if there are drainage ponds behind their home. Ms. Forrester said that nearly everyone in their neighborhood that backs up to drainage ponds has experienced water issues. She strongly asks the Commission to reconsider the overall design of the plat to lessen the blow to those of them on the very north side of the neighborhood. She thanked the Commission for listening.

Megan Hammond, 1307 NW 26th Street, stated she came along with her neighbors to ask that they reconsider the current proposed plat. She would like it to be single family with wider lots as it draws in a greater community feeling. She would like the plat to include a walking path that goes to parkland. She opposes the current plan.

Steve Rooney, 1504 NW 26th Street, stated that when they moved to their home they knew the zoning to the north was R-1 and that it would not be a cornfield forever. He shared that he does not agree with how they were able to obtain the percent of signatures since Ms. Reinhart does not live there and does not have stake in the neighborhood. Mr. Rooney further commented that he has an issue with the two detention ponds as everything already drains to his property and is leery of having water problems in the future.

Rich Hoffmann, 1412 NW 26th Street, stated that he has questions regarding the drainage with this development. He explained to the Commission how his backyard is graded going upward to where it abuts to the cornfield and wants to make sure all the water from the new development does not come into their yards. He asked if someone could address as to how the drainage will work. L. West commented that staff will address it in their staff report.

Paul Wold, 803 NW 32nd Street, stated his main concern is the opening up of NW 32nd Street to NW State Street. He shared that on NW Ash Street, the Piper apartments alone will have about 480 units and with an average of two people per unit there will be the possibility of 1,000 people trying to exit onto NW Ash Drive. He further shared that if NW 32nd Street becomes a thru street to NW State Street it will make their street a thoroughfare and totally change the character of their quiet neighborhood.

Joshua Taylor, 1023 NW 33rd Street, stated he would like to know what the plans are for lighting at the intersections with the street additions. He also agrees that NW 32nd Street will become a thoroughfare and feels it will be very difficult to turn left on NW Ash Drive or NW State Street. L. West commented that staff will address it in their staff report.

Tim Lillwitz, 1112 NW 27th Street, stated he is not opposed to the development on the land but his concern is the density of the area. He feels the proposal to change the zoning from R-1 to R-3 is just to pack more homes into this area. He shared that with Ashland Ridge Elementary, Rock Creek Elementary and Centennial High School along with the apartments to the east, there is a lot of traffic surrounding this area. Mr. Lillwitz feels it is a poor idea to add to the density of the area with R-3 zoning, and would like to see it developed as R-1.

Lisa Schoening, 1404 NW 26th Street, shared that when she heard that the property had been sold, she contacted the City because she was curious as to what the plans were for the area and said that they were very good about answering her questions. Ms. Schoening stated her primary concern is when she saw that they were proposing R-3 zoning. She also has concerns regarding the detention ponds because during the rain event on June 30, 2018 you could not get onto NW State Street due to the flooding and everyone who had flooding lived near a detention pond. She said that the proposed detention ponds should be located further back from the property lines so they do not affect the resident's property that currently reside in the area. Ms. Schoening also has a concern with bi-attached homes as homeowners have to agree with each other when it comes to maintaining their homes. She further stated that everyone is concerned about the proposed R-3 rezoning; that was the reason they could not acquire signatures. She said the way that they got their signatures violates the spirit of the law and is disheartening.

Todd Wehr, 1024 NW 33rd Street, stated that they moved into their home 12 years ago and none of the elementary schools, high school or apartments were there. He commented that now when he travels on NW 36th Street traffic is brutally heavy. He shared that he was in an accident in October where he got rear ended because people were waiting to turn into the church on a Wednesday night. He said he visited with the city suggesting that they need to make it a four-lane road. Mr. Wehr said it does not make sense to add more multi-family housing to the area as it would just add to the problem.

Aaron Swenson, 3116 NW Northpark Drive, stated that he is against the rezoning. He shared that having all the additional people in this area will cause more traffic because people will look for other routes besides NW 36th

Street and NW State Street. He commented that the police department will not have the time or staffing to come out to the area every time neighbors call due to cars driving fast.

