



Planning Commission Members

Chair – Dereck Bauer
Vice Chair – Dan Evans
Jolene Cressall
Mark Gregersen
Ed Olsen
Tony Thompson

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| Date of Meeting | June 15, 2021 | Call to Order | 7:01 p.m. |
| Staff Present | Community Development Director Valerie Claussen and Lisa Titensor recorded the minutes. | | |
| Citizens Present | Dustin Kimbrough, Marie Dougherty, Thomas Hunt | | |
| Prayer or Thought | Commissioner Evans | | |
| Pledge | Commissioner Thompson | | |
| Roll Call/Attendance | Present were: Commissioners Jolene Cressall, Dan Evans, Mark Gregersen, Tony Thompson, and Chairman Dereck Bauer Commissioner Olson was excused. | | |
| Declaration of Conflicts | There were none. | | |
| REVIEW AND ACTION ON A REQUEST BY DOUG DENNETT FOR SITE PLAN APPROVAL FOR A BUILDING ADDITION OF CLASSROOMS TO THE EXISTING CENTRO DE LA FAMILIA SCHOOL LOCATED AT 844 N 2000 WEST, WHICH PROPERTY LIES IN THE PZ ZONING DISTRICT (PARCEL NO. 14-062-0036). (ADVERTISED PUBLIC MEETING) | | | |
| Petitioner | Dustin Kimbrough on behalf of Doug Dennett, Property Owner Submitted by: Valerie Claussen, Community Development | | |
| Discussion | <p>The request consists of site plan approval for the addition of two classrooms to the existing Centro de la Familia head start preschool. The two classrooms and new hallway are proposed to be constructed on the western side of the building. The building materials and architectural style match the existing building. The site is already developed and the required improvements, including the parking provided under the previous approvals contemplated the expansion of the building, no additional changes to the site are necessary. The proposed addition to the building is consistent with the development standards of the City.</p> <p>CONDITIONS OF APPROVAL:</p> <p>1) Construction drawings are required to be submitted for building permits and shall be in substantial conformance with the documents submitted in this Site Plan approval for the Centro de la Familia classroom addition, plans stamped received April 30, 2021.</p> <p>a. The building official will review, generate plan review comments and must approve the building plan set prior to building permits being issued.</p> <p>b. Construction drawings, including an updated fire alarm plan set shall be submitted and to the satisfaction of the Fire Department prior to building permits being issued.</p> <p>Chairman Bauer opened the public hearing open at 7:07 p.m. and with no public comment closed the public hearing at 7:08 p.m.</p> | | |

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| CONCLUSION | <i>Commissioner Gregersen moved to approve the site plan approval of the addition of classrooms at Centro de la Familia located at 844 N 2000 W with the proposed conditions of approval. Commissioner Evans seconded the motion. Voting by roll call is as follows: Commissioner Cressall, aye; Commissioner Evans, aye; Commissioner Gregersen, aye; Commissioner Thompson, aye; Commissioner Bauer, aye.</i> |
| REVIEW AND ACTION ON A REQUEST BY NICK MINGO, ON BEHALF OF IVORY DEVELOPMENT, FOR FINAL PLAT APPROVAL FOR CRANEFIELD ESTATES PHASE 13, WHICH CONSIST OF SEVENTEEN RESIDENTIAL LOTS ON APPROXIMATELY 6.8 ACRES LOCATED AT 2500 N AND 3300 W (PORTION OF PARCEL NO. 13-047-0066), WHICH PROPERTY LIES IN THE A-E PRUD ZONING DISTRICT. (ADVERTISED PUBLIC MEETING | |
| Petitioner | Nick Mingo, on behalf of Ivory Homes Valerie Claussen, Community Development |
| Discussion | <p>Ms. Claussen reported the following as included in the staff report:</p> <p>(1) The project is located at 2500 North and 3300 West. The property is a PRUD with underlying zoning standards of R1-10. Phase 13 is on the north side of 2300 North. This phase consists of 17 lots.</p> <p>(2) <i>Fencing Plan:</i> This phase is not adjacent to any dissimilar land uses. There is no proposed developer-installed fencing along any property boundaries. If desired, fencing will be installed by the individual home owners. There is some existing fencing along the southeast corner that will remain.</p> <p>(3) <i>Updated Preliminary/Phasing Plan:</i> An updated conceptual Phasing Plan was submitted and is approved in conjunction with this request. This Phasing Plan is an effective tool to be able to see the entire development and anticipated build-out. (Due to the size and scale of Cranefield, phasing and preliminary layouts may undergo additional amendments from time to time. These proposed changes will be continued to be reviewed concurrently with final plat approvals of future phases. The number of lots listed on the Phasing Plan table may also change, and subject to the number of lots that were approved and are permitted under Cranefield Estate’s development agreements.)</p> <p>(4) Standard conditions of approval are recommended.</p> <p>Commissioner Gregersen suggested that under the basis of bearing area on the plat south east quarter should be changed to read south east corner.</p> <p>Commissioner Bauer opened the public hearing at 7:16 p.m. and with no public comment closed the public hearing at 7:17 p.m.</p> |
| CONCLUSION | <i>Commissioner Thompson moved to forward a recommendation onto the City Council for adoption of Resolution No. 18-21, approving Cranefield Estates Phase 13 Final Plat subject to the conditions of approval, and also the approval of the updated preliminary/phasing plan with a minute order as identified by Commissioner Gregersen. Commissioner Cressall seconded the motion. Voting by roll call is as follows: Commissioner Cressall, aye; Commissioner Evans, aye; Commissioner Gregersen, aye; Commissioner Olson, aye; Commissioner Thompson, aye; Commissioner Bauer, aye.</i> |
| (A) REVIEW AND ACTION ON A REQUEST BY THOMAS HUNT, ON BEHALF OF WRIGHT DEVELOPMENT, FOR PRELIMINARY PLAT APPROVAL FOR REGENCY GARDEN, A SEVENTEEN LOT RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 6.6 ACRES LOCATED AT 1300 NORTH AND 1850 WEST ALIGNMENT (PARCEL NOS. 14-003-0117 AND 14-003-0119), WHICH PROPERTY LIES IN THE R1-10 ZONING DISTRICT, MODIFYING THE PREVIOUSLY APPROVED PRELIMINARY PLAT. | |
| Petitioner | Thomas Hunt, Wright Development Submitted by: Val Claussen, Community Development |
| Discussion | Ms. Claussen reported the final plat meets City’s development standards and standards of the R1-10 zoning district. The subdivision is proposed to be constructed in one phase. The development does not propose to have an HOA, nor are there common elements or maintenance of private facilities that would require one to be established. No vehicular access will be permitted for the lots adjacent to 1300 North. Snow removal of the abutting 1300 North sidewalk and the maintenance of landscaping will be those property owners’ responsibility. This note will be included on the plat and a notice of the maintenance will be recorded against these lots at the same time as the plat is recorded. Fencing along |

