

Planning and Zoning Minutes
April 15, 2008

Present: Mike O'Neill, Russ Barney, Karen Hodge

Trail Creek Springs/ Special Use Permit/ Public Hearing Chairman O'Neill explained the process of the hearing.

Cari Golden read the staff report. She explained that the special use permit is a request to build townhouses in the Trail Creek Overlay.

Public Portion of the hearing was opened

Lucy Flood representing VARD spoke against the project with the concerns of the critical water ways. They wanted to make sure that the environmental issues were being mitigated.

Jennifer Zung explained the reasons for the floodplain and the ways development could work around it.

Visitor Bob Kincaid suggested that the contractor should be recommended to build a few houses that allow flood water to go under the house for drainage.

Commissioner Barney recommended a motion.

Pete Linville made a motion to approve SU2008-1 and all approved of the motion.

Blackhawk Estates/ Public Hearing Arnold Woolstenhulme presented the project.

Chairman O'Neill opened the public comment portion of the hearing.

Bob Kincaid and Mike Schmidt were both in support of the project.

Bobby Albertson remained neutral. He feels that the density is too much but he wants the development to be able to utilize city services. He does not think that wells and septic systems would be appropriate.

Bruce Hodge was pleased with the changes to the plat. He would rather have the density lower.

Linda Naef recommended a pet park to help control the dog problem in the city. She also feels that there should be some open space for lot owners to park recreational vehicles such as snow machines and RVs.

Arnold Woolstenhulme explained in their rebuttal that the CC&Rs provide information for adequate pet control. There is no RV parking allowed on these lots and the covenants do not allow for extra vehicles. The applicant agreed to put trees along the bike path.

Sharon Woolstenhulme explained that the applicant is not interested in having a bike path easement across the back side of the property. She also explained the location of the utility easement.

Chairman O'Neill closed the public comment portion of the meeting and opened it up for deliberation by the commission. He feels that the parking is too close in the parking lot of the park.

Commissioner Barney expressed the need for dog enforcement. He feels that the applicant has met all of the ordinance requirements. He also commended Travis Thompson on being cooperative with the city.

Commissioner Hodge feels that the density is way too much for the area. She is also concerned about the development phases, garbage, and dust control.

It was moved and seconded to approve permit SD2007-10-2 with the stipulation that the engineer report be satisfied. The fee in lieu of should also be waived for the trails in the park.

The meeting was adjourned.

P&Z Administrator Cari Golden

P&Z Chairman Mike O'Neill