



## ALPINE CITY PLANNING COMMISSION MEETING

**NOTICE** is hereby given that the **PLANNING COMMISSION** of Alpine City, Utah will hold a **Regular Meeting at Alpine City Hall**, 20 North Main, Alpine, Utah on **Tuesday, September 3, 2013 at 7:00 pm** as follows:

### I. GENERAL BUSINESS

- A. Welcome and Roll Call: Jannicke Brewer
- B. Prayer/Opening Comments: Todd Barney

### II. PUBLIC COMMENT

Any person wishing to comment on any item not on the agenda may address the Planning Commission at this point by stepping to the microphone and giving his or her name and address for the record.

### III. AGENDA ITEMS

#### A. Townhouse Overlay Zone - Will Jones

The Planning Commission will review the proposal for an overlay zone ordinance that would permit the construction of townhouses.

### IV. COMMUNICATIONS

- A. Auto Repair Shops in Alpine City
- B. Process to Update the General Plan

### V. APPROVAL OF PLANNING COMMISSION MINUTES: August 20, 2013

### ADJOURN

Chairman Jannicke Brewer  
August 30, 2013

**THE PUBLIC IS INVITED TO ATTEND ALL PLANNING COMMISSION MEETINGS.** If you need a special accommodation to participate in the meeting, please call the City Recorder's Office at 801-756-6347 ext. 5.

CERTIFICATION OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was posted in three public places within Alpine City limits. These public places being a bulletin board located inside City Hall at 20 North Main and located in the lobby of the Bank of American Fork, Alpine Branch, 133 S. Main, Alpine, UT; and the bulletin board located at The Junction, 400 S. Main, Alpine, UT. The above agenda notice was sent by e-mail to The Daily Herald located in Provo, UT a local newspaper circulated in Alpine, UT. This agenda is also available on the City's web site at [www.alpinecity.org](http://www.alpinecity.org) and on the Utah Public Meeting Notices website at [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html).

# PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

**Please remember all public meetings and public hearings are now recorded.**

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- When speaking to the Planning Commission, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, beepers, pagers or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length, and avoiding repetition of what has already been said. Individuals may be limited to two minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the lobby area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

## **Public Hearing v. Public Meeting**

If the meeting is a **public hearing**, the public may participate during that time and may present opinions and evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.

## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT: Townhouse Overlay Zone Proposal**

**FOR CONSIDERATION ON: 03 September 2013**

**PETITIONER: Will Jones**

**ACTION REQUESTED BY PETITIONER: Consider proposal to create a  
Townhouse Overlay Zone**

**APPLICABLE STATUTE OR ORDINANCE: Zoning**

**PETITION IN COMPLIANCE WITH ORDINANCE: Yes**

### **BACKGROUND INFORMATION:**

Will Jones is proposing the creation of a Townhouse Overlay Zone in Alpine City. This potential ordinance would be nearly identical to the Senior Housing Overlay Zone. Attached is a draft of the potential ordinance and a rendering of some townhouses that would be proposed to be built at approximately 242 South Main. This proposal is obviously contingent on the adoption of a new ordinance and an amendment to the General Plan since multi-family housing is currently not allowed in Alpine City.

### **RECOMMENDED ACTION:**

That the Planning Commission review and make a recommendation to the City Council regarding the proposal to create a Townhouse Overlay Zone.

## Indicates major changes from the Senior Housing Overlay Zone language

### ARTICLE 0.00 TOWNHOUSE OVERLAY ZONE (Ord. No. )

**3.18.1 Findings.** The City Council of Alpine hereby finds that **diverse housing** is a necessary component of a well-rounded and sustainable community. Further, the City Council of Alpine hereby finds that current demographic trends indicate a **need for a smaller housing option**. The City deems it necessary and desirable to address such trends by providing **an additional option to all demographics and allow the future residents to** engage in minimal or no individual yard care by providing for development of planned units with professional maintenance of common areas in a park-like setting. Carefully planned developments shall enhance the beauty of Alpine.