Evelyn Forrester, 3204 NW Northpark Drive, shared that she is nine years old and has lived in her house her entire life. She said she is speaking because she does not want more traffic in the neighborhood because it is not safe for kids like her. It is not safe because there will be a lot more cars on her street. She shared that there is at least 30 kids on her street and they are not used to having cars on their street and does not think it is safe.

John Clark, 1316 NW 26th Street, shared that they bought their home in 2005 and knew that it was R-1 zoning behind them. He stated that he has concerns regarding drainage from this proposed development and wants to make sure all the water from the new development does not come into his yard. He shared that there is already plenty of multi-family in the area. He said that NW 26th Street already has a large volume of traffic and the speed of the vehicles, adults and teenagers, is very insane. He shared that the neighbors have called in complaints.

Matt Ross, 1304 NW 26th Street, stated his concern is going from an R-1 zoning to R-3 zoning, high density. He explained that he did sign the petition around Christmas time with the understanding that it would not change to R-3 high density and said he was told it would not be, and now it is. He shares the same concerns as his neighbors.

Dannette Clark, 1316 NW 26th Street, stated that her and her husband were the third house built on NW 26th Street and knew that their street would go through to NW State Street, but the traffic is horrendous. She expressed another big concern is the drainage ponds. She said there was no way out of their development with the flooding on June 30, 2018. She feels more houses will add more drainage issues and would like it to stay zoned R-1.

Nikki Stahr, 1420 NW 26th Street, stated that they first moved in about 10 years ago and had the understanding that it was zoned R-1 behind them. She explained that they were looking for a community that felt small and close and then Ankeny started growing. It was exciting but at the same time with all the condensed housing and multi-family it makes Ankeny feel overcrowded. She shared that the rapid growth it is causing many safety and traffic issues. She feels by making NW Reinhart Drive and NW 32nd Street thru streets it will just add to the issues. Ms. Stahr stated that her biggest concern is the proposed detention ponds behind their homes. They already had to place tiling in their back yard because during a regular rain they would get a lake in their back yard. She feels the detention ponds could potentially cause it to back up again in her yard. L. West asked which direction the drainage flows. Ms. Stahr said the drainage runs west.

John Tesdall, 1604 NW 30th Court, stated that back in December the information mailed to them included plans A, B, C, D and he would like to see what C and D are proposing. He shared that people drive fast down NW State Street and with the proposed new streets that will go thru to NW State Street it will add congestion. He is against anything that allows the traffic to flow towards NW State Street.

Ben A'Hearn, 3208 NW Northpark Drive, stated he is against the rezoning. He explained that a big concern is the drainage and detention ponds. They purposely looked for property that did not backup to a drainage ditch because they did not want to expose their children to a potential drowning hazard. He commented that with this proposal their property will back up to R-3, which would possibly have more hard surface space causing water to flow into his backyard and cause issues for his children. Mr. A'Hearn also expressed that his home may lose value backing up to bi-attached homes or duplexes. He then stated that connecting the streets to NW State Street is a safety issue. He did suggest that they move the greenspace shown as parkland as it is almost directly across from Ashland ridge Elementary and are too close to each other.

Katie Bloom, 1303 NW 26th Street, stated that she is opposed to the building of multi-family to the north. She shared that she is a realtor and they built their home 15 years ago. She commented that having multi-family around their home greatly reduces the value of their property. She would like to see it stay R-1, single family.

Amy A'Hearn, 3208 NW Northpark Drive, thanked the Commission for listening to everyone's concerns. She said they bought their home about seven years ago and knew at some point that it would be developed as R-1. She stated that when the applicant said the adjacent property owners did not sign the petitions because they did not care, that is not true – the property owners did not sign the petitions because they do care. She shared her concerns about multi-family and with the overall plan. She stated she is against the proposed plan. Ms. A'Hearn commented that having NW Reinhart Drive and NW 32nd Street as thru streets is a safety issue. The children walking home from Ashland Ridge Elementary would be at risk. She said that the greenspace would be wonderful but please consider where it is placed. She further suggested to the Commission that they take into consideration the many property owners who did not sign the petitions. She would like to see single family and keep the lot sizes the same as the surrounding properties.

