



Planning Commission Minutes – July 28, 2022

- 1. Call to Order** – The Planning Commission convened a regular meeting on July 28, 2022.
Chairwoman Dowker called the meeting to order at 5:59 p.m.

- 2. Roll Call** – Members present:
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|------------------|----------------|
| Jan Dowker | (Chairwoman) |
| Karen Anderson | (Commissioner) |
| Jon Van Benthem | (Commissioner) |
| Melissa Feldbush | (Commissioner) |
| Abigail Smith | (Commissioner) |

Staff present:

Curt Freese	(Director)
Adam Olinger	(Planner)
Jonathan Mitchell	(Permit Technician)

- 3. Consent Agenda** – Minutes from the June 14, 2022 Planning Commission Meeting.

MOTION made by Commissioner Anderson to APPROVE the Minutes for June 14, 2022.

SECONDED by Commissioner Van Benthem.

Commissioner Smith abstained.

With those in favor, THE MOTION CARRIED.

Commissioner Anderson MOTIONED to move Agenda Item 5 (Farmstead 2nd Filing) to Agenda Item 7 (after Vantage 6th Filing).

Seconded by Commissioner Van Benthem.

With all in favor, THE MOTION CARRIED.

4. Election of Officer: Election of Vice-Chair

Commissioner Anderson offered to nominate herself for Vice-Chair.

MOTION made by Commissioner Anderson to nominate herself for Vice-Chair.

SECONDED by Commissioner Van Benthem.

With all in favor, THE MOTION CARRIED.

5. Public Hearing: Hammond 6th Filing Final Plat Request (Jeff Mark, agent)

Director Freese explained the applicant's request to create 61 new single family attached residential lots on a 14.16-acre site at a gross density of 11 units per acre.

Public Comment was opened at 6:17 p.m.

Jody Harper was curious if the Metro District has a sunset period, about the size of homes for the price, and soil settling issues and the steps to fix this issue.

Lynn Larsen was concerned about the trees in the existing Hammond subdivision. He hopes all trees in this development are planted properly.

Scott Wilkinson was concerned about the density of the housing.

Sam Gorbatyuk showed concern about the soils in this development. *(via ZOOM)*

Ryan Tavakoli wants to maintain the feel of the area for the types of homes.

Public Comment was closed at 6:25 p.m.

Jeff Mark (applicant) explained tree maintenance, regulations regarding parking on private streets, the homes are 1500-2000 square feet in size, and feature two to three bedrooms. The soils for the lots will be analyzed by licensed engineers. The Operational Mill Levy will continue once the bonds are paid off.

Stephanie Thomas (Northern Engineering) explained the homes will have one or two full-car garages.

MOTION made by Commissioner Van Benthem to APPROVE the Hammond 6th Filing Final Plat, finding that it satisfies Section 30-6-107 C.

SECONDED by Commissioner Anderson.

With all in favor, THE MOTION CARRIED.

6. Public Hearing: Vantage 6th Filing Preliminary Plat Request (Kim Herman, agent)

Planner Olinger explained the applicant's request to propose 30 single family detached homes as well as 6.547 acres of open space.

Public Comment was opened at 7:07 p.m.

Public Comment was closed at 7:07 p.m.

MOTION made by Commissioner Anderson to APPROVE the Vantage 6th Preliminary Plat, finding that it satisfies Section 30-6-107 C, with the following recommendation:

- 1. The Applicant continues their ongoing discussions with the ditch company regarding the trail crossing.**

SECONDED by Commissioner Smith.

With all in favor, THE MOTION CARRIED.

Commissioner Anderson recused herself from the Meeting due to a conflict of interest. [7:19 p.m.]

7. Public Hearing: Farmstead 2nd Filing Preliminary Plat Request (Steve Schroyer, agent)

Planner Olinger explained the applicant's request to propose a preliminary plat to create 266 single family detached/attached lots, one large multi-family lot, a tract for future commercial space, a community park, and open space.

Public Comment was opened at 8:05 p.m.

Lynn Larson wanted to encourage continued cooperation with the Harvest 47 development.

Janie Carrig was in great support of roundabouts to help with traffic issues. *(via ZOOM)*

Public Comment was closed at 8:09 p.m.

The Commissioners showed concern with the impacts of the roundabout at Nebraska Avenue to the overall development.

Commissioner Van Benthem showed concern about the safety of traffic on County Line Road driving north into town.

Commissioner Van Benthem supported the removal of the alley within Block 8.

MOTION made by Commissioner Van Benthem to APPROVE the Farmstead 2nd Filing Preliminary Plat, finding that it satisfies Section 30-6-107 C. with the following conditions:

- 1. An access easement must be created on all of the alley and trail tracts to allow for legal use by the residents and the public.**

2. The northeast corner of Tract B shall be separated out for future development.
3. A roundabout shall be constructed at the intersection of Highway 56 and County Line Road.
4. An access easement or right-of-way roadway shall be dedicated to allow access from Highway 56 to Tenderfoot Drive between Block 14 and Tract A.

And with the following Recommendations:

1. The Applicant and Staff work to design Block 8 such that it complies with the spirit of the Master Plan and the current Design Requirements by Final Plat.
2. The Applicant and Staff work to determine specific irrigation strategies for grasses, native or otherwise, in the trail corridors.
3. Further study be pursued at the intersection of County Line Road and Nebraska Avenue with the final design provided by Final Plat.

MOTION made by Commissioner Smith to AMEND Recommendation #1 to strike “in the spirit of the Master Plan”.

Commissioner Van Benthem accepted the amendment to the MOTION.

SECONDED by Commissioner Feldbush.

With all in favor, THE MOTION CARRIED.

Reports –

Director Freese mentioned there will not be a Planning Commission meeting on August 11, 2022.

Advertisements for the vacant Planning Commission seat will go out next week.

Commissioner Feldbush expressed a desire for Staff to brainstorm a better way to communicate the development process to the general public.

6. Adjourn –

The meeting was adjourned at 9:25 p.m.