



**CITY OF GRANITE FALLS  
PLANNING COMMISSION  
OCTOBER 9, 2018  
7:00 PM  
MEETING AGENDA**

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. ROLL CALL**
- 4. APPROVAL OF MINUTES:**
  - A. Approval of September 11, 2018 Minutes**
- 5. PUBLIC COMMENTS/RECOGNITION OF VISITORS-NON ACTION ITEMS**  
(Speakers must sign up prior to the meeting. Individual comments will be limited to three minutes. Group comments shall be limited to five minutes.)
- 6. NEW BUSINESS:**
  - A. Public Hearing 7:10 PM, or soon thereafter**  
For consideration of changing the maximum allowed building height in the Multiple Residential (MR) zone from 50 feet to 33 feet
  - B. Public Hearing 7:15 PM, or soon thereafter**  
For consideration of increasing the maximum allowed density from 24 dwelling units per acre to 28 dwelling units per acre in all Multiple Residential (MR) zoned areas of the city. The 24 dwelling units per acre maximum density will be subject to open space and recreational facilities being provided on site and there are no environmentally critical areas on-site.
- 7. CURRENT BUSINESS:**
  - A. Deliberations - CPA/ZMA2018-001a - Regarding the consideration of changing the Comprehensive Plan and Zoning designations from Central Business District & CBD to Public /Institutional & P/I for a parcel located at 115 South Indiana Avenue**
  - B. Deliberations - CPA/ZMA2018-001 - For consideration of updating the Comprehensive Plan Future Land Use Map and Zoning Map to designate publicly owned land & facilities as Public Institutional & P/I and privately owned & dedicated open space, and recreation & water retention tracts as Open Space & O/S**
  - C. Deliberations - CPA/ZMA2018-002 - For consideration of changing the Comprehensive Plan and Zoning designations from Public/Institutional & P/I to Downtown Residential & DT-2500 for a vacant parcel located at 808 East Galena Street**

**D. CONSENT AGENDA DELIBERATIONS:**

1. ZCA2018-001 for consideration of minor "Housekeeping" amendments that provide for: (1) consistency within the city code; (2) clarification of intent of certain code sections; (3) correction of errors & omissions; and (4) improved readability;
2. ZCA2018-002 for consideration of amending the Landscaping & Screening section of the Unified Development Code to: (1) provide a replacement ratio for significant trees removed from required buffers or setbacks; (2) clarify that landscape standards apply to all residential developments; and (3) require automatic irrigation systems for all required landscaping except on a single-family lot;
3. ZCA2018-003 for consideration of amending the Unified Development Code by adding: (1) Definitions for "animal shelters", "catteries", "grooming services"; "kennels", and "pet shops"; (2) Pet shops and grooming services as a Principal Uses in the CBD zone and GC zone and (3) Animal shelters and catteries as a Conditional Uses in the CBD and GC zones;
4. ZCA2018-004 for consideration of amending the Unified Development Code to delete Recreational Vehicle Park as a Conditional Use in the R-9600 zone, R-7200 zone, and GC zone in order to accommodate mandated housing and employment growth targets;
5. ZCA2018-005 for consideration of amending the Unified Development Code to delete "duplex" as a Conditional Use in the R-9600 and R-7200 zones and add "duplex" as an allowed Principal Use in said zones subject to a specified minimum lot size;
6. ZCA2018-006 for consideration of changing the maximum allowed building Height in the Multiple Residential (MR) zone from 50 to 33 feet;
7. ZCA2018-007 for consideration of increasing the maximum allowed density from 24 dwelling units per acre to 28 dwelling units per acre in all Multiple Residential (MR) zoned areas of the city. The 24 dwelling units per acre maximum density will be subject to open space and recreational facilities being provided on site and there are no environmentally critical areas on-site

**8. REPORTS:**

- A. City Clerk Reports
- B. Homework

**9. CORRESPONDENCE:**

**10. ADJOURN:**

If wheelchair access is required, please notify City Hall 48 hours in advance.

**Notice-All Proceedings of this meeting are sound recorded.**