



## Planning Commission Minutes

Tuesday, January 23, 2018

The meeting was called to order at 7:00 p.m. by Commission Chair Trevor Wood. Commission Members attending: Kylie Lance, Art Adcock, Michelle Sperry, Trevor Wood.

Others present: Community Development Director Jason Bond, Engineer in Training Jon Lundell.

### **Invocation/Inspirational Thought:**

Commissioner Adcock offered an invocation.

### **Pledge of Allegiance:**

Commissioner Sperry led the pledge of allegiance.

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

### **Appointment of Chair and Deputy Chair:**

Commissioner Lance motioned to nominate Trevor Wood as the Planning Commission Chair. Commissioner Adcock seconded.

Roll Call:

Commissioner Lance     Aye

Commissioner Sperry     Aye

Commissioner Wood     Aye

Commissioner Adcock     Aye

Vote Passes Unanimously.

Commissioner Sperry motioned to nominate Art Adcock as the Deputy Chair. Commissioner Lance seconded.

Roll Call:

Commissioner Lance     Aye

Commissioner Sperry     Aye

Commissioner Wood     Aye

Commissioner Adcock     Aye

Vote Passes Unanimously.

**Review of the Vacation of lots 185 and 186 from the Vistas at Summit Ridge Plat C:**

Mr. Lundell explained that this is a request to modify the property lines of two lots in Vista's Plat C. The request includes the vacation of lots 185 and 186 from Vistas Plat C, and the creation of an additional Plat E. Mr. Lundell presented the current property lines and showed how the landscaping of lot 185 goes over that property line. (see presentation attached). He explained that the catalyst of this adjustment is the that the landscaping on lot 185 was done along the line of the proposed adjustment and not along the current property line.

Mr. Lundell stated that third property owner owns most of the undeveloped land in Summit Ridge and is selling a portion of his property to allow these lot lines to be modified, and create a new plat. With the proposed lot line change both lots will become larger, around ½ acre in size each and the frontage will remain the same. Mr. Lundell explained that the lot sizes will be consistent with the area.

Mr. Lundell explained that staff is looking for the Planning Commission to give a recommendation to the City Council for the vacation of lots from Plat C, and the creation of Plat E of the Vista's. With the findings that no new parcels are created. The area contained in each lot is modified but the frontage doesn't change. And that the owners agree to adjust existing public utility easements.

Mr. Adcock asked if there will be any changes to City Infrastructure. Mr. Lundell answered that City Infrastructure won't be affected.

Mr. Lundell explained that there is an agreement between all 3 property owners. Mr. Bond clarified that everyone involved will be required to sign the plat. Mr. Bond suggested that the phrase 'vacation of lots 185 and 186 from Vista's Plat C' is included in the motion.

**Motion:**

Commissioner Lance motioned to forward a positive recommendation to the City Council to vacate lots 185 and 186 from Plat C of the Vistas at Summit Ridge, and propose they approve the creation of Plat E. With the condition that the public utility easements are amended. Commissioner Sperry seconded.

**Roll Call:**

Commissioner Lance    Aye

Commissioner Sperry    Aye

Commissioner Wood    Aye

Commissioner Adcock    Aye

Vote Passes Unanimously.

**Planning Commission Business:**

Mr. Bond explained that at the next City Council Meeting two new City Council members will be interviewed and selected. It will be the only item on the meeting agenda.

Commissioner Lance asked if any new subdivision applications have been submitted. Mr. Bond stated that there are a few subdivisions North of Stringhams that have been reviewed in DRC. Mr. Lundell stated that there will be a public hearing for this subdivision in the first February Planning Commission Meeting. Mr. Lundell stated that there is also an application for the Orchard Park Condo's located along 400 South.

Commissioner Adcock asked about the Benjamin Franklin townhomes that are being marketed without approval. Mr. Lundell stated that they can advertise, but only as a lot holding or reservation.

Mr. Bond showed an updated Term schedule for Planning Commission Members. The current ordinance states that members can only serve 2 terms but he has talked to the Mayor about potential changes regarding terms. Mr. Bond explained that terms need to be alternating so the whole Commission's terms don't expire at once. Commissioner Lance asked if terms will be automatically renewed. Mr. Bond stated that the Mayor will need to reappoint Commissioners for a second term.

Mr. Bond stated that if this term schedule is approved by the Mayor and the City Council it will be posted on the City Website and a copy of it will be given to the Commissioners.

Mr. Bond stated that the Mayor is waiting to appoint the new Commission Member until the new City Council members have been selected.

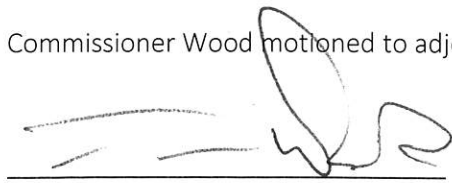
Commissioner Wood asked what the rejection of the mining annexation means. Mr. Lundell explained that the petition was rejected, or in essence expired because the applicant didn't provide the information needed by the deadline.

Approval of Minutes:


Commissioner Lance asked that the December 14<sup>th</sup> minutes be changed to reflect that she heard the info rather than knew it.

**Motion:** Commissioner Adcock to approve the minutes from December 14<sup>th</sup> with the petition expiration date changed from the 31<sup>st</sup> of December to the 21<sup>st</sup>, and pending Commissioner Lance's requested change. Commissioner Sperry seconded. All in favor in the affirmative.

Commissioner Wood motioned to adjourn at 7:32 p.m.



Trevor Wood, Commission Chair



Kira Petersen, Deputy Recorder