



## REGULAR PLANNING COMMISSION MEETING

Monday October 30, 2017

Prior to Planning Commission Meeting:  
Planning Workshop 6:00 p.m.

Chair Fuller called the Regular Planning Meeting to order at 7:02 p.m.

Chair Fuller led the Planning Commission and audience in the Pledge of Allegiance.

### **MEMBERS PRESENT AT ROLL CALL**

**Fuller, Marantino, Pettinger, Caldwell, Rogers, Villasenor, Steffen and Roberts**

### **OTHERS PRESENT**

Planning Administrative Assistant Charlotte Squires, City Attorney Jeff Conklin, Ch. 10 Salvador Tovar-Guzman, Duane Stewart, Giovanni Daquin and Siouxsanne Mease.

### **APPROVAL OF MINUTES**

Commissioner Caldwell moved to **APPROVE** minutes from the September 26, 2017 meeting. Commissioner Pettinger seconded the motion. The motion **CARRIED** with the following vote:

**ROLL CALL: Yes- Fuller, Marantino, Pettinger, Caldwell, Rogers, Villasenor and Steffen**

### **PUBLIC HEARING OPENED: 7:16 P.M. PARK HILL SUBDIVISION MINOR 2017-1**

Sworn in applicant – Duane Stewart

Confirmed Public Notice was met

### **PURPOSE**

Applicant requests approval of a Minor Subdivision to split one lot into two lots.

### **STAFF REPORT**

*City Attorney Jeff Conklin* explained that originally this parcel of land was two separate lots, and then in 2006, a lot line dissolution was done to create one single parcel with the idea of developing the entire lot. However, only a portion of the lot was developed, and the other portion remained vacant. The applicant has applied to the City, requesting that the historic lot line be re-established as it was before, to create two lots once again. He noted that all criteria was met in regards to the Minor Subdivision request, and that only a few small improvements that will need to be made before it can be reviewed by City Council. One such improvement will be the creation of an easement across Lot 9B for the benefit of Lot 9A to ensure that there will be no access issues to Lot 9A. Staff has reviewed and recommended approval of this Minor Subdivision.

### **APPLICANT PRESENTATION**

*Mr. Stewart* explained that he had bought into the Lots as a partner, with the intention of developing the lots, but when the economy slowed down, they opted not to develop Lot 9A. It was their desire to sell the undeveloped lot, therefore deeming it necessary to restore the historical lot line to make two parcels.

**COMMISSION QUESTIONS AND COMMENTS**

*Commissioner Steffen* asked for clarification on the access easement that would be implemented on the property.

*City Attorney Jeff Conklin* explained that the easement had been added in, as part of the new plat.

*Mr. Stewart* mentioned that the easement is an existing driveway right now.

*Chair Fuller* asked Mr. Stewart if the lot had been sold already.

*Mr. Stewart* explained that yes, it had been sold, but an issue occurred when they attempted to process the paperwork. Unbeknownst to them, the county assessor’s office had been recognizing this parcel as two lots, despite the 2006 lot line dissolution, hence, why they were requesting that the parcel be divided into two lots once again, to correct this problem.

**PUBLIC COMMENT OPENED 7:16 P.M.**

*Siouxanne Mease* expressed concerns of the development of the open space for the easement, citing that wildlife frequent that space.

*Mr. Stewart* responded by saying that while development of that area would require a certain amount of dirt work, due to the hillside soils, that a large open space on the edge of the lot would remain.

*City Attorney Jeff Conklin* stated that the actual development of the lot was not included in this particular discussion.

*Chair Fuller* suggest that Ms. Mease come back to voice her concerns when development has been proposed.

**PUBLIC COMMENT CLOSED**

**PUBLIC HEARING: CLOSED 7:21 P.M.**

Commissioner Pettinger moved to **APPROVE** Park Hill Minor Subdivision Minor 2017-1. Commissioner Caldwell seconded the motion. The motion **CARRIED** with the following vote:

**ROLL CALL: Yes- Fuller, Marantino, Pettinger, Caldwell, Rogers, Villasenor and Steffen**

**ADJOURNMENT**

The meeting was adjourned at 7:25 p.m.

\_\_\_\_\_  
Steve Fuller, Chairman

\_\_\_\_\_  
Date

SIGNATURE ON FILE

\_\_\_\_\_  
Charlotte Squires, Planning Administrative Assistant

\_\_\_\_\_  
Date