#### Definitions:

**Townhouses.** Multi-family housing (generally attached) that meets the Moderate Income Housing Requirement.

**Purpose.** The purpose of the Townhouse Overlay Zone is to promote the public health, safety and welfare by allowing increased land use flexibility through specialized zoning techniques to assure that **all demographics** can contribute to the community without ignoring legitimate concerns regarding impacts on surrounding residential areas.

**Overlay Zone Created.** To further the purposes stated herein, there is hereby established a Townhouse Overlay Zone within Alpine City in the Business Commercial Zone. In considering a request to rezone a parcel as a Townhouse Overlay Zone, the Planning Commission and City Council shall consider the following:

- A. The harmony and compliance of the proposed location of the overlay zone with the objectives and requirements of the City General Plan and Zoning Ordinances;
  - B. Whether or not the application of the Overlay Zone may be injurious to potential or existing development within the vicinity;
  - C. The current development or lack of development adjacent to the proposed location and the harmony of the proposed location with the existing uses in the neighborhood;
  - D. The proposed location is in proximity to the major arterial or collector streets;
  - E. The compatibility of the proposed location of the overlay zone with the density analysis of the underlying zone and neighboring development;
  - F. The economic impact of the proposed facility or use on the surrounding area;
  - G. A demonstrable need for Townhouses in the area of the proposed location.
- A. It shall be the City Council's sole discretion to decide if a project should be a Townhouse Overlay within the intent of the ordinance as noted above.

**Uses.** The following uses shall be permitted in the Townhouse Overlay Zone containing one or a combination of both:

- A. Single or attached dwellings (nor more than **six** attached).
- B. Home Occupations shall be permitted.
- C. Accessory apartments will **not** be permitted in the Townhouse Overlay Zone.

**3.18.6 Underlying Zone Development Standards and Regulations.** All uses within the Townhouse Overlay Zone shall be conducted within buildings which conform to the requirements of the underlying zone.

**3.18.7 Overlay Zone Development Standards and Regulations.** The following development standards and regulations shall apply to all developments within the Townhouse Overlay Zone.

- A. **Parking for the Townhouse Overlay Zone will be a minimum of at least one additional parking space per 3 units;** additional parking will be determined by specific review by the Planning Commission.
- B. Setback shall be 30 feet in the front along a public street. The rear and side yard setbacks adjacent to residential property shall be 20 feet.
- C. Private travel ways shall provide safe and convenient vehicular movement to and from all off-street parking spaces. Private travel ways shall not be less than 20 feet width of asphalt.
- D. Minimum acreage for a Townhouse Project shall be two (2) acres and the maximum project area shall be six (6) acres and 32 units. The Planning Commission may recommend and the City Council may approve an exception to the maximum project size, not to exceed ten (10) acres.
- E. The maximum dwelling units per developed acre shall be **8 (per acre).**
- F. Professional Maintenance must be provided.
- G. Restrictive Covenants. The developer of a development within the Senior Housing Overlay Zone shall be required to establish restrictive covenants to limit occupancy to elderly persons and to carry out the conditions of the permitted uses and to assure that the uses approved for the development will be maintained. In addition the covenants must also include professional maintenance for the development. Such covenants shall be recorded to run with the land to insure against conversion to less desirable land uses. The City shall be party to the restrictive covenants and shall be able to enforce the restrictive covenants if necessary. The restrictive covenants cannot be changed or modified without the permission of the City.
- H. Architectural Character. The Planning Commission may, during the process of Site Plan Review, request the use of an architectural style, exterior color or material that would be most compatible with the purpose of the underlying zone district, assure greater compatibility with surrounding development, or create an aesthetically pleasing visual theme for the project. In the Gateway-Historic Zone the Architectural Guidelines shall be followed.
- I. **NOTE: Needs to be better defined - raise minimum "Landscaping"** Landscaping. Adequate landscaping shall be designed. Landscaping shall be of the same general character or better as yards in the neighborhood. Not less than 30% of the project shall be landscaped for the use and benefit of the residents. Land proposed to be used for parking, pedestrian walkways, and driveways shall not be included in meeting this landscaping requirement. A complete landscaping plan shall be provided at the time of preliminary review of the project showing a minimum of (2) trees with a caliper of 2 inches and (10) one-gallon shrubs per dwelling unit.
- J. **Open Space shall be provided. NOTE: A percentage of the project. Playground equipment & other family friendly activities shall be made available.**
- K. Utilities

