

## Zoning Meeting Minutes 3/31/2021

- Call to Order: 7:05 PM via Webex
- Commissioners present: Rita Cabral, Leyila Cabus, Brian Endicott, Jo Leppert, Kristen McKinley, and Larry Weber.

### Quarry Trails Application:

- The variances we approved allowed construction through phase one.
- The city has approved phase one and traffic improvements have been made.
- The traffic studies done so far have called for a 150 foot setback. They have not done the setback yet,
- They are building everything that has previously been approved.
- They have announced that they will not be building above the 60 foot height limit on their buildings.
- They have accounted for all additional units in their traffic study. They accounted for 1,573 units even though they will have 1,410 units.
- There will be a 250 foot setback between the river and the development.
- There have been no additional parking variances that have been requested.
- The applicant is basically asking for the same variances as before but more specific for the sub-areas.
- They are basically asking us to approve the previous variances that we said we would approve later from the previous year.
- They want to formally rezone under the development commission's request.
- They have reduced the total number of units in favor of reduced traffic.
- The zoning they are asking for is just reinforcing what the city has approved and put into place.
- The current time for sale is going to be in about 1-2 months.
- They are working on site wide plans for apartments as of now.
- They can not go to the development commission without our approval.
- Rita would like to hold off on the south side apartments and to keep the two applications separate.
- Z21-011 and Z21-006 are not objected by the group, but the others are.
- Larry motioned to accept these applications and Rita approved. The motion was approved.
- Brian motions on approving the other applications contingent on them giving us site plans, drawings, and plans that reflect the 5 story buildings. Larry seconded. The motion was approved.
- The Quarry Trails development will come before the commission again on April 15th at the general meeting.
- The meeting adjourned at 8:27