

SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION WAS HELD ON May 31, 2016 IN THE COMMISSION ROOM AT CITY HALL IN WILLISTON, NORTH DAKOTA.

Chairman Aafedt called the meeting to order at 5:30pm. Roll Call was taken. A Quorum was present.

MEMBERS PRESENT: Christensen, Hansen, Maristuen, Bauer, Long, Aafedt

MEMBERS ABSENT: Boyeff

OTHERS PRESENT: Kent Jarcik, Planning Director; Rachel Laqua, Principal Planner; Josephine Ching, Staff Planner, Christine Edwards, P&Z Office Manager; David Tuan, Public Works Director; Howard Klug, President of City Commission.

DISPOSITION OF MINUTES:

- NONE

COMMUNICATION:

- NONE

PUBLIC HEARINGS:

- A. Short plat for rearrangement of Lot 7, Sand Creek Town Centre and Sublot 14, Section 22, T154N, R101W, City of Williston – Redline Development Services/Granite Peak Development

Aafedt introduced Item A of Public Hearings (as above) and asked Laqua to present. Laqua said this is a request for a short plat to rearrange the current Sublot 14, Section 22, T154N R101W, and Lot 7, Block 1, of the Sand Creek Town Centre Subdivision.

Laqua explained that this short plat would create lots 1 and 2 of the South Town Centre Subdivision. Lot 2 will be 1.5 acres, and Lot 1 will be 8.55 acres. All current easements will remain in place. Access will be provided to Lewis Street from Lot 1 via a 30' strip, and should be installed to align directly with the entrance to the northern lots, which provide access to the Sakura area. There is also an access directly into Lot 1 from 32nd Avenue W. This curb cut was installed with the street. Laqua said that any access across lots will require a shared or reciprocal access easement.

There is an overhead power line running through Lot 1 as part of a blanket easement over Sublot 14 which allows this overhead power line. The location of the line and a note regarding the easement will be added to the plat.

Laqua stated that water and sewer are provided to the properties and that both properties are zoned C-2: General Commercial. No ad hoc was held for this item so there was no recommendation.

Aafedt opened the public hearing and asked if there were any comment from the audience. There was a brief discussion, started by Public Works Director Dave Tuan, concerning the east/west 30 ft. storm drain easement. Tuan stated that City Engineer Hanson had stated that 30 ft. was not necessary and that it should be reduced to 20 ft. Laqua stated that the 30 ft. easement is already part of the Sand

Creek Town Centre plat and would need to remain unchanged adding that easements cannot be added or modified by a short plat such as this. Tuan withdrew his comment given this information.

Calling twice more for public input and hearing none, Aafedt closed the public hearing and asked for the wishes of the Commission.

MOTION BY CHRISTENSEN, SECOND BY HANSEN, to approve the South Town Center Subdivision, a rearrangement of Lot 7, Block 1, Sand Creek Town Center and Sublot 14, Section 22, T154N R101W, contingent on addressing all staff comments. **AYES:** Christensen, Hansen, Bauer, Long, Maristuen, Aafedt. **NAYS:** None **ABSENT/NOT VOTING:** Boyeff. **ABSTAINED:** None.

- A. Short plat for rearrangement of Lot 13R and 14R, Rachel's Subdivision (corner of 16th Ct. W and Sand Creek Drive) City of Williston – Westrum's Land Survey/Darren & Rhonda Bartlette

Aafedt introduced Item B of Public Hearings (as above) and asked Ching to introduce. Ching stated the applicant requests a short plat for a rearrangement of Lots 13R and 14R of Rachel's Subdivision. Both lots are zoned R-1: Single Family Residential. There is a residence on Lot 14R. Lot 13R is currently undeveloped.

Ching stated that the house on Lot 14R is encroaching on the property line of Lot 13R. In order to meet the setback requirement, the applicant is requesting to adjust the lot line between Lot 14R and 13R. The approval of this short plat would add 474 square feet from Lot 13R to Lot 14R. Ching explained that both lots would still meet the minimum lot requirement for R-1: Single Family Residential and both lots take access on 16th Court West. Lot 14R meets the lot coverage requirement.

The rearranged north side yard would meet the setback requirement. Since the existing fence located along Lot 13R extended out to Lot 14R, the owners will work together to form an agreement in regard to the fence.

Ching stated that there was no ad hoc held on this item so there is no recommendation and she concluded her presentation.

Aafedt opened the public hearing and asked for any public input. Craig McIver, representing the applicants, gave a background of the situation as presented. McIver stated that the Bartlettes built their home eight years ago and recently entered a contract to sell. It was not until that time when a plat survey showed that their house was actually built two inches over the lot line onto the Hoffman's property (this is a vacant lot). McIver stated that the purchasers of Bartlette's home are in talks to purchase the vacant Hoffman lot in the future but with the sale of the Bartlette property closing coming up this lot line issue has to be taken care of first and foremost so the sale of the Bartlette property is not compromised.

Aafedt called twice more for public input; hearing none she closed the public hearing and asked for the wishes of the Commission.

MOTION BY LONG, SECOND BY MARISTUEN, to approve the sort plat for Lots 13R and 14R of Rachel's Subdivision, City of Williston, contingent on addressing all staff comments. **AYES:** Christensen, Hansen, Haugen, Long, Maristuen, Aafedt. **NAYS:** None **ABSENT/NOT VOTING:** Boyeff. **ABSTAINED:** None.

COMMITTEE REPORT:

- NONE

UNFINISHED BUSINESS:

- NONE

NEW BUSINESS:

- NONE

DATE OF NEXT REGULAR MEETING: June 20, 2016

MEETING ADJOURNED.



Kent Jarcik, Williston Planning Director