



## REGULAR PLANNING COMMISSION MEETING

Tuesday, January 28, 2020

Prior to Planning Commission Meeting:

Planning Workshop 6:00 p.m.

Chair Marantino called the Regular Planning Meeting to order at 7:00 p.m.

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

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

**Marantino, Rogers, Steffen, Villasenor, Pettinger, Roberts and Damuth**

*Commissioner Pettinger* moved to **EXCUSE** Commissioner Caldwell from the January 28, 2020 meeting; *Commissioner Rogers* seconded the motion. The motion **CARRIED** with the following vote:

**ROLL CALL: Yes: Marantino, Rogers, Steffen, Villasenor, Pettinger and Roberts**

**Damuth will be a voting member for the meeting**

### **OTHERS PRESENT**

Planning Director Nathan Lindquist, Planning Administrative Assistant Charlotte Squires, City Attorney Richard Peterson-Cremer, Ch. 10 Michael Churchill,

### **APPROVAL OF MINUTES**

*Commissioner Pettinger* shared there is a misspelling page 7 under Public Comments Chari needs to be Chair.

*Commissioner Villasenor* asked about the Public Comments for Grand River Village why the after the name it says (not sworn in).

*Planning Administrative Assistant Charlotte Squires* replied none of the public for Grand River Village were sworn in, doubled check the video and confirmed. They are part of the record, and just showing they were not sworn in, Chair Marantino kept it consistent for all the public that spoke regarding the project.

*Commissioner Rogers* moved to **APPROVE** minutes from the December 3, 2019 Regular Planning Commission Meeting, with correction to page 7 *Commissioner Villasenor* seconded the motion. The motion **CARRIED** with the following vote:

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

**Abstained- Damuth**

### **TEXT AMENDMENT 2019-01 – LAND USE CODE TEST AMENDMENTS**

The Chair called the Applicant(s) - Staff

Confirmed Public Notice was met

### **STAFF REPORT**

*Planning Director Nathan Lindquist* went over the staff report and explained working around subdivisions with the City's goal of having good inner city network of streets, trails and sidewalks. The two (2) changes would apply to larger subdivisions. In the work shop we talked about what is the right number, in the Staff

Report is 45 and we talked about making it 30 units would align with the fire code having to have more than one access point with more than 30 units or you have to sprinkler the buildings. Pedestrian access sidewalks and trails that can reach subdivisions, Most of the town has good system, we are still working on some gaps where subdivisions were approved in the past without these standards. With this text amendment the goal is to prevent the gaps in the future. If the developer wants to build in a section that needs to have sidewalk connection made to get to the next sidewalk they are required to construct that as part of the requirement for the project. Planning Director Lindquist went over some samples of subdivisions with more than 30 to 45 units with only one access point such as Palomino Park and Elder Court that Staff would not plan a multi-family development like that today. We can go with 45 or we can go with 30 and happy to take Commissioners lead on the amount, all depends where you want to set the bar.

**COMMISSION QUESTIONS AND COMMENTS**

*Commissioner Steffen* shred before a motion he would like to know if everyone was good on 30 and with a PUD up to 45 units.

*Chair Marantino* replied it would make since to keep it at 30 and keep it consistent with the Fire Code.

**PUBLIC COMMENT:**

*Chair Marantino* asked if there was anyone in the audience who wished to speak on this project. Seeing none public hearing was closed.

**COMMISSION DISCUSSION** - No further discussion

**Motion Made:**

*Commissioner Steffen* moved to **RECOMMEND** to City Council to **APPROVE** Text Amendment 2020-002 Subdivision Regulations with all Staff's Recommendations changing the number from 45 down to 30 and adding text PUD up to 45 units *Commissioner Pettinger* seconded the motion. The motion **CARRIED** with the following vote:

**ROLL CALL: Yes- Marantino, Rogers, Steffen, Villasenor, Pettinger, Roberts and Damuth**

**COMMENTS & ADJOURNMENT**

The meeting was adjourned at 7:17 p.m.

\_\_\_\_\_  
Dustin Marantino, Chairman

\_\_\_\_\_  
Date

SIGNATURE ON FILE

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

\_\_\_\_\_  
Date