



**Planning Commission Meeting Minutes
Tuesday, February 25, 2020**

Planning Commissioners in Attendance: Trevor Wood, Brad Gunnell, Kylie Lance, Art Adcock, Jessica Tolman, and Kody Curtis.

Other's in Attendance: Community Development Director Jason Bond, Colton Petersen, Dale Bennett, and Leroy Kinder.

Commission Chair Wood called the meeting to order at 7:00 p.m.

Invocation / Inspirational Thought: Mr. Bond offered an invocation.

Pledge of Allegiance: Commissioner Adcock led the Pledge of Allegiance.

Public Forum: Commission Chair Wood opened the Public Forum at 7:02 p.m. and closed it at 7:03 p.m.

DISCUSSION AND POSSIBLE ACTION ITEMS

PUBLIC HEARING- Parker View Subdivision

The Planning Commission will review a concept plan for a proposed 3 lot commercial subdivision located at the corner of Main Street and Highland Drive.

Mr. Bond explained that there is currently a Big O Tires located on this site, the applicant is proposing to subdivide his property into three. He noted that the owner has been working on a site plan to develop a car wash to the North of the Big O Tires. Mr. Bond clarified that the site plan will not be reviewed tonight, only the subdivision.

Commission Chair Wood opened the Public Hearing at 7:05 p.m.

Leroy Kinder asked what the hours of operation for the car wash would be. Mr. Bond clarified that the carwash is anticipated in the future, but tonight's meeting is just for the subdivision of the property. Mr. Kinder explained that he would like to see the property subdivided and developed, but he has a few questions regarding the future car wash. Mr. Petersen (the property owner) explained while the exact hours of operation are still to be determined, he anticipates that it would close around 8 p.m. and the property would be closed after business hours. Mr. Kinder clarified that his primary concern was a 24 hour self-serve carwash.

Commission Chair Wood closed the Public Hearing at 7:08 p.m.

Commissioner Lance asked if there is Main Street frontage for the Northern lot. Mr. Bond confirmed that there is. He noted that there are limited access options to the West as there is a

steep grade. Commissioner Wood asked how Mr. Petersen plans to provide accesses. Mr. Petersen explained that the access on the North side (Main Street) would act as an entrance only for the car wash; he then envisions shifting some of the parking around for the Big O Tires, in order to have a dedicated exit for the carwash off of Highland Drive. Commissioner Lance asked if there is a reason that the lot line between lots 2 and 3 has a jog in it. Mr. Bond answered that it has to do with the site plan in order to provide adequate parking for lot 1. Commissioner Wood asked if there are any plans for lot 3. Mr. Petersen answered that he doesn't have any at this time.

Commissioner Gunnell noted that there is a 50-foot easement across lot one and asked who the beneficiary is. Dale Bennett the project Engineer, indicated that it is an old easement that hasn't been used for years. Commissioner Gunnell asked for clarification regarding the UDOT easement and its location. Mr. Bennett answered that it is a temporary construction easement along Main Street, which is a UDOT road. He explained that they will be working with the title company to remove the old easements on the property.

Commissioner Gunnell asked if the applicant will be required to build a fence along the R-10 residential property to the East. Mr. Bond explained that grading, etc. will be addressed during the site plan review.

Commissioner Adcock asked if there are any infrastructure issues. Mr. Bond explained that the biggest issues are emergency access and grading. Commissioner Wood asked if there are any different code provisions for a commercial subdivision, versus a residential subdivision. Mr. Bond explained that the subdivision process remains the same regardless of the zone.

Discussion Item- Landscaping Requirements

The Planning Commission will discuss an idea to implement City wide landscaping requirements.

Mr. Bond explained that the City Council would like the Planning Commission's thoughts regarding a City wide landscaping requirements. He clarified that no action is needed tonight as this is just a general discussion. Mr. Bond noted that one of the standard Planned Unit Development (PUD) density bonuses is that front yard landscaping be installed prior to the issuance of the Certificate of Occupancy (C of O). He stated that some Cities have a City wide landscaping requirement, in which a bond be provided and then the homeowner is given an allotted amount of time to complete their landscaping. Mr. Bond recognized the possible issues in regards to tracking and enforcing landscaping bonds.

Commissioner Curtis asked why the City wouldn't instead implement a landscaping requirement upfront, contingent with issuing a C of O. He noted that this would solve the problems that bonds would cause. Mr. Bond pointed out that this may be an issue for people who can't afford landscaping upfront. Commissioner Curtis argued that as long as the requirement is clear up front, he doesn't think it would be an issue.

Commissioner Wood indicated that he thinks it's a good idea to require landscaping upfront for the front yard, but pointed out that homes that are completed in the winter would require a landscaping bond. Mr. Bond explained that developers in these instances already provide landscaping bonds during the winter months. Commissioner Curtis stated that he believes having a landscaping bond for any period of time other than winter, would cause problems.

Mr. Bond asked the Planning Commission Members if they think that a landscaping requirement is needed. Commissioner Gunnell indicated that he likes the idea, but isn't a fan of it being required. If the Council decides to implement a landscaping requirement, he believes it should be required prior to the C of O to avoid bonding. Commissioner Gunnell also suggested that landscaping could instead be incentivized or encouraged. Commissioner Lance expressed that yards without landscaping produce dirt and mud that can affect neighbors.

Commissioner Lance suggested that the City look to other City's requirements in order to gather ideas. Commissioner Wood stated that he likes Commissioner Gunnell's idea about providing an incentive. Commissioner Gunnell pointed out that requiring home owners to provide money for a bond up front, while requiring them to install landscaping (which costs additional money) may create a financial burden. Commissioner Lance noted that it wouldn't be an issue if it is preplanned in the construction loan. Commissioner Curtis suggested that a landscaping requirement should be considered as the City continues to grow at such a fast rate. Mr. Bond explained that if the requirements are too strict it may deter growth and slow it down. He noted that if a recession were to hit things such as landscaping requirements could prohibit development.

Commissioner Tolman asked if a landscaping requirement would apply to homes that have been built, or are in process. Mr. Bond clarified that any new requirement would not apply to building that has previous approval. He recommended that the Commission consider this topic, and provide a recommendation to the City Council at the next meeting. Commissioner Curtis asked how many home owners a landscaping requirement would affect, as most of the building is happening through PUD's. Mr. Bond estimated (using last year's numbers) that roughly 10-20 of the nearly 200 single family homes would have been affected by an ordinance such as this.

Commissioner Adcock stated that he doesn't like this proposal and doesn't think that government should overreach onto private property. He referred to Payson City code which requires 'all new builds to have landscaping' prior to the C of O being issued; unless it is during the winter months, in which case a bond is required. Commissioner Adcock suggested that Payson is a good source to refer to, since we share a Chamber of Commerce with them. He expressed his feelings that it is ok to look into a requirement; but pointed out that many people don't buy into an HOA or gated community, because they want to maintain their property rights. Commissioner Adcock acknowledged both opinions, but asked that his fellow Commissioners consider property rights.

PLANNING COMMISSION BUSINESS

Approval of minutes from:


February 11, 2020

Motion: Commissioner Adcock motioned to approve the minutes from February 11, 2020. Commissioner Curtis seconded. The vote was unanimous in the affirmative.

Commissioner Adcock asked if there are any updates regarding the Ercanbrack rezone. Mr. Bond answered that Mr. Ercanbrack is working on engineering, etc.

ADJOURNMENT

Commissioner Lance motioned to adjourn at 7:59 p.m.


Trevor Wood, Commission Chair
Kira Petersen, Deputy Recorder