



## PLANNING COMMISSION

### MEETING MINUTES

Thursday, August 10, 2017

Meeting called to order at 7:00 p.m. by Commission Chair Montoya. Commission Members attending: Art Adcock, Kylie Lance, Kyle Francom, and Trevor Wood.

Others Present: City Manager Ben Reeves, Community Development Director Jason Bond, Engineer in Training Jon Lundell, Craig Collette potential developer of Angels Landing.

**Invocation/Inspirational Thought:** Commissioner Adcock offered the invocation.

**Pledge of Allegiance:** Commissioner Francom led the pledge.

**Public Forum:** Commissioner Montoya opened the public forum at 7:03 p.m. and closed it at 7:03 p.m.

#### **Angels Landing:**

Proposed 12 lot subdivision located at approximately 690 N. 169 W.

Mr. Lundell presented the revised plan for Angels Landing subdivision. The street width was increased to meet the city standard of a 55 foot right of way. Lots 11 and 12 are still proposed as flag lots.

Commissioner Montoya asked what lots will be sharing the private drive. Mr. Lundell explained that lot 10 will have driveway access on 690 N, and lots 11 and 12 will share the private drive.

Setback issues and flag lot approval will be needed from the Planning Commission.

Mr. Lundell explained that lot 7 does not meet the required setbacks for the existing home. Commissioner Montoya stated that lot 7 doesn't meet the ordinance if it can't meet the setbacks. There was discussion on how the lots can be shifted in order to give lot 7 the correct setbacks. Mr. Bond stated that lot 7 is within a few feet of meeting the ordinance.

Commissioner Wood asked about the buildable area of the lots. Mr. Lundell stated that the buildable area has improved from the last plan and doesn't look like it will be a problem.

Mr. Collette addressed some of the challenges with this plan. The cul-de-sac is currently just over 499 feet; the current city allowance is up to 500 feet. The main setback concern is the South East corner on lot 7 and may result in losing the garage. Commissioner Adcock asked if losing lot 4 would be better than losing the garage? Mr. Collette stated that he believes it is wash. Mr. Collette stated that making the road a u would result in a loss of 3 lots.

Commissioner Lance asked how the HOA would work for the private drive. Mr. Collette stated that it may only apply to lots 11 and 12. Mr. Lundell stated that City ordinance require an agreement be recorded with the plat designating care of private road. Commissioner Lance stated that she would like to require a plat note documenting that 11 and 12 are on private lots.

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Commissioner Montoya asked where the driveway for lot 6 will be, she is concerned about possible safety issues regarding the length of the driveway. Mr. Lundell stated that the amount of frontage on lot 6 will give enough visibility.

Commissioner Montoya explained to the council that it is possible for the Planning Commission to approve this plan positively with comments, and allow the DRC to examine details more carefully.

Commissioner Lance motioned to approve the concept for Angels Landing conditioned on meeting required setbacks, and a note on the plat stating lots 11 and 12 are on a private drive, and requirements to maintain the private drive. As well as pending Chief Olson's Fire safety comments.

Commissioner Francom seconded. The vote was unanimous in the affirmative.

### **Discussion**

#### **Main Street Commercial Mixed use percentages**

Commissioner Montoya asked for clarification between Main Street Commercial and Residential zones.

Mr. Bond read the proposed difference in MSR and MSC code. In an MSC and CBD zone both commercial and residential are permitted uses, the council's concern is that commercial is not being developed in these zones. The previous percentage was 30 % commercial, and 70 % residential. The City Council would like to see a change in the allowed percentage of commercial versus residential in a mixed use development.

Commissioner Francom expressed concern that business will come after the population. He believes too much commercial space may be left empty without enough residential support. Commissioner Lance stated that she believes the percentage needs to be a medium of both residential and commercial in order for the ordinance to be feasible.

Commissioner Lance stated that she believes residential isn't necessarily supporting commercial, but it is allowing the owner of the building to provide commercial building space.

Mr. Reeves stated that the council is more concerned that the CBD zone currently allows development that is purely residential, the council doesn't want to lose its commercial space. The Planning Commission ultimately needs to decide regarding percentages. Mr. Bond explained that the current ordinance and percentages apply to all 3 zones on Main Street, but there is less concern with the MSR zone because it is residential in nature.

Commissioner Adcock stated concern about percentages requiring buildings to have residential and commercial uses on the same floor. Commissioner Wood suggested removing percentages and instead requiring the ground floor to be commercial.

Making Residential Commercial an accessory use in the MSC zone is the City Council's intent. Mr. Reeves suggested requiring a project within these zones be either commercial or mixed use. If it is mixed use the first floor commercial would be required to meet an 11-foot height requirement.

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Mr. Reeves suggested extending the MSC zone all the way to the end of 500 West, and using the MSR zone as a buffer. MSC and CBD zones would be required to be either mixed use or commercial. If they were developed as mixed use the first floor would be required to be all commercial, and meet the 11-foot height requirement.