1. Culinary Water. Each dwelling unit shall be serviced by the City's water system. The City may require individual water connections and meters for each unit or at their discretion authorize the use of oversize connections and a master meter for the project. Each unit shall be equipped with an easily accessible cutoff valve.
2. Sewer. Each unit shall be connected to the City's sewer system either by an individual or common lateral, whichever is determined applicable by the City.
3. Utilities to be underground. All utility systems shall be placed underground.

L. **Fencing: Project shall be fenced.**

**3.18.8 Compliance With Subdivision Procedure.** All proposed development within the Townhouse Overlay Zone shall be reviewed and approved in accordance with Alpine City's Subdivision Ordinance and with the following additions for concept approval (Ord. 2004-13, 9/28/04):

- A. Once the Planning Commission has given a favorable recommendation of the applicant's concept plan and the proposed zone change, the concept plan and zone change will be forwarded to the City Council for approval. After the City Council approves the concept plan the applicant will continue the planning process in accordance with the Alpine City's Subdivision Ordinance. The City Council shall continue to move forward with the applicable zone change. The actual zone change will coincide with City Council's approval of the final plat.

**3.18.9 Compliance with Overlay Zone.** All proposed development within the Townhouse Overlay Zone shall go through the Zone Change process to have the property zoned for the Townhouse Overlay Zone. Planning Commission will review the proposed zone change along with the concept plan and send a recommendation to the City Council.

**3.18.10 Developer's Agreement.** All developments in Townhouse Overlay Zone shall have a developer's agreement outlining the terms and conditions of approval.

**3.18.11 NOTE: Figure out Public vs Private Street**



ALPINE TOWNHOMES

RECEIVED APR 08 2013

KENT FARRIS ARCHITECT

**ALPINE CITY PLANNING COMMISSION MEETING at  
Alpine City Hall, 20 North Main, Alpine, Utah  
Aug 20, 2013**

**I. GENERAL BUSINESS**

**A. Welcome and Roll Call:** The meeting was called to order at 7:07pm by Chairman Jannicke Brewer. The following commission members were present and constituted a quorum.

Chairman: Jannicke Brewer

Commission Members: Steve Cosper, Jason Thelin, Jannicke Brewer, Chuck Castleton, Steve Swanson, Todd Barney

Commission Members Not Present: Bryce Higbee

Staff: Marla Fox, Jason Thelin, Shane Sorensen

Others: Ellen Hall, Jeff Hall, Becky Rasband, Darren Gooch, Julie Yarbrough, Kent Hastings, Mary Jo Crook, Quaile Dutson, Shari Dutson, David Harvey, Annette Scott, Mark Wilkinson, Darrel Stallings, Griffin Johnson, Will Jones, Taylor Smith, Mark Wells, Brooke Smith, Don Watkins, Holly Holst, Brad Freeman, Skylor Smith, Richard Kirkham, Eric Loveland, Jeff Call, Brandt Saxey, Shane Evans, Emily Evans, David Anderson, Karolyn Smith, R Hartvigsen, Jack Hartvigsen, Paul Anderson, Mike Kennedy, Katrina Kennedy, Sam Watkin, Erin Darlington, Shirley Davis