Ben Snyder, 3212 NW Northpark Drive, shared that he is against the rezoning to R-3. He stated his concern is the close proximity of the mid-density housing in association with the existing property owners of single-family homes. He explained that there is no buffer between their neighborhood of single family and the medium density nor is there any proposed for the new townhomes. He stated that he would like to see a more comprehensive plan that includes buffering and parkland. He suggests that with the proposed duplexes that they have character so they fit into the existing neighborhood, not what he is seeing in Prairie Trail as well as up north of NW 36th Street. He also suggested that they place the proposed duplexes along NW State Street or NW 36th Street where there is already high density. He commented that he would like to see less density in the area.

There was no one further from the audience to speak for or against rezoning Area A and Area B.

C.Ender would like the staff report to address the buffer requirements between all the proposed land use areas to the existing land use areas. He also suggested that Area A be split in two so you have an Area A, B and C. He recommends that the southern lots be single family and at NW 32nd Street, one and two family residence and north of NW 32nd Street restricted to single family and single-family bi-attached and townhome units only. This would reassure and provide confidence to the residents as to what is going to be built to avoid a future change to apartment buildings. He would like feedback from staff and the applicant regarding his proposed changes.

Motion by T.Flack to close the public hearing, and receive and file documents for Aspen Ridge Estates Rezoning Area A. Second by A.Renaud. All voted aye. Motion carried 7 – 0.

Motion by T.Flack to close the public hearing, and receive and file documents for Aspen Ridge Estates Rezoning Area B. Second by A.Renaud. All voted aye. Motion carried 7 – 0.

Meeting Minutes
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Tuesday, March 19, 2019
Ankeny City Hall – City Council Chambers
410 W. First Street, Ankeny, Iowa

CALL TO ORDER

Chair L.West called the March 19, 2019 meeting of the Plan & Zoning Commission to order at 7:04 p.m.

ROLL CALL

Members present: C.Ender, T.Flack, G.Hunter, T.Ripper and L.West. Absent: A.Renaud, L.Anderson. Staff present: E.Jensen, E.Carstens, K.Gorman, B.Fuglsang

AMENDMENTS TO THE AGENDA

Motion by G.Hunter to accept the agenda as submitted with a change in the order of the agenda by moving Business Items #5, #6 and #7 before Public Hearing Item #4. Second by T.Flack to accept the agenda as revised. All voted aye. Motion carried 5 – 0.

COMMUNICATIONS

Motion by C.Ender to receive and file correspondence dated March 14, 2019 from Cory Schoening, 1404 NW 26th Street and correspondence dated March 9, 2019 from Tracy Gugger, 1610 NW 31st Street, Minh and Trinh Huynh, 1312 NW 26th Street, Kevin and Annette Bailey, 2910 NW Northpark Street, Michael and Ashley Behm, 3008 NW Northpark Street, Heather and Daniel Stoll, 3012 NW Northpark Street, Chad and Angela Armour, 1019 NW 32nd Street, John and Nicole Meyer, 1020 NW 32nd Street. Second by T.Flack. All voted aye. Motion carried 5 – 0.

BUSINESS ITEMS

Item #7. Rose Marie Reinhart and Diamond Development LLC are requesting to rezone property from R-1, One-Family Residence District to R-3, Multiple-Family Residence District with restrictions.

K.Gorman reported Rose Marie Reinhart and Diamond Development LLC are requesting to rezone property from R-1, One-Family Residence District to R-3, Multiple-Family Residence District with restrictions. He shared the subject property is located east of NW State Street and south of NW 36th Street, and was at first, divided into two separate rezoning areas. He stated that following the public hearing, which was on March 5, 2019, the applicant agreed to split the largest rezoning area, rezoning Area A, into two parts, and add additional restrictions.