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| | <p>1300 North will be installed by the developer and will need to include an access gate for the Lot 14-R.</p> <p>CONDITIONS OF APPROVAL: Standard Conditions of approval are recommended with the addition of the perpetual maintenance notices to be recorded concurrent with the plat.</p> <p>Commissioner Thompson requested PRUD be added to the resolution as identified in the subdivision plat.</p> <p>Commissioner Bauer opened the public hearing at 7:27 p.m. and with no public comment, closed the public hearing at 7:28 p.m.</p> |
| CONCLUSION | <p><i>Commissioner Thompson moved to forward a recommendation on to the City Council for approval of the Regency Garden preliminary plat as modified with the addition of PRUD. Commissioner Evans seconded the motion. Voting by roll call is as follows: Commissioner Cressall, aye; Commissioner Evans, aye; Commissioner Gregersen, aye; Commissioner Thompson, aye; Commissioner Bauer, aye.</i></p> |
| <p>(B) REVIEW AND ACTION ON A REQUEST BY THOMAS HUNT, ON BEHALF OF WRIGHT DEVELOPMENT, FOR FINAL PLAT APPROVAL FOR REGENCY GARDEN, A SEVENTEEN LOT RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 6.6 ACRES LOCATED AT 1300 NORTH AND 1850 WEST ALIGNMENT (PARCEL NOS. 14-003-0117 AND 14-003-0119), WHICH PROPERTY LIES IN THE R1-10 ZONING DISTRICT. (ADVERTISED PUBLIC MEETING)</p> | |
| CONCLUSION | <p><i>Commissioner Cressall moved to forward a recommendation on to the City Council for the adoption of Resolution 19-21, approving the final plat for Regency Garden, subject to the conditions of approval. Commissioner Thompson seconded the motion. Voting by roll call is as follows: Commissioner Cressall, aye; Commissioner Evans, aye; Commissioner Gregersen; Commissioner Thompson, aye; Commissioner Bauer, aye.</i></p> |
| OTHER ISSUES | <p><i>The July 5, 2021 Planning Commission meeting will be cancelled due to the July 4, 2021 holiday.</i></p> |
| ADJOURNMENT | <p>a. Approval of May 18, 2021 Planning Commission Meeting Minutes <i>Commissioner Cressall moved to approve the minutes of the May 18, 2021 Planning Commission Meeting. Commissioner Gregersen seconded the motion. Commissioners Cressall, Gregersen, Thompson and Bauer voted in favor. Commissioner Evans abstained because he was not present at the meeting.</i></p> <p>b. City Council Report</p> <p>c. Commission Reports</p> |
| | <p>Commissioner Cressall moved to adjourn. Commissioner Evans seconded the motion. Commissioners' Bauer, Cressall, Evans, Gregersen and Thompson voted in favor. The meeting adjourned at 7:41 p.m.</p> |