**B. Prayer/Opening Comments:** Steve Swanson

**II. PUBLIC COMMENT**

No comment

**III. ACTION ITEMS**

**A. PUBLIC HEARING – Eagle Pointe PRD Concept Plan – Mark Wells and Taylor Smith**

The proposed Eagle Pointe Subdivision is located at approximately 800 West 600 North (just north of the intersection of Hog Hollow Road and Matterhorn Drive.). The proposed subdivision consists of 16 lots ranging from 20,316 s.f. to 53,401 s.f. on a site that is 31.88 acres. The site is located in the CR-40,000 zone. The City Council determined that the proposed subdivision will be developed as a PRD. The proposed plans as shown will require exceptions to be made that would allow for a longer cul-de-sac than the ordinance allows and the lack of a secondary access.

Jason Bond said we will review the concept plan tonight and then send it to the City Council. Each stage along the way will be sent to the City Council for approval. This subdivision was first proposed in 2007. It has now come back to be looked at again. A few exceptions need to be looked at and discussed tonight. Jannicke Brewer said in 2010 the developer suggested having a long cul-de-sac instead of a second access. She said if you start at the intersection and go to the end of the cul-de-sac it adds up to 2000 feet. Our ordinance only allows for 450 feet on a cul-de-sac. She also said we need to discuss filling the gully instead of building retaining walls and that the wildland interface requires a second access. Our Ordinance states that a single access can only have 20 homes. This plan has 21 homes.

The Fire Chief, Brad Freeman said we need a second exit because there are 3 draws in that cul-de-sac and fires can go up quick and people can't get out. People cannot get out on foot, especially small children and the elderly, they have to be able to get out in a vehicle. There is heavy brush area and there is ignition material all around in the draws. This is the kind of subdivision that is currently burning in other states today, subdivisions that have been poorly planned. The best way to protect this subdivision is to have a second access. Heavy brush and steep hillsides is an accident waiting to happen. We have already had a couple of major fires and there would be no way to defend this subdivision if there was a fire. We also wouldn't be able to get fire trucks in and out of the subdivision, and we would lose it.

1  
2 Shane Sorensen said this subdivision is on the upper end of our high pressure zone. We can provide the 40 pounds  
3 of pressure at the elevation 5350. The demand on the culinary system isn't what it used to be because we have the  
4 PI system. There are not the big swings in pressure in that system, however, in this long cul-de-sac, there are issues  
5 with the fire flows. There are some improvements that will go in at some point and time; it is totally dependent on  
6 development. Fire sprinklers would be required in these homes because fire flows can't be met. If you have fire  
7 sprinklers, you can get a 50% reduction in your fire flow requirement.

8  
9 We also recommended installing dry pressurized irrigation lines, but serving landscaping water through the culinary  
10 system until some other improvements are in place that would help the pressure there. The most difficult zone for us  
11 to keep water in our pressure irrigation system is in our high zone. In a year like this when there's not much in the  
12 creeks, we don't have a pump in the high zone so it's a struggle at times to keep water in that zone. Drainage could  
13 be handled but the area is not ideal.

14  
15 Shane Sorensen said we do not have a recommendation from the DRC because they wanted to hear back from the  
16 Fire Chief before a decision was made. It is required in the ordinance to have this approval before any exceptions  
17 are made.

18  
19 Richard Kirkham lives on Lakeview Drive. Mr. Kirkham said he has an issue with the water. He said there isn't  
20 enough water as it is to take care of the residents currently living there. The volume of water in the pipe is not  
21 sufficient for the current needs. He wanted to know what will happen if this subdivision goes in and takes all the  
22 water. He said he was also concerned about rock walls, road maintenance and snow removal.