K.Gorman stated that rezoning Area A, which was once comprised of 27.20 acres, has now been split into rezoning Area A-1 and rezoning Area A-2. He explained that rezoning Area A-1 contains 17.82 acres, and proposed to be rezoned to R-3, Multiple-Family Residence District, restricted to One-Family Residential dwellings, a change in the conditions from the rezoning proposed during the public hearing. He stated Rezoning Area A-2, located just north of Rezoning Area A-1, contains 9.43 acres, and is proposed to be rezoned to R-3, Multiple-Family Residence District, restricted to One-Family and Two-Family Residential dwellings. K.Gorman stated that Rezoning Area B contains the same area as it did when presented at the public hearing, approximately 18.42 acres, but has a change in conditions. Rezoning Area B is now proposed to be rezoned to R-3, Multiple-Family Residence District, restricted to ten units an acre, and no apartment buildings. K.Gorman presented the rezoning exhibits showing Area A-1, A-2 and Area B. He also presented the concept plan that is consistent with the preliminary plat that is being reviewed by staff, and will be brought to the Plan and Zoning Commission for approval at a later date. K.Gorman stated the concept plan consists of 134 one-family or two-family residential lots, several street lots, and seven outlots for various purposes. He explained that there is a proposed sidewalk connection to existing trails in the Ashland Meadows Planned Unit Development, which will eventually connect with the three acres of parkland identified in the concept plan. K.Gorman explained in detail information regarding the Rock Creek watershed and shared that the concept plan identifies areas that may contain storm water detention, which are required by code and essential components of storm water control in any residential, commercial, or industrial project. K.Gorman explained that the concept plan that has accompanied the rezoning areas identify several road improvements, all of which are necessary to facilitate the proposed development. He shared that NW State Street and NW 36th Street are identified as major arterial roadways, and NW Reinhart Drive is identified as a collector street. He further explained that there are two proposed CIP projects to improve present day traffic concerns in this area. K.Gorman then shared as it relates to density, types of housing, and property values that when land is annexed into the City, it is automatically zoned R-1, One-Family Residential District and a majority of the time, properties are ultimately rezoned prior to development. He explained that in this case, the rezoning areas are identified as Low Density Residential and Medium Density Residential in The Ankeny 2040 Comprehensive Plan and are in line with the City's comprehensive land use plan map. K.Gorman stated the proposed rezoning for Area A-1 mimics the zoning found in Centennial Pointe Plats 1, 2, and 3 to the west, and the zoning for Ashland Ridge to the east. He stated it is also consistent with the Ashland Meadows Planned Unit Development to the south. He then explained the City code requirements for buffering between the new development and the existing neighboring properties. Staff position that the Plan and Zoning Commission

recommend City Council approval of the request by Rose Marie Reinhart and Diamond Development LLC to rezone property from R-1, One-Family Residence District to R-3, Multiple-Family Residence District with restrictions.

T.Ripper asked for clarification as to the zoning for the property to the east and west of this property. K.Gorman responded that they are both zoned R-3, with restrictions. T.Ripper further confirmed the zoning of the property to the north and south.

Erin Ollendike, Civil Design Advantage, LLC, 3405 SE Crossroads Drive, Suite G, Grimes, Iowa on behalf of the developer, Diamond Development, LLC. She shared that after the public hearing they went back and did a full grading design on the property. She then presented a proposed drawing to the Commission and explained the location of the detention basins along with how they will push as much drainage as they can to the west. Erin Ollendike stated the drainage would not be going south or north; almost all of it will be designed to go west. She then showed two exhibits, one that showed how the existing drainage acts today and one that showed their proposed grading, which would take most of the drainage to the west. She also explained how the detention ponds would work during a rain event. L.West asked if she could explain where they think the screening may be on the proposed concept plan. Erin Ollendike presented the concept plan and shared that the screening would most likely occur along the eastern edge of the proposed townhome area. She explained that the proposed screening will be part of the site plan process and it would come back before the Commission. T.Flack asked if Area B is all townhomes. Erin Ollendike stated yes.

