



Location Team (BOF/BO) – Dec. 7, 2023

Our mission: To be a compassionate, welcoming community that nurtures spiritual growth and practices justice.

Meeting Minutes

Attending: Greg Turosak (team lead), George Huston, Gail Bishop, Ann Hutton, Kim Reid, John Helmers, Dave Pesch, Erika Fetterman

Guest: Logan Tjossem, Widseth

1. **Call to order/reading/chalice lighting.** Greg called the meeting to order and provided a reading. The chalice was lit.
2. **Looking ahead with comprehensive site planning.** Dave reported that he, John and Logan have met a couple of times recently. Discussion turned to a workbook containing several spreadsheets. Of the applications that we need to go through to develop the Viola site, the first is to secure city annexation of the property, Logan said. Annexation, which needs to go through multiple governmental entities, is the longest application process in this project (possibly six months). A plan will need to be submitted to the city, including items such as the purpose of the annexation, a site plan (final not needed), and legal description. He said the target date for submitting an annexation request is Jan. 15, 2024, based on timing of the next city council meeting. Logan said the next step is for the city to approve a Development Agreement (DA) for the site. Because one existed for the property before First UU purchased it, technically this will be an amendment of the pre-existing DA. The city cannot approve the DA until after the annexation process is complete, but we can be having meetings in the meantime with city staff regarding elements of our plan. Logan also pointed out that a small, eastern portion of the Viola site is already in the city limits. It's possible, he said, to seek shifting of the boundary between that small plot and the rest of our site, if we feel that would be advantageous. That cannot occur until after annexation, he said, and requires only city staff approval. A possible lot-line shift, as well as other issues including trails and responsibility for the two containment ponds, would be addressed in the DA. Logan also addressed the issue of a variance from the city new Unified Development Code (UDC). The code requires that the main entrance (rather than parking) face the road that a new building is adjacent to. We want to set back the building from Viola Road and have the parking area located between Viola Road and the building, for a number of reasons, including the best way for a building to be sited based on the topography of the land. One of the criteria, Logan said, is uniqueness. That's a tough criterion, Logan said, but added he believes our "chances are pretty good," based on our site. He also said there's an appeal process should staff deny our request for a variance. A decision on variance cannot come until after the annexation process is complete, Logan said. Both annexation, variance, site-development plan and lot-line shift all would require public neighborhood meetings. Some could be combined. John suggested we proceed with the annexation process quickly. Dave said we should plan for a formal pre-development meeting in the spring.
3. **Prep for Dec. 13 meeting with county.** Dave said he would contact Paul Espeset of the Centurion Homeowners Association to get a copy of the presentation that he previously made to the Location Team, and forward that to the county. One of the things to point out, he said, is that current Development Agreement provides access from East Circle Drive. It was agreed that John would take the lead on the upcoming meeting.

4. **Update on 20-foot strip (easement) on Walden Lane property.** Greg said that he spoke with someone locally at Jehovah's Witnesses on Dec. 6. The person has continued to be unable to come up with names of people within JW to meet with, and he suggested calling/contacting the JW national office. Greg said he would do this in the next couple of days.
5. **Review of Location Team goals set earlier this year.** In the interest of time, Greg suggested deferring this item until January.

Next meeting: 1:30 p.m. Thursday, Jan.11, 2024

Adjourn

Respectfully submitted, Greg Turosak (team lead)