23  
24 Jannicke Brewer asked Shane Sorensen if the subdivision had a second access could the water be looped around to  
25 alleviate some of the water pressure problems, or would it still be the same. Mr. Sorensen said it will still be the  
26 same problems because the water lines in the street are in the middle zone. Shane Sorensen said the city put a  
27 booster pump in the middle zone to help take the pressure off the high zone. He said Residents in that area put in  
28 sprinkler systems with the wrong pressure amounts. They need to be at 40 – 50 pounds of pressure and they were  
29 put in at 60 – 80 pounds of pressure. They have not been designed properly and will not provide coverage.

30  
31 Julie Yarbrough said she is against the steepness of this subdivision. A lot of dirt will have to be moved to get level,  
32 buildable property and there is going to be erosion. She said her house is in a bowl and she is concerned about fill  
33 sliding into her property. Mrs. Yarbrough said she is concerned about the developer gifting property to the City to  
34 get the ordinances changed. Jannicke Brewer said the City does not make deals with developers. She said property  
35 is given in order to have a planned subdivision and to preserve open space. This open space can either be public  
36 open space or private open space. It gives the developer a density bonus so he can build his houses a little bit closer.

37  
38 Kent Hastings said he wants to protect our hillsides. A major concern is the height of the retaining walls. The  
39 developer may have to give up lots in order to put in a second access so large retaining walls won't have to be built.  
40 Mr. Hastings suggested that the developer sell the property to the City and turn it into another Lambert Park. He  
41 said this would not be a good subdivision for Alpine.

42  
43 Darrel Stallings said he has a problem with the irrigation system. He said there isn't enough pressure to even run his  
44 drip system.

45  
46 Todd Barney said he didn't think we could make the exceptions except for maybe the fill. Steve Cospers said what  
47 the Fire Chief said was pretty compelling. And it's hard to argue with the Fire Department. Jannicke Brewer said an  
48 exception to the ordinance for an additional 1,716 of length above the allowed amount would have to be made for  
49 the long cul-de-sac. Jason Thelin said we have to preserve the right of the developer to develop his land.

50  
51 Fire Chief, Brad Freeman said he is not against the subdivision, but it has to have two ways to get out.

52  
53 **MOTION:** Jason Thelin moved to reject an exception to the ordinance for an additional 1,716 feet or length above  
54 the maximum allowable length (450 feet) for a cul-de-sac.

1 Chuck Castleton seconded the motion. The motion passed unanimously with 6 Ayes and 0 Nays. Steve Cosper,  
2 Jason Thelin, Jannicke Brewer, Chuck Castleton, Steve Swanson, and Todd Barney all voted Aye.  
3

4 **B. PUBLIC HEARING – Townhouse Overlay Zone – Will Jones**

5 Will Jones is proposing a new Townhouse Overlay Zone in Alpine City. This potential ordinance would be nearly  
6 identical to the Senior Housing Overlay Zone. The proposed townhomes would be built at approximately 242 South  
7 Main Street. This proposal is contingent on the adoption of a new ordinance and an amendment to the  
8 General Plan since multi-family housing is currently not allowed in Alpine City.  
9

10 Jason Bond said the proposed townhomes would not have an age restriction in order to live in them. This  
11 Townhouse Overlay Zone would only be able to happen in the Commercial Business Zone. Jannicke Brewer said  
12 our current General Plan does not allow for multi housing units. She said some people including her would like to  
13 have an option to live somewhere where there is no yard work.  
14

15 Jeff Hall said he moved to Alpine for the low density. The General Plan states low density and if this is approved  
16 we will become like American Fork.  
17

18 Brook Smith said she grew up in Alpine and she loves the community feel. As it is now, she feels like currently  
19 there isn't a place for her here in Alpine. This type of housing appeals to her because she would love to own a home  
20 in Alpine and as a single person, she said she could afford this and not have to worry about yard work.  
21

22 Erin Darlington said she would like to see this type of housing because she is caring for her mother and this could be  
23 a good fit for her and others like her. She said her concern is that this would be built on Main Street. Erin said we  
24 should keep Main Street for businesses because that area is precious and we need to use it for other services.  
25

