



Location Team (BOF/BO) – Jan. 11, 2024

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, Dave Pesch, Erika Fetterman

1. **Call to order/reading/chalice lighting.** Greg called the meeting to order and provided a reading. The chalice was lit.
2. **Update on city-related matters.** Greg reviewed discussion items from a Jan. 9 meeting with two city staff members along with Greg, Kim, Dave and Logan Tjossem of Widseth. (1) **Annexation.** This process is expected to take about 6 months, but staff indicated it might be possible to complete in 5 months. City will confirm, but we're not likely to need a neighborhood meeting on the annexation because we'll go for default zoning of R-2. Annexation costs should be about \$200 for state fees and \$1,510 for city fees. (2) **Lot-line adjustment.** The church site actually includes two parcels – the great majority of the site, which is not in city limits, and a tiny parcel that already is within city limits. It's possible, if we find this advantageous for development and access purposes, to adjust the boundary (lot line) between the two parcels to create whatever size and shape of parcels we want. Approval of this needs only city staff and would take a week or two; cost would be \$735. (3) **Parking lot variance.** The city's new (as of Jan. 1, 2023) Unified Development Code requires that for new developments, the structure be placed close to the road that the site borders, with the parking lot farther into the interior of the lot. A variance can be granted if certain criteria are met, or if the city agrees that what is architecturally considered the front of the building faces another direction. Logan has been confident we could gain city approval to place the parking area next to Viola Road and the building south of that. At the Jan. 9 meeting, city staff indicated they would be open to considering a side of the building other than the north side to be the front of the building, but they would want to look at what we are proposing in more detail. Staff will get back to us regarding whether they would agree to this outright or whether we would need to pursue a variance. (4) **Lower containment pond.** Staff indicated that based on a previous development agreement, the city would want us to deed over the lower containment pond, which the city would then maintain to its standards. Next steps: Logan to pursue annexation process; staff to get back to us on various points.
3. **Update on county-related matters.** Dave said that members of our team will meet on Jan. 22 with county public works staff. We are letting them know ahead of time that we will not be pursuing access to the new church site from Viola Road. Items to be discussed on Jan. 22: (1) Temporary access from East Circle Drive during construction; (2) Permanent access from East Circle Drive. Dave said that because we won't be able to provide data to show that we need access based on high traffic volume, he is pursuing a modified approach that we hope will persuade the county that our church traffic will not have much impact on traffic flow on East Circle Drive. The county has suggested in the past that we will need to conduct a traffic impact study to support our case. Dave said his research shows that such a study could cost around \$25,000. He is hoping that a modified approach means we won't need to undertake such an expense.
4. **Next steps with Centurion HOA.** Paul Espeset of the Centurion HOA has been in touch with Dave and Greg, wondering the latest on the HOA's push for access to the new church site from Viola Road. Dave and Greg to work on draft message to be reviewed by Kim before a reply is sent to Paul.

5. **The timeline ahead.** George said this already had been covered in the most recent Core Team meeting, so no discussion on this item.
6. **Update on 20-foot easement on Walden Lane property.** Greg said that he and Kim met on Jan. 5 via Zoom with Jared Grayden of Jehovah's Witnesses. Jared listened carefully and asked good questions as Greg and Kim provided background. Jared to get back to us in a few weeks after the information is discussed with other people in the JW organization.
7. **Review of team goals set early in 2023.** Greg outlined the tasks document that the team created in May 2023. Greg to add items regarding county and Centurion HOA and circulate the revised document to team members.
8. **Other.** None.

Next meeting: 1:30 p.m. Thursday, Jan. 25, 2024

Adjourn

Respectfully submitted, Greg Turosak (team lead)

Other upcoming Location Team meetings: Feb. 8, Feb. 22, March 7, March 21, April 4, April 18, May 2, May 16