Lisa Schoening, from the audience, commented that she does not understand why the rezoning process has not stopped. All but one of the neighboring property owners rescinded their signing of the petition. E.Jensen stated that he consulted the City Attorney and shared that the petitions are only to initiate the process; once the process is initiated, the process continues to move forward. Lisa Schoening commented that it does not correspond with the information that was provided to them by an attorney. E.Jensen shared with Ms. Schoening that there is an element in the ordinance that allows property owners to petition the City Council requiring a four-fifths majority to approve the rezoning.

T.Flack reaffirmed that Area A-1 rezoning to R-3, restricted to single-family residential is the same as the existing surrounding properties and the same goes for Area A-2, one-family and two-family residential. She also wanted to reiterate that she is looking at the proposed rezoning request as a rezoning not a site plan. T.Ripper and L.West said the rezoning does look compatible to The Ankeny Plan 2040. T.Flack shared that it is compatible to the surrounding neighborhood in terms of zoning. C.Ender commented that the developer did split Area A into two restricted areas that helps provide certainty on how it can be developed as suggested at the public hearing. T.Ripper said he feels for the residents who came to the meeting and appreciates all the communication and letters. He further stated that there was a lot of work done on The Ankeny Plan 2040 and if this request were anywhere else in Ankeny the Commission would be presented with a similar situation. He shared that the developer's concept plan ties well into the comprehensive plan. T.Flack stated that after the public hearing she had concerns about the amount of multi-family, specifically the number of units per acre. She asked staff to provide other developments in Ankeny that would be compatible to 10 units per acre. The examples that staff provided to her was The Gardens at Greenview Crossing, which are 10 units per acre, the Creekside Brownstones are 11 units per acre and in her opinion, they are not overwhelming. G.Hunter asked staff what the The Pines on NW 18th Street would be per acre. E.Carstens stated they would be denser. G.Hunter shared that they are in his backyard and has had no issues. T.Flack also shared that Georgetown Townhomes are 12 units per acre, which is denser than this proposed rezoning. T.Flack stated she is okay with this proposal from a zoning perspective. She further stated a note for the future as they plan for this development is that she would really like to see the existing single-family have single-family behind them because of the longevity of the residents.

There was no further discussion by the Commission.

Motion by C.Ender to recommend City Council approval of the request by Rose Marie Reinhart and Diamond Development LLC to rezone Aspen Ridge Estates Rezoning Area A-1 to R-3, Multiple-Family Residence District, restricted to One-Family Dwellings. Second by G.Hunter. All voted aye. Motion carried 5 – 0.

Motion by C.Ender to recommend City Council approval of the request by Rose Marie Reinhart and Diamond Development LLC to rezone Aspen Ridge Estates Rezoning Area A-2 to R-3, Multiple-Family Residence District, restricted to One-Family and Two-Family Dwellings. Second by T.Ripper. All voted aye. Motion carried 5 – 0.

Motion by C.Ender to recommend City Council approval of the request by Rose Marie Reinhart and Diamond Development LLC to rezone Aspen Ridge Estates Rezoning Area B to R-3, Multiple-Family Residence District, restricted to ten units an acre and no apartments. Second by G.Hunter. All voted aye. Motion carried 5 – 0.

L.West provided to everyone in the Council Chambers the general process for the rezoning request after this meeting. An audience member asked if the residents would get notice when the Commission reviews the plat map for this property. E.Jensen stated that if the City Council approves the rezoning and this development moves forward, the developer's next step would be for them to do a preliminary plat and those are not public hearing meetings so notices are not sent out. He did share that if they would like to be notified when those meetings are taking place, to provide Kellen Gorman their name, address and/or email and he will let them know when it is going before the Commission. E.Jensen also commented that they are welcome to provide any comments in writing to the Commission.