The Planning Commission would like to see all lots with frontage on Main Street re-zoned as MSC. Mr. Reeves suggested that the Dawe property be included in the change, it is currently vested but would be zoned as MSC in a future development.

Mr. Bond explained that he will bring draft language to the City Council regarding the Councils agreement on this issue, and a public hearing will be held at the next Planning Commission meeting.

### **Removal of Allowing Private Streets:**

Mr. Bond explained the councils desire to stop allowing private streets. Police, fire, and public works are all in support. Commissioner Montoya expressed concern regarding the differentiation between Private Street and shared drive ways. Mr. Lundell stated that private access lanes for shared driveways would still be allowed for access from public streets to flag lots.

Commissioner Francom clarified that lots that have been previously planned before an ordinance change would be grandfathered in, if the ordinance is changed any new application would be held to the new ordinance.

Commissioner Montoya asked if there are currently any large projects that have planned for private streets. Mr. Lundell stated that Bella Vista may have a few, although the city is not sure on the current standing of the project it has preliminary approval, and could be submitted to begin construction. Mr. Lundell also stated that Foothill village has a few private streets within a large development, they have preliminary approval as well, but are looking at revising.

Commissioner Wood asked if this could cause unintended consequence for high density housing. Mr. Lundell stated that he doesn't foresee any problems. Higher density projects usually use the Planned Unit Development ordinance that allows for a higher density being served off of Public Streets.

Mr. Bond stated that he believes this ordinance change will help the City promote better development. Mr. Bond stated that he believes the City should be maintaining roads, and not property owners.

Mr. Bond explained that he will bring draft language to the City Council regarding the Councils agreement on this issue, and a public hearing will be held at the next Planning Commission meeting.

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### **Length of cul-de-sacs**

Mr. Bond explained that the City ordinance contradicts itself and states both 500 and 250 feet as the maximum cul-de-sac length. Ordinance title 11 states 250 feet as the maximum length. State code sees as same level. Chief Olson has stated that fire code doesn't have restriction, he prefers less length, it helps with fire safety and looping of water lines. Mr. Bond clarified that stub streets are not considered cul-de-sacs.

Commissioner Adcock pointed out that 500 feet is a city block. Mr. Bond stated that shorter cul-de-sacs will encourage better circulation. A 250-foot maximum would be consistent with how the city has been developed.

Commissioner Wood asked how would it affect the areas in Summit Ridge and the general plan. Mr. Lundell stated that any development with a grade greater than 10% can be allowed to have a cul-de-sac up to 1000 feet. Anything with a grade of 10% or lower would need to meet the 250-foot maximum length.

Mr. Bond stated that he will bring updated draft language to the City Council regarding the Councils agreement on this issue, and a public hearing will be held at the next Planning Commission meeting.

### **Reports of Officials and Staff**

Mr. Lundell stated that the ownership of the Orchards will be entering City Council discussion.

Mr. Lundell stated that Summit Ridge is rapidly growing, they are working on the next phase.

Mr. Bond stated that an additional Administrative Assistant position has been posted. Mr. Bond explained that the GIS planning technician job application closed today. These jobs will add additional help to the Community Development department.

Mr. Reeves stated that on Wednesday the 23<sup>rd</sup> at 7 p.m. the first public meeting will be held regarding the new senior center and library building. There will be multiple meetings held to get input from the public. There may be town hall meetings held in October to show the architect's renderings based on the public's ideas.

Commissioner Adcock asked if the museum will be re built. Mr. Reeves explained that they are planning to retrofit the existing museum and update bathrooms. Commissioner Francom asked if reinforcing the building would be a possibility. Mr. Reeves explained that a structural analysis was done and it was verified that it would be a multi-million dollar cost to reinforce.

Commissioner Adcock asked if there are any updates on the Grocery store. Mr. Bond stated that he spoke with Ridley's, they are actively working on moving the project forward. They are hopeful to meet with city concerning development moving forward in the next few weeks.

### **Planning Commission Business:**

Mr. Adcock pointed out that the outcome of the roll call vote should be written as 4 to 0 instead of 4 to 4. Commissioner Montoya asked that the minutes clarify that the MSC zone was discussed not the MSR. She

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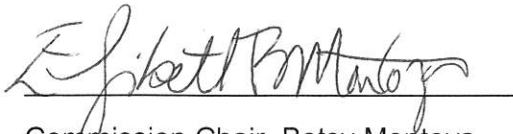
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also asked that CC&R's be entered correctly. Commissioner Wood pointed out that Commissioner Bloomfield's name was entered wrong.

Commissioner Lance motioned to approve the July 27<sup>th</sup> minutes pending changes. Commissioner Wood seconded. All in favor in the affirmative. Commissioner Francom abstained.

Commissioner Adcock motioned to adjourn at 9:05 p.m.

A handwritten signature in cursive script, appearing to read "Betsy Montoya", written over a horizontal line.

Commission Chair, Betsy Montoya

A handwritten signature in cursive script, appearing to read "Kira Petersen", written over a horizontal line.

Kira Petersen, Deputy Recorder