

PLANNING COMMISSION MINUTES

August 6, 2013

7:00 pm

Present: Vice Chairman Dave Badham, Planning Commission Members, Sharon Spratley, Von Hill, Sean Monson, Michael Allen, City Council Representative Beth Holbrook, City Engineer Paul Rowland and Recording Secretary Connie Feil.

Absent: Chairman Tom Smith, City Attorney Russell Mahan and Planning Director Aric Jensen.

Vice Chairman Dave Badham welcomed all those present and had the Commission Members introduce themselves. Mr. Badham explained the process and procedures of the Planning Commission to the Scout who was present.

1. Approval of the minutes for July 16, 2013.

Von Hill made a motion to approve the minutes for July 16, 2013 as written. Beth Holbrook seconded the motion and voting passed by majority vote 5-0. Dave Badham abstained from voting.

2 Consider final PUD Plat approval for Orchard Pines P.U.D. Phase 2 & 3 located at 2135 S. Orchard Dr., Brian Knowlton, applicant.

Brian Knowlton, applicant, was present. Paul Rowland explained that Mr. Brian Knowlton was granted preliminary approval for the Orchard Pines Mixed Use PUD in February of 2008. At the time a restriction was placed on the development requiring that only about half of the proposed 47 residential units could be built before the commercial portion of the development commenced. The credit union is one of the two commercial pads and the other commercial building is well underway. Mr. Knowlton is now ready to plat and build the remaining 23 residential units and complete the project.

For finance reasons, Mr. Knowlton has decided to break the remaining 23 units into two phases, Phase 2, consisting of 10 units along the east side of the residential loop road, and Phase 3, consisting of 13 units on either side of the north end of the loop road. Mr. Knowlton's surveyor has prepared two plats that reflect the two phases.

The entire required infrastructure was constructed with the first residential phