

**City of Dexter Minutes**  
**Special Meeting – Rezone Request**  
**June 26, 2023**

A special meeting of the Dexter city council was held on Monday, June 26, 2023 at 7:00 pm at the Dexter city hall. Council members present: Mayor Justin Forthun and council members Casey Erwin, Tim Taylor, Diane O'Connor and Christian Padilla. Others present: City attorney Marty Helle; Matt Rahlf, Les Conway, Natalie Carroll, and 5 residents of the city.

The purpose of the special meeting was to make a decision on the request by Matt Rahlf to amend the Dexter Zoning Map changing two parcels of property from R-1 (single family residential) to R-3 (multi-family residential).

A staff report was given to all persons attending the meeting.

Mayor Forthun brought the meeting to order at 7:00 p.m.

Mayor Forthun asked the council or anyone present if they had any questions or concerns before taking action on the request.

There was discussion from the public on the request to rezone the properties. Major concerns if the request to rezone was allowed were: The health, safety and welfare of the community; infrastructure concerns in allowing a large parcel of land to become a high-density use; public opposition to the rezoning; adverse effect on property values to neighborhood; increased traffic on street due to high density dwellings and the inappropriate use of spot zoning. Council, city attorney and the applicant responded to the questions and concerns that were presented.

Following discussion Mayor Forthun asked for a motion to either approve or deny the request to rezone and to list the reasons either why.

Motion by O'Connor to deny the request by Matt Rahlf to rezone the two parcels of property from an R-1 to R-3. O'Connor listed the following reasons for her motion to deny: The health, safety and welfare to the public, specifically the excess traffic flow; the adverse effect the rezoning could bring to property values; and that there would be minimal property tax benefits to the city if a mobile home park was constructed as planned by the land owner. Padilla second the motion to deny the request to rezone and his reasons were: Public opposition to the request and that he did not feel the city of Dexter was ready to accommodate that type of high-density growth at this time. Taylor voted nay to the motion made to deny the request to rezone the properties to R-3 stating that he lives next to a multi-family dwelling and did not feel he has experienced adverse effects from that and also felt that a town that doesn't move forward, moves backwards. Erwin voted nay to the motion to deny the request to rezone. Erwin said he believed it was correct to change the zoning on the existing mobile home park to an R-3 district. Mayor Forthun acting on a tie, voted to deny the request to rezone the properties due to public opposition to the request. Motion as follows: Motion by O'Connor to deny the request by Matt Rahlf to rezone two parcels from R-1 to R-3. Motion second by Padilla. Taylor nay. Erwin nay. Forthun yea. Motion carried on a vote of 3 yeas to 2 nays.

Motion by O'Connor and second by Taylor to adjourn the special meeting. All yeas. Motion carried.

Meeting adjourned.  
Natalie Carroll  
Clerk

