



# Planning Commission Meeting

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**January 27, 2020**

**CALL TO ORDER:** Randy Cranston called the Sublimity Planning Commission meeting to order at 6:00 PM. Other members present: Dolores Morris, Joe Wolf, and Shelby Walker. Absent: Ron Etzel. Staff present: Alan Frost, Public Works Director; Myrna Harding, Finance Director; Katie Scott, City Recorder; Lisa Brosnan, COG Planner; and Steve Ward, City Engineer. The Pledge of allegiance was said. There were 20 people in the audience.

**Elect Chairperson:**

**MOTION:** Joe Wolf moved to nominate Randy Cranston as chair. Seconded by Shelby Walker. 4 ayes, motion carries.

**Elect Vice-Chairperson:**

**MOTION:** Dolores Morris nominated Joe Wolf as vice chair. Seconded by Shelby Walker. 4 ayes, motion carries.

**PUBLIC HEARING: SUBDIVISION 2019-02/VARIANCE 2019-01** – Thirty-two lot subdivision in the Medium Density Residential (R-2) zone with associated streets and utilities. Major variance to block length requirement, section 2.208.04(B), to allow for a block length of approximately 2,500 feet.

Randy Cranston opened the public hearing at 6:03 PM. Lisa Brosnan, City Planner, read the required items into the record. Randy asked the Planning Commission for ex-parte contact, conflicts of interest, or bias. Shelby stated that he drove by the property. Dolores stated that she drove by the property. Joe stated that he has driven by and walked the property. Randy stated that he has driven by and he serves on a long-term facilities management plan committee for the school district and he informed them of the upcoming hearing and the number of proposed lots. Lisa Brosnan, City Planner, read the required items into the record, and presented a prepared staff report.

Randy opened the hearing to comments from the public beginning with the applicant.

Applicant: Brandi Dalton, MultiTech Engineering. She is concerned over the replat not being part of the application and that there is a variance needed. She stated that there are no concerns with the presented staff report.

Rich Fry, Developer, the replat not being a part of the application is very concerning. He stated there is already an all-weather access to the sanitary sewer that comes through the mobile home park, so he does not believe another one will be needed as stated in the staff report. He does not believe much fill will be needed on the lots as the water line is close to the property line.

Randy said it has been suggested that the storm water detention be moved to the West, is that an option? Not really at this point due to street configurations and slope. He would prefer to extend it rather than move it. Randy questioned re-plating a lot to the North.

Lisa Brosnan noted that it was her understanding that the applicant would need to know if the variance would be approved before the replat could occur.

Rich Fry noted that the zone map shows the R2 zone extending past the lots of this subdivision.

Those in favor:

- Diane Kaser is in favor of the application. Most residents that live nearby would prefer these smaller single-family lots. She questioned what affordable housing pricing will be.

Those against: None

Neutral:

- Bart Lulay stated his main concern is what the drainage on lots 14, 15, and 16 will be. The yard drainage and basement drainage from his residence empties towards those lots.
- Cherie Mitchell, manager of Sublimity Mobile Village directly to the West of the development. She asked if the developer will be building a fence between the Village and the new homes. It was spoken about when the first phase of the subdivision was done, but it is not talked about in the staff report.
- Matt Kaser asked is there is going to be a fence between the side of the subdivision and his home. He also asked what the frontage on the property of Lot 1 is and where the access for the driveway going to be.
- Wayne Stedronsky asked for clarification on the lots, are they all apartments? Randy answered that no, they are all single-family homes. He is asked if there will be enough parking. It will be like any other subdivision's parking.
- Jane Billings stated that she is happy that there is not going to be apartments. She asked why the park option was dismissed. Randy informed her that the City Council made the decision to take cash in lieu of property for park land. She said it would be nice if there was not a driveway coming out onto Cherry St from Lot 29. Randy answered that the houses will access from the street labeled Aspen St. She also stated that she does not like the name of the subdivision.

Brandi Dalton addressed the privacy fence along the west boundary. This was discussed when the apartments were proposed, but the developer will not be placing a fence with the single-family homes. The access to lot 1 will be off proposed Aspen St, as well as lot 29. She commented on the variance and replat process. Randy stated that the City is mandated to have more multifamily zoning so he would like to see a rezone rather than just the replat. Brandi stated that they would prefer to variance because of time.

Rich Fry stated that the replat would be more expensive and time consuming than submitting a variance. He will be selling the lots to other builders to build so he will not be in charge of the size of the houses. Ninety percent of the time the builders put fences in, but the developer will not place a fence now along the west side of the subdivision. He stated that he turned in fourteen different names for the subdivision and this is the one that the county and 911 accepted.

Randy Closed the public portion of the hearing.

Joe Wolf recommended taking a short break.

Randy called for a recess at 7:04 PM

Randy called the meeting back to order at 7:20 PM.

Steve Ward recommended continuing the hearing to a date and time certain to hear the variance and the replat at one meeting.

Lisa stated that a GIS analysis will need to be performed to determine where the zone line is. If a variance is submitted for a replat a twenty-day notice must be given.

Steve stated that he would prefer that the detention basin be moved to lots 14 and 15 from where it is currently placed.

Randy reopened the public portion of the hearing at 7:31 PM.

Rich Fry stated that he is okay with the rescheduling of the hearing. If he is unable to make the design work, he will cancel the hearing.

Brad Reardon asked that the meeting not be cancelled if Rich cancels, as he also has a public hearing coming forward for that meeting.

Randy closed the public portion of the hearing.

Dolores noted that Dogwood Drive should be extended through as a street rather than making the lots 30 and 31 larger. Steve Ward noted that this would not allow for the lots to be a minimum of 10,000 square feet. The proposed street was not a public street but a private street.

Shelby asked if the sewer line will be replaced upstream. Steve Ward noted that the improvements have been bonded and guaranteed from the original subdivision approval and will be upgraded as guaranteed.

**MOTION:** Randy made a motion to continue the hearing to February 25<sup>th</sup>. Seconded by Joe Wolf. 4 ayes, motion carries.

Randy called for a recess at 7:44 PM.

Randy called the meeting back to order at 7:48

#### **COMMENTS FROM THE PUBLIC**

Wayne Stedronsky asked who will be responsible for maintaining the detention pond. The homeowner of the lot next to it.

#### **MEETING MINUTES – November 25, 2019**

**MOTION:** Dolores Morris moved to approve the minutes of November 25<sup>th</sup>. Seconded by Shelby Walker. 4 ayes, motion carries.

**ADJOURNMENT:** Joe Wolf moved to adjourn the meeting. Seconded by Dolores Morris. 4 ayes, motion carries. Meeting adjourned at 7:52 PM.