26 Holly host said she doesn't want to sacrifice the feel of the city by putting in these townhomes. She said it will  
27 bring in more traffic and she wants to keep the low density.  
28

29 Julie Yarbrough said she is against the townhomes because she wants the small town feel.  
30

31 Ellen Hall said Alpine has a low density plan and she doesn't want the extra traffic. She said she doesn't mind  
32 driving to Costco if that is what she has to do to keep the small town feel. She said if people want that kind of  
33 housing they can move to Highland.  
34

35 Don Watkins said people moved here for the rural feel and he said the people here do not want to increase density.  
36 We have made it possible for home owners to rent out their basements to young couples and older couples if they  
37 live in the house. He said if this were the same zoning as the Senior Housing he wouldn't have a problem with it. He  
38 said we have a horrendous problem with traffic in this area. Density has to be discussed; it can't be just about  
39 affordability.  
40

41 Katrina Kennedy asked if this zone change is made, would this type of housing be allowed in all of the business  
42 zone. Jason Bond said the property would have to be at least 2 acres and it would be a new zone, not the Business  
43 Commercial Zone. Mrs. Kennedy said this would have to be done very carefully because if this is allowed, a  
44 precedent would be set for future developments wanting to do the same thing. She asked if this could be on the  
45 ballot so more people could have an input on the decision.  
46

47 Jason Bond said the General Plan is not a binding document. It is a tool to use to help make planning decisions.  
48 The public is welcome to come to Planning Commission and give input on the General Plan and help the city create  
49 the vision for our future.  
50

51 Shari Dutson said her children would like to live in Alpine but there is nothing that they can afford. The townhomes  
52 would be a wonderful option for some of our young people to be able to come home and raise their families. She  
53 also agreed that townhomes are a great option for those wanting to downsize. She said viewpoints are changing and  
54 as she gets older she said she doesn't want to care for a big yard but would still like to live in Alpine.  
55

1 Eric Loveland said this property is going to be developed. If the townhomes don't go in, then something else will  
2 and you will still have increased traffic. These townhomes would be well built and nice looking, not a place that you  
3 would say would invite crime or you would be afraid to walk by at night. They would be great for young  
4 professionals with families and a benefit to the community. He mentioned that there are other apartments in Alpine  
5 that are much less appealing to look at.

6  
7 Tom Watkins asked why the need to increase by 50%, Why does it need to go from 8 to 12, is it because of cost.

8  
9 Bryce Nelson said there is no proposal for increased density. The parcel is 3.9 acres and proposed 28 units. That is  
10 less than 8 per acre.

11  
12 Kent Hastings said people moved here because of the current zoning. He said he feels like it is still relevant today.  
13 He said he does not want to change the rural feel and the character of Alpine. Mr. Hastings said we shouldn't  
14 change the rules to accommodate developers. Let them build according to the current ordinances.

15  
16 Mark Wilkensen said he is concerned by Overlay Zones. You put the zoning in and pretty soon you have a major  
17 traffic problem because you don't know what will come in. He said we should never have put a school on Main  
18 Street. Mr. Wilkensen said this is not going to be affordable housing for peoples kids to move to, it will be high end  
19 Park City type living.

20  
21 Becky Rasband said the school on Main Street made all kinds of promises on traffic control and they have delivered  
22 on none of them. She said she can't imagine adding more people and traffic on Main Street.

23  
24 David Anderson said we all contribute to the density of Alpine. We need to look at responsible living so our  
25 children will have a place to live. He said he is in favor of these townhomes if the developers are careful about how  
26 they are built. He said if you take a look at all the people moving here and living in basement apartments you will  
27 see that they are needed.

28  
29 Paul Anderson said he lives across the street from this property and he would like to see more businesses in this  
30 area. He said he can't even get out of his driveway because of the school. He said it is a stretch to allow families  
31 with small children live on Main Street.

