



### **Horace City Council and Planning and Zoning Commission Special Joint Meeting Minutes**

The Horace City Council and Planning and Zoning Commission held a special joint meeting on April 11, 2023 @ 6:30 pm at the Horace Fire Hall and Event Center. Those present were Mayor Kory Peterson, Councilmembers Sarah Veit, Stephanie Landstrom, Naomi Burkland, and Jeff Trudeau, Planning and Zoning Commission Chair Amy Beaton, and Planning and Zoning Commissioners Russ Sahr, Julie Hochhalter, and Doug Wendel. Others present included: Brenton Holper, City Administrator; Jace Hellman, Community Development Director; James Dahlman, City Engineer; and Lukas Croaker, City Attorney.

Mayor Peterson called the meeting to order at 6:31 pm.  
The pledge of allegiance was recited.

#### **Agenda Item #3: Approve Regular Agenda**

**Motion:** Approve the Regular Agenda.

**1<sup>st</sup> Motion:** Councilmember Veit

**2<sup>nd</sup> Motion:** Councilmember Trudeau

**Action taken:** All in favor, none opposed. Motion carried.

#### **Agenda Item #4: Land Use Ordinance Workshop**

Mr. Hellman gave a presentation on the proposed Horace Land Use Ordinance. The presentation included a timeline on the creation of the ordinance update and a video from consultants Giffels Webster about clear zoning, which makes the zoning ordinance more user-friendly for residents and business owners. Mr. Hellman explained that during the update process, the size of the ordinance increased from 156 to 382 pages because the ordinance had not been updated in 20 years. Many updates were made, and the 2019 Comprehensive Plan was incorporated. The ordinance will set standards to avoid receiving new variance and rezone applications on an ongoing basis. Parking standards, lighting, transitions, and buffers, building appearance standards, and complete street design standards were also included.

Mr. Hellman asked the City Council what the Main Street appearance should be when it comes to signage. Commissioner Sahr responded that the signage should be discussed at a later date. The City Council discussed the Land Use Ordinance and asked questions that Mr. Hellman answered. Some of the questions included conditional use permits, PUDs, residential zoning, lot sizes, and setbacks. A discussion was held about lot sizes, and councilmembers voiced concern about the proposed small lot sizes throughout Horace. Commission Chair Beaton responded that staff needs to incorporate what the younger generations are looking for in the future because not everyone wants big lots. The current proposed zoning will give everyone the opportunity to build on different-sized lots.

The City Council and Planning Commission agreed that everyone should send additional comments and suggestions to Mr. Hellman so that they could be incorporated before public hearings are scheduled for the adoption of the ordinance.

#### **Agenda Item #5: Adjourn**

**Motion:** Adjourn at 8:10 pm.

**1<sup>st</sup> Motion:** Councilmember Trudeau

**2<sup>nd</sup> Motion:** Councilmember Veit

**Action taken:** All in favor, none opposed. Motion carried.

The next City Council Meeting is scheduled for **Monday, April 17, 2023, at 6:00 pm**