



PLANNING COMMISSION
MEETING MINUTES
Thursday, June 22, 2017

The meeting was called to order at 7:02pm by Commission Vice Chair Trevor Wood. Commission Members attending: Michelle Mendenhall, Art Adcock, and Drew Bloomfield.

Others present: Assistant City Manager Dennis Marker, Engineer in Training Jon Lundell.

Invocation / Inspirational Thought

Commission Member Adcock offered an inspirational thought.

Pledge of Allegiance

Commission Member Mendenhall led the Pledge of Allegiance.

Order of Agenda Items

There wasn't a change in the Order of the Agenda Items

Public Forum

Opened at 7:05 p.m., closed at 7:05 p.m.

No items were raised during the public forum

DISCUSSION & POSSIBLE ACTION ITEMS

Proposed Rezoning of Properties between 200 West and 100 West along Main Street from Main Street Central Business District (CBD) to Main Street Commercial (MSC) and Main Street Residential (MSR)

Opened the public hearing at 7:05 p.m. no feedback, the public hearing was closed at 7:05 p.m.

Mr. Lundell explained the proposed plan of adjusting the boundary between the CBD and the MSC zones along Main Street, see PowerPoint map. He pointed out that there is not a major change in usage. CBD zoning requires two story buildings, while MSC will allow single story buildings. Mr. Lundell explained that this change will not adversely affect surrounding properties, and as discussed at the last meeting most are in favor of the change. Mr. Lundell also stated that it will not cause current structures or uses to become nonconforming.

Mr. Lundell, stated that this is the public hearing, it is up to the planning commission to forward a recommendation to the city council regarding the rezoning. Mr. Lundell opened to questions.

Commissioner Bloomfield asked why it was originally zoned as CBD instead of MSC.

Mr. Marker explained that 200 West is the main connection route to the south. One reason why the CBD was carried to 200 West is so downtown would expand to that point.

Commissioner Bloomfield asked, if the new zoning opens up re-developing as multi family or townhomes as a conditional use.

Mr. Marker explained that, a code amendment could be added to not allow multifamily use unless it's part of a mixed use development. He stated that considering the public is aware of the proposed change of rezoning, it would be ok to send a rezoning and code amendment to the council at the same time.

Commissioner Bloomfield expressed his hesitation of not seeing apartments and townhomes developed on Main Street. He would prefer keeping it commercial.

Commissioner Wood asked if there has been any interest in re-developing that area.

Mr. Marker stated that Mr. Dave Tischner has indicated that they may redevelop some of the parcels owned by Tischner Ford auto dealership.

Commissioner Adcock expressed seeing the rezoning as a way that may help development occur, expressing that he thinks it's a good decision.

Mr. Marker explained that at the City Council meeting, they were approached by an apartment complex that was interested in residential development between 300 and 400 North. Mr. Marker stated that people will pursue residential if they can. It's a valid concern that it may be taken advantage of.

Commissioner Wood asked if there are any multifamily developments on the east side of Main Street.

The Planning commission discussed the current townhomes located between 100 East and 200 East. Commissioner Wood stated that the code amendment would make legal the current non-conforming townhomes on the east side. The planning commission discussed the possible expansion of the current townhomes. They noted that it was not plausible and if so, it wouldn't be impacted by the zoning change.

Commissioner Bloomfield made a motion to approve forwarding the rezoning to city council the properties located along Main street between 200 East and 100 East from Central Business District (CBD) to Main Street Commercial (MSC) Pending a code amendment to change multifamily dwellings within MSC from a conditional use to an accessory use. The zone change is based on the criteria that it conforms to the general plan, and it won't cause existing structures to become non-conforming.

Commissioner Mendenhall seconded. Commissioner Adcock voted against the motion.

Commission Members discussed Commissioner Adcock's concerns He stated that he didn't see a problem with some of Main Street being developed as residential.

The Commission was unclear on whether or not all four members of the quorum had to approve the motion in order for it to pass. Mr. Marker stated that as long as the majority of quorum approves it passes and it was determined that a roll call vote was needed on the motion.

Vote was recalled as a roll call vote.

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| Commission Member Adcock | Nay |
| Commission Member Bloomfield | Aye |
| Commission Member Mendenhall | Aye |
| Commission Member Wood | Aye |

Motion passed 3 to 1.

Reports of Officials and Staff

Mr. Lundell explained that the lights around the rodeo ground are being upgraded. Rocky Mountain power will get rid of overhead power lines and move them underground.

Mr. Lundell also explained that things are moving forward with site work of the property south of the public safety building. The first phase will be one unit, it won't be a condominium, and currently has a single owner.

Mr. Lundell explained the discussion at City Council of the development of North Orchards. Progress has been made since the school purchased property. This will help create a higher density near the road and rail road tracks, they will also include amenities.

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Mr. Lundell gave an update on the grocery store. Commissioner Montoya reached out to see what they are planning. She felt good about the discussion with Ridleys, they are still working towards developing the area. There are no new or revised plans.

Mr. Lundell talked about the construction on Summit Ridge. Salisbury has new phases, Foothill village is now in phase C. Construction will continue to the south and west of the Foothill Village subdivision.

Mr. Lundell explained that second north is torn up for Questar's high pressure line. It should be finished prior to school as not to impact traffic.

Mr. Adcock asked whether Main Street will be expanding east with Maverick expanding. Mr. Lundell stated that Maverick will construct Main Street along the frontage of their project.

Mr. Lundell stated that Tire tracks intends to develop the lot north of them to allow room for a business. The construction they had done wasn't authorized, the city sent feedback regarding their plans that was never addressed. The city is currently working with them to address the issue.

Commissioner Wood asked what the status of Bella Vista is. Mr. Lundell, said that they submitted plans, but they have not paid the fees or submitted an application. The review process should be happening in the next month.

Commissioner Adcock asked for any updates on the Macham's rezone. Mr. Marker stated that there is no update.

Mr. Marker explained that this is his last meeting, he expressed gratitude for the commissioner's hard work. His replacement is Jason Bond, from Alpine. He will start Monday the 26th and should be at next planning commission meeting. There are no required notice items for next PC meeting coming up on July 13th.

Mr. Lundell stated that one individual is looking at developing a single lot subdivision. If there is no information by next Friday, due to the holiday it won't be on next meetings schedule. The Planning Commissioners will be advised either way.

Planning Commission Business

Approval of minutes: May 25, 2017

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Commissioner Adcock suggested adding his comments inquiring about road ownership in Summit Ridge, and that Mr. Marker responded that they were city owned.

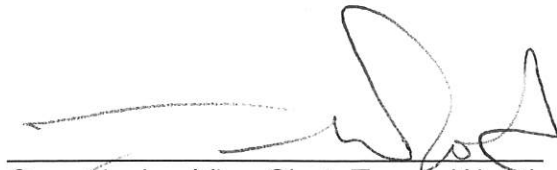
Commission Member Adcock moved to approve the minutes as amended for meeting held May 25, 2017

Commission Member Adcock moved to table the minutes of June 8, 2017.

Commission Member Wood seconded the motion. The vote was unanimous to table the minutes.

Adjournment

At 7:48 pm Commission Member Bloomfield moved to adjourn.

A handwritten signature in black ink, appearing to read 'Trevor Wood', written over a horizontal line.

Commission Vice Chair Trevor Wood

A handwritten signature in black ink, appearing to read 'Kira Petersen', written over a horizontal line.

Kira Petersen, Deputy Recorder