32  
33 Brant Saxey lives on Main Street and he moved here for the small town feel. He said this is the entrance to our City  
34 and the look and feel of townhomes right on Main Street is not right. He said there are affordable homes in Alpine  
35 and these townhomes are probably not going to be that affordable.

36  
37 Jannicke Brewer said we will work on the General Plan on the third Tuesday of the month. The public is welcome  
38 to come and make suggestions.

39  
40 **MOTION:** Jason Thelin moved that we do not move forward with the creation of the Townhouse Overlay Zone.

41  
42 Jason Bond reminded the Planning Commission that they are a recommending body and they need to recommend to  
43 the City Council to not move forward with the Townhouse Overlay Zone. Jannicke Brewer said she disagrees and  
44 with this vote we are saying we think there is no point in moving forward with this.

45  
46 Steve Cospers said this could be part of the discussions that take place with the General Plan, and Jannicke Brewer  
47 said that could take a year to complete.

48  
49 Todd Barney seconded the motion. The motion did not pass and was a split vote with 3 Ayes and 3 Nays. Jason  
50 Thelin, Steve Swanson, and Todd Barney all voted Aye. Steve Cospers, Jannicke Brewer, and Chuck Castleton, all  
51 voted Nay.

52  
53 **C. Fort Creek Riverbottom Subdivision – Quail and Shari Dutson**

54 The proposed Fort Creek Riverbottom Subdivision is located North of Whitby Woodlands Drive and West of Main  
55 Street. The proposed subdivision consists of 12 lots ranging from 10,900 s.f. to 39,000 s.f. on a site that is 9.27

1 acres. The site is located in the CR-20,000 zone. The development is proposed to include 3.80 acres of private open  
2 space. The applicant is requesting that the subdivision be developed as a PRD.  
3

4 Jason Bond said smaller lots would be developed because of the public open space and the PRD. Jannicke said we  
5 need to put this in as a PRD to preserve the creek area. Steve Cosper asked how many lots would be in the  
6 subdivision if this was not developed as a PRD. Mr. Dutson said it would be the same because they would use the  
7 land across the creek instead of putting in open space. They would rather preserve the land on the other side of the  
8 creek because it is beautiful space for the neighbors to enjoy. Jannicke Brewer said the city would prefer it if the  
9 homeowners would keep the streambed cleared and taken care of.

10  
11 Steve Swanson asked the flood plain in this area. Shane Sorensen said all of the flood plain has to be in open space.  
12 Jannicke Brewer said the engineers will help us decide exactly where the flood plain line is and that way we know  
13 where the property boundaries are. Shane Sorensen said a Letter of Map Amendment will have to be done to  
14 identify the flood plain.  
15

16 **MOTION:** Chuck Castleton moved to recommend to the City Council that the Fort Creek Riverbottom Subdivision  
17 be developed as a Planned Residential Development (PRD).  
18

19 Steve Swanson seconded the motion. The motion passed unanimously with 6 ayes and 0 Nay. Steve Cosper, Jason  
20 Thelin, Jannicke Brewer, Chuck Castleton, Steve Swanson and Todd Barney all voted Aye.  
21

#### 22 **IV. COMMUNICATIONS**

23 Jannicke Brewer said starting next month we will meet on the first and third of each month.  
24

#### 25 **VI. APPROVAL OF PLANNING COMMISSION MINUTES OF: July 16, 2013**

26  
27 **MOTION:** Steve Cosper moved to approve the Planning Commission Meeting Minutes with revisions for July 16,  
28 2013.  
29

30 Chuck Castleton seconded the motion. The motion passed unanimously with 6 Ayes and 0 Nays. Steve Cosper,  
31 Jason Thelin, Jannicke Brewer, Chuck Castleton, and Steve Swanson all voted Aye.  
32

33 Jannicke Brewer stated that the Planning Commission had covered all of the items on the agenda and adjourned the  
34 meeting at 9:15pm.