

## Planning Commission Meeting Minutes

March 7, 2019

7:00 p.m. Regular Meeting



### CALL TO ORDER

- Chairman Morgan opened the meeting at 7:00 p.m.
- Roll Call: Planning Commissioners present were John Morgan, Monica Gee, Jacob Dale, Patti Gabel, Zach Stoltenberg, Crystal Henson, and Kevin Harris. No members were absent. Assistant City Manager Dan Porter and City Planner Chris Brewster with Gould Evans were also in attendance.

#### 1. APPROVAL OF PC MINUTES – January 3, 2019

- Ms. Gee made a motion to approve the minutes from the January 3, 2019 Planning Commission meeting.
- Mr. Stoltenberg seconded.
- Vote of all ayes, motion carried.

#### 2. OPEN AGENDA – In order to speak during open agenda, you must sign in **before the meeting**. Please give your name and address to the City Clerk or designee. Comments will be limited to 3 minutes. Please wait to be recognized by the Chair and before speaking **state your name and address** for the record.

- Name, address,
- Chairman Morgan closed the open agenda portion of the meeting.

#### 3. NEW BUSINESS

##### a) Public Hearing - Rezone Application– R-R (Residential Rural) to R-SF (Residential Single Family) 521 Smiley Road – Submitted by Jack Willis & South Park Development

- Mr. Brewster delivered a presentation on the item.
- Ms. Gabel commented that .
- Mr. Stoltenberg added .
  - Mr. Stoltenberg made a motion to recommend approval to the City Council of the rezoning request for the property located at 521 Smiley Road, subject to the following staff conditions:

1. The preliminary and final plat shall demonstrate infrastructure and utility capacity to serve all lots at the appropriate levels of service. Any upgrades in service necessary shall be the obligation of the property owner.

2. Access to the 4 lots on Smiley Road shall be subject to review and approval by the City Engineer, and generally be consolidated to two points. Options to explore include shared drives between two lots, access from the proposed side street to the south of the property, access from a shared “frontage lane” connecting all lots with a common access drive, or combinations of these or similar strategies.

3. Future platting of the 16 lots to the west further off Smiley Road, or any other portions of the property being rezoned shall require a conceptual street network addressing all future development on this property, including connections to potential street networks on the

surrounding property. The conceptual network shall prioritize coordinating access to Smiley Road at limited points, and establish a block structure for the vicinity so the area does not end up with several isolated stubs, cul-de-sacs and subdivision “pods” should future development occur in these areas.

4. At the time of platting, all lots shall meet the minimum dimension and development standards for the R-SF district (minimum 6,000 s.f lots; minimum 65 feet frontage). However the lots on Smiley Road shall be limited to the concept proposed – 4 larger lots with limited access points.

- Ms. Gee seconded the motion.
- Roll Call Vote – 7 ayes, 0 nay (), motion carried.
- The City Council will plan to consider this item at the regularly scheduled meeting on April 1, 2019.

#### 4. OLD BUSINESS

- No items.

#### 5. GENERAL INFORMATION

- a) December 2018 and January 2019 Homebuilders Association Permit Statistics
- b) December 2018 Market Research Statistics
- No items.

#### 6. ADJOURN

- Ms. Gee made a motion to adjourn the meeting.
- Mr. Dale seconded the motion.
- Vote of all ayes, motion carried.
- Meeting adjourned at 7:54 p.m.

Respectfully submitted,



Dan Porter, Assistant City Manager