



PLANNING COMMISSION

March 25, 2026

City Council chambers at 38 West Center Street

Start Time: 6:00

Roll Call: Commissioners Thomas Bore, Debbie Greener, Ardella Peterson, and Jill White were present.

Others Present: City Administrator Dennis Marker, City Treasurer Mandi Buege, Josh Flake

Invocation/inspirational thought provided by Commissioner Bore

Pledge of Allegiance was led by Commissioner Greener

Public Forum

No Public comments were received.

Discussion and Possible Action items

Code Amendment: Lot Frontage Requirements

City Administrator Dennis Marker presented a "cleanup" item for Section 1616, clarifying that for lots on curves or cul-de-sacs, width at the minimum front yard setback must be measured by a straight line. For infill strategy, the commission discussed reducing minimum lot widths in the R-2 zone from 100 feet to 80 feet and in the R-4 zone from 75 feet to 60 feet for single-family homes. Marker noted that total area requirements (e.g., 10,000 sq. ft. for R-2) would remain unchanged to maintain the quarter-acre standard while allowing lots to be narrower and deeper. The commission discussed the possibility of creating a specific "infill zone" to target older blocks near Main Street rather than a city-wide change. The item was tabled to allow for input from absent commissioners and further research on an infill zone

Code Amendment: Miscellaneous Multi-Family Regulations

Joshua Flake of JL Construction presented obstacles to affordable housing, specifically townhomes and apartments. Key points of the proposal and discussion included:

- **Garages & Width:** Current code requires a 24-foot minimum building width and an 18' x 18' garage per unit. Flake proposed reducing the width to 20–22 feet and allowing single-car garages to bring costs down from \$350,000 to approximately \$300,000.

- **Building Height:** Flake advocated three-story apartments (45 feet) to reduce per-unit costs. Administrator Marker noted that the current 35-foot limit is tied to the fire department's lack of a ladder truck.
- **Storage:** The commission discussed the current requirement for 60 square feet of storage per unit in developments of 5+ units. Flake suggested exempting communities with an HOA from this requirement.
- **Elementary School Project:** Flake introduced a "horizontal mixed-use" concept for the 20-acre old elementary school property, featuring offices, townhomes, and apartments. The commission expressed a preference for creating a special zone unique to this project rather than a general code change.

Code Amendment: Street improvement Standards

Dennis Marker presented an amendment to Section 1710 and Municipal Code 9.40.040.6, requiring developers/property owners to install and maintain landscape strips (park strips) between the curb and sidewalk. Marker clarified that while state law prevents the city from mandating grass (sod), the city can require "soft materials" and will maintain a street tree species list to protect infrastructure. Action: Scheduled for a public hearing at the next meeting.

Review and approval of Minutes for the February 25th meeting

Motion to approve February 25th, 2026, minutes was made by Commissioner White and seconded by Commissioner Peterson.

The vote was unanimous in favor.

General Discussion and Staff Reports

Conferences: The commission discussed attending the American Planning Association conference and a future land-use conference in Richfield.

Motel Project: Marker provided an update on a conditional use permit for a motel; the project is currently in the drawing and review stage.

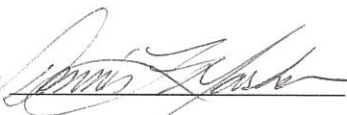
Next meeting April 29th.

Adjournment

Motion to adjourn by Commissioner Greener and seconded by Commissioner Bore.

The vote was unanimously approved

The meeting was adjourned at **7:49 P.M.**

Prepared by:  Approved: 
for Mandi Buege Debbie Greener
City Treasurer Commission Chair