# Cedar Falls Planning and Zoning Commission
# Regular Meeting
# May 13, 2026
# Cedar Falls, Iowa

## ***MINUTES***

The Cedar Falls Planning and Zoning Commission met in regular session on May 13, 2026, at 5:30 p.m. at City Hall. The following Commission members were present: Fischer, Hartley, Johnson, Koger, Moser, Stalnaker and Watkins. Grybovych and Henderson were absent. Karen Howard, Planning and Community Services Manager, Michelle Pezley, Planner III, and Jamie Castle, Inspection Services Manager/Building Official, were also present.

1.) Chair Stalnaker noted the Minutes from the April 22, 2026, regular meeting are presented. Watkins noted a misspelling of her name in the minutes but made a motion to approve the Minutes pending the spelling correction. Hartley seconded the motion. The motion was approved unanimously with 7 ayes (Fischer, Hartley, Johnson, Koger, Moser, Stalnaker and Watkins), and 0 nays.

2.) The first item of business was a Land Use Map amendment for 38.25 acres within West Viking Road Industrial Park from "Industrial" to "Public and Utilities" (LU26-001); and rezoning 48.37 acres within West Viking Road Industrial Park from M-1-P Planned Light Industrial District to P- Public (RZ26-003). Chair Stalnaker introduced the item and Ms. Howard provided a brief background reminder as this had been discussed at a prior meeting. Staff recommends approval of the land use map amendment and rezoning.

Susan Abernathy, General Manager of Cedar Falls Utilities, gave a presentation on the Viking Energy Center, speaking about the project and why it's needed. She spoke about everything that has gone into the project and gave details of the process. She clarified that the land will not be leased or used for cryptocurrency mining or data center operations. She discussed why the project is important and needed. Ms. Abernathy spoke about Iowa energy production, how it has changed over the years and how it is distributed. She provided background on how the location was chosen for the energy center and how they are working to address concerns from citizens.

Watkins asked about whether it will be possible to convert the engines to use renewable energy in the future. Ms. Abernathy gave a brief explanation of the capability to do so.

Moser asked about the cryptocurrency locations currently in place and asked for confirmation that with this rezoning, those would not be allowed on this property. Ms. Howard responded and confirmed.

Craig Johnson, former CFU Trustee and meteorologist, spoke to his support of CFU and this project.

MaraBeth Soneson, 2204 Sunnyside Drive, chair for the CFU Board of Trustees, also spoke in favor of the project, gave information on how decisions were made, and spoke about CFU's commitment to the community.

Nathan Nebbe emphasized energy storage as an alternative to gas-powered plants.

David Grant, 2010 Clay Street, noted concerns with how this fits into the neighborhood and feels that there wasn't enough communication from CFU.

Amanda Stocker, 5324 Red Oak Lane, stated concerned with the location and its proximity to neighborhoods.

A resident (name not discernible) at 2911 W. 3rd Street, asked if CFU has a transition plan that might involve the battery storage units.

Amber Porter, 2125 Barkwood Drive, asked how the size of the lot was decided.

A resident on Maplewood Drive, commented on the lack of public involvement in the plan.

Angela Townsend, 2403 W. Ridgeway Avenue, spoke in favor of CFU.

Deb Iehl, 4219 East Park Road, of the CFU Board of Trustees, read a letter of support from Stephen Ephraim of 327 Balboa Avenue.

Kamyar Enshayan, 1703 Washington Street, stated concerns with emissions and the location near residents and a school. He feels that there should be more investment in renewables.

Ms. Abernathy came forward to address questions raised.

Hartley stated that he feels it makes sense. Watkins stated that the focus at this time is the rezoning request.

Moser stated struggles with the issue of citizens who have said they have not had enough communication.

Johnson and Fischer asked about timelines. Ms. Abernathy stated that it's difficult to give a specific timeline as many things are in progress at this time and there is much to do to complete the planning for the project.

Conversation continued.

Hartley made a motion to approve the land use amendment. Johnson seconded the motion. The motion was approved with 6 ayes (Fischer, Hartley, Johnson, Koger, Stalnaker and Watkins), and 1 nay (Moser).

Hartley made a motion to approve the rezoning. Johnson seconded the motion. The motion was approved with 6 ayes (Fischer, Hartley, Johnson, Koger, Stalnaker and Watkins), and 1 nay (Moser).

3.) The next item for consideration by the Commission was an amendment to the M-1-P Master Plan for the West Viking Road Industrial Park to acknowledge the site proposed for rezoning to P- Public (MP26-002). Chair Stalnaker introduced the item and Ms. Howard provided background information. She briefly reiterated the need for the amendment as discussed at the last meeting and noted that staff recommends approval of the Master Plan Amendment.

Nathan Nebbe, 2027 S. Union Road, stated concerns about buffering and spoke again about communication.

Hartley made a motion to approve the item. Watkins seconded the motion. The motion was approved with 6 ayes (Fischer, Hartley, Johnson, Koger, Stalnaker and Watkins), and 1 nay (Moser).

4.) The Commission then considered zoning text amendments with regard to trailer parking (TA26-003). Chair Stalnaker introduced the item and Ms. Castle provided background information. She briefly discussed the current complaint-based enforcement approach and provided statistics on these complaints. She provided the proposed solutions and text amendments, with examples of what would be required. Staff recommends the ordinance amendment.

Johnson asked for a definition of screening. Watkins asked if there should be a more specific screening standard. Ms. Howards stated that it will be on a case-by-case basis because it will depend on the location and the size of the trailer. The standard is that it is not generally visible from the public street.

Stalnaker had questions about the sizes and types of trailers. Ms. Castle gave an explanation.

Hartley made a motion to approve the item. Moser seconded the motion. The motion was approved unanimously with 7 ayes (Fischer, Hartley, Johnson, Koger, Moser, Stalnaker and Watkins), and 0 nays.

5.) As there were no further comments, Hartley made a motion to adjourn. Johnson seconded the motion. The motion was approved unanimously with 7 ayes (Fischer, Hartley, Johnson, Koger, Moser, Stalnaker and Watkins), and 0 nays.

The meeting adjourned at 7:25 p.m.

Respectfully submitted,

Karen Howard
Community Services Manager

Joanne Goodrich
Administrative Assistant