

Planning & Zoning Board  
City of Medford  
Public Hearing for Todd Nelson's Request  
to Rezone Property From R-1 to R-2  
July 15, 2019 – 7:00 PM

Chairman Quiring opened the hearing at 7:02 PM.

Members present: Brandvold, Luebbe, Quiring

Members absent: Rosenbaum, Barbeau

Others Attending: Administrator Welti, Chad Langeslag, Chad Merritt, Adam Babcock, Luke Brown, Liz Sundet, Lisa Borst, Scott Borst, Stan Frank, Trevor Davis, Charity Davis, Phil Heim

Introduction:

The purpose of this public hearing is for the citizens of Medford to address any questions or concerns regarding Todd Nelson's request to rezone the following property from an R-1 district to an R-2 district:

That portion of the SW ¼ of Section 9 east of the Canadian Pacific railroad; west of the Union Pacific railroad; south of 3<sup>rd</sup> Avenue SE; and north of 5<sup>th</sup> Avenue SE,

Except: That portion of the SW ¼ of Section 9 approximately 330 feet west of the west line of the Union Pacific railroad, including those lots abutting 4<sup>th</sup> Street SE.

Said property proposed to be rezoned is the former athletic field for the school district.

If the request to rezone is granted, it would be on a preliminary basis as the exact boundaries would be defined on the plat.

Chairman Quiring explained the formal procedure and that everyone will be given the opportunity to participate and ask questions.

Staff presentation-Andy Welti presented a memo regarding Todd Nelson's request to rezone the property from an R-1 district to an R-2 district.

The City has drafted a developer's agreement with Todd Nelson for a proposed development on the former athletic field site of Medford Schools.

Mr. Nelson is requesting to rezone the majority of the property as Multi-Family Residential District (R-2). The portion of the development on which Mr. Nelson intends to create single family residential lots will remain as Residential District (R-1).

If the request to rezone is granted, it would be on a preliminary basis as the exact boundaries would be defined on the plat.

After the property has been rezoned, Mr. Nelson will submit a preliminary plat and final plats, which Planning & Zoning will review. He will also submit required plans and pay the fees prior to construction occurring upon the property.

Mr. Nelson intends to develop the property in phases. The first phase would include the development of a 16-unit apartment and garage structure. Future phases would include the development of townhomes, single family lots, and apartments.

Applicant's presentation- Todd Nelson stated his intent was to build apartments, townhomes and develop lots to be sold for the development of single family homes. The units would be built with amenities to accommodate people 50+ years of age, and his intent was to market the units to this age group. The first phase would include the construction of one, sixteen unit apartment building with garages. Subsequent phases would include another apartment, townhomes, and the single family lots. The individual lots would be sold to individuals or developers to be developed.

Mr. Nelson will own the entire parcel zoned as R-2 and will own and manage all units on the parcel.

Statements from the public- Luke Brown, Trevor Davis, Stan Fank, Scott Borst, Adam Babcock, and Liz Sundet asked questions or made statements. The following is a list of questions or statements made and the responses provided by the chair, Administrator Welti and Todd Nelson:

Once the zoning is approved, can the developer rent to anyone? Response: Yes. The City does not regulate who the property is rented to.

What would prevent a person from reselling the property to be developed in a different manner than the development presented by Mr. Nelson. The City does not regulate sales of properties; sales are private transactions. The developer would need to enter into a developer's agreement and submit plans to be approved by the City.

Lot 9 is in a flood area, is there a plan to address the storm water? The City's engineer will review storm water plans and the storm water plans must meet City requirements before being approved.

What determined the size of the lots that are proposed for the single family homes? The lots meet the City's minimum size requirements. Mr. Nelson determined the size of the lots.

Has Mr. Nelson contracted with a builder? Does Mr. Nelson have a timeframe for the development? Mr. Nelson will be working with various contractors. He will develop the apartment within the next year and future phases as the City allows. He indicated he would prefer to move forward with a second phase within 3 years.

Will the developer pay for the cost of the wastewater upgrade? Mr. Nelson will be paying the required development trunk fees and hook-up fees to the City.

Who pays for the cost of the sewer mains, water mains, etc. that are necessary to develop the site? The developer is responsible for all infrastructure costs necessary to develop the site as outlined in the developer's agreement.

Property values will decline once the apartments are built. Administrator Welti contacted an assessor. The assessor reported that based on past transactions, single family property values did not decrease because apartments or multifamily units were built across the street from single family homes.

The City should amend or change the R-2 regulations.

Concluding the public hearing-Chairman Quiring asked for a motion to conclude the public hearing.

Motion by Luebbe, seconded by Branvold to close the public hearing. Motion carried.

Action-Recommendations made to City Council.

Planning and Zoning members asked a question about whether the housing proposed by Todd Nelson is meeting a need in the City. Administrator Welti responded that the housing being proposed meets needs as outlined in the housing study.

Comments were also made about the concern that low income housing could be built or marketed in the future. People often do not want development in their back yards, but they want to see growth because of the increased tax base and the benefits associated with a larger tax base. The plan was well thought out. Medford would benefit from a development that provides more housing choices for people. The wastewater treatment facility is nearing capacity, and until we have a plan for it, growth will be limited. Need to look at Medford's future.

Mr. Nelson was asked about other developments he owns. Mr. Nelson provided a brief overview of the developments he owns.

Motion by Luebbe, seconded by Quiring to make a recommendation to the City Council to approve the rezone request from R-1 to R-2 on a preliminary basis; the exact boundaries will be defined and approved on the plat. Yeas – Luebbe and Quiring Nay - Brandvold Motion Carried.

Motion by Luebbe, seconded by Brandvold to adjourn the public hearing at 7:44 pm. Motion carried.

