

PLANNING COMMISSION MINUTES

June 7, 2011

7:00 p.m.

Present: Chairman Tom Smith, Vice Chairman Dave Badham, Michael Allen, Sean Monson, Barbara Holt, Von Hill, City Council Representative Beth Holbrook, Planning Director Aric Jensen and Recording Secretary Connie Feil.

Absent: City Attorney Russell Mahan and City Engineer Paul Rowland.

Chairman Tom Smith welcomed all those present.

Von Hill made a motion to approve the minutes for May 17, 2011 as written. Barbara Holt seconded the motion and voting was unanimous in favor. Tom Smith and Dave Badham abstained from voting.

1. Consider preliminary and final subdivision plat approval for Joe & Bette Eggett Subdivision Phase 5 located at 1388 E. 1700 S., Terry & Bette Eggett, applicants.

Terry Eggett, applicant, was present. Aric Jensen explained that this lot was originally considered for preliminary approval in 1993 as part of a single development that was going to be completed in one phase. Before the subdivision was completed however, Mr. Eggett decided to delay construction on a portion of the lots. At that time four lots were developed as Phase 1. In 2001 four additional lots were developed as Phase 2. A single lot was approved in 2003 as Phase 3. The lot immediately west of this lot was approved in 2005 as Phase 4, and now this single lot is proposed as Phase 5. The cul-de sac on which this lot sits was constructed in 2001 as part of Phase 2, at which time all of the utilities were stubbed into this lot.

The subdivision is located in the R-3, thus requiring 12,000 s.f. min. lots with a minimum frontage of at least 80 feet at the front yard setback line. The proposed lot meets these requirements.

Because this cul-de sac was constructed in 2001 and accepted by the city in 2002, there is no bond required for the subdivision, only the bond which will accompany the building permit is required.

Staff recommends that the Planning Commission send a favorable recommendation for preliminary and final approval of the Joe and Bette Eggett Subdivision Phase 5 with the following conditions.

1. Payment of all fees.
2. Submit a current title report.
3. Correction of minor errors on the subdivision plat.

Terry Eggett explained that his son would like to purchase the lot and build his home.

After a brief discussion Barbara Holt made a motion to send to the City Council preliminary and final subdivision plat approval for Joe & Bette Eggett Subdivision Phase 5 subject to the conditions outlined by Staff. Beth Holbrook seconded the motion and voting was unanimous in favor. Von Hill abstained from voting.

2 Planning Director's report and miscellaneous business.

Aric Jensen suggested that the Commission cancel the July 5, 2011 Planning Commission Meeting due to the holiday and the difficulty of getting a quorum.

Beth Holbrook made a motion to cancel the July 5, 2011 meeting as suggested. Barbara Holt seconded the motion and voting was unanimous in favor.

Meeting adjourned at 7:12 p.m.