

September 1, 2022
Planning Commission Meeting
Virtual Meeting
7:01 p.m.

Commissioners Present: Chairman Julie Jones, Vice Chairman Marcus Wager, Commissioner Blake Broadhead, Commissioner Jan Kerr, Commissioner Stephan Moss, and Commissioner Beth Thompson

Commissioners Absent: Commissioner Ryan Vaughn

City Staff Present: Tyra Bischoff: Deputy Recorder

Others Present: Robert Anderson

1. 7:00 p.m. - Call to Order and Opening Ceremonies

Chairman Julie Jones called the meeting to order.

A. Declare Conflict of Interest, if any

None.

2. Action Items

A. Final Plat Application – Perry Landing Subdivision located at 3200 S 1200 W Parcel #02-034-0038

Applicant: Robert Anderson

Ms. Bischoff read the following from the staff report:

This particular phase of the Perry Landing Subdivision includes 16 single family lots in the R1 zoning district. This phase is on the east end of the development adjacent to 1200 W. The preliminary plan has been approved previously and the engineering drawings have been approved by the city engineer. Everything appears to be in order for approval. Following approval the applicant will have 90 days to fund their escrow account, pay direct costs to the city (seal coat and GIS fee), obtain signatures on the plat, and record the plat.

Chairman Jones asked about the minimum square footage required per lot in the R1 zone. They found in Municipal Code 15.07.020.7 that the minimum is 10,000 square feet. Commissioner Wager asked if the applicant had funded it or will plan on using the ninety days to pay. The developer, Mr. Anderson said they expect to do it immediately after approval. Chairman Jones asked if there will be curb and gutter installed on the west side of 1300 West. Mr. Anderson said that area will be open because of a temporary detention basin required by the city. A finished curb and gutter in that area will be in the plans for the next phase. Chairman Jones reviewed the stub and connection roads to check that they were marked as 60 foot wide. She asked about the plans for a sidewalk or path on the east of 1200 West. Mr. Anderson mentioned that the bike path will be on the west side of the street which is on city property. Commissioner Kerr asked for clarification that the developer will still put in curb and gutter on the east side of 1200 West. Mr. Anderson said it will be done. Chairman Jones expressed concerns of the width and spacing of the bike path and park strip. Chairman Jones asked if the final plat requires sidewalks to be shown on it. Commissioner Wager responded that it is usually shown on the improvement drawing. Ms. Bischoff commented that the city engineer had already approved the drawings.

MOTION: Commissioner Marcus Wager made a motion to approve the Final Plat Application for Perry Landing Subdivision subject to Mr. Barnhill checking into the pathway and verifying that everything is good with it. Commissioner Kerr seconded the motion.

Roll Call Vote:

Commissioner Jones, Yes
Commissioner Kerr, Yes
Commissioner Wager, Yes
Commissioner Moss, Yes
Commissioner Thompson, Yes
Commissioner Broadhead, Yes

Motion Approved: 6 Yes 0 No

B. Preliminary Subdivision Application – West Meadow Estates located at 2250 S 1200 W Parcel #03-157-0017 Applicant: Brinton Neff

Ms. Bischoff said the applicant asked for this to be tabled because he didn't have any updates to present.

Motion was Tabled

3. Approval of the Minutes

A. August 4, 2022 Regular Meeting

The commissioners said they hadn't reviewed all the minutes and would like more time.

MOTION: Vice Chairman Wager made a motion to table the August 4, 2021 meeting minutes. Commissioner Moss seconded the motion.

All in favor. Motion was Tabled

4. Discussion

A. Future Projects

For future projects Ms. Bischoff read from the October planning meeting agenda. She said what was scheduled was an amendment to swimming pool setbacks, a zone change at Promontory Crossing from Interstate Commercial IC to Industrial, a zone change at Olsen Orchards from NC3 to R1/3, the preliminary applicant at Olsen Orchards, and the final plat application at Acorn Ridge. Commissioner Kerr asked if the Olsen Orchards was the development on 3600 South. Ms. Bischoff said the original plan was scrapped by the developer and with the requested zone change they plan to build single family with a few multi-family homes in this area. As for Acorn Ridge, Ms. Bischoff, explained that this is a large single family lot that the applicant wants to subdivide to build another house.

B. Report on past-approved Planning Commission Agenda Items

None.

C. Report from Commissioner regarding last Council Meeting

Ms. Bischoff reported that City Council passed the budget with a reduced tax rate that equals an 18% increase. She said they also passed the subdivision ordinance with 16 units per acre and 30% of the site to be landscaped. The Land Use Chart was passed with changes to the wording in section 3 paragraph 2 on “ratio being prorated” to “calculated accord to acreage”, add public streets to the exclusions, and an amendment on fee for developer change wording from “residential unit” to “per single family dwelling”.

**D. Make Assignments for Representative to Attend City Council Meetings
(September 8 & 22 Meeting)**

The September 8, City Council meeting might be cancelled so an assignment was not made. Commissioner Broadhead said he can go to the meeting on September 22.

5. Public Comment

None.

6. Training

A. Staff

None.

7. Review Next Agenda and Adjourn

A. Items for October agenda (next meeting October 6, 2022)

- Amendment to swimming pool setbacks
- Zone change Promontory Crossing – from Interstate Commercial IC to Industrial
- Zone change Olsen Orchards – from NC3 to R1/3
- Preliminary applicant Olsen Orchards
- Final plat application Acorn Ridge – Canyon View Drive

B. Motion to Adjourn

Motion: Commissioner Wager made a motion to adjourn the meeting. Vice Chairman Moss seconded the motion.

All Commissioners were in favor. The meeting ended at 7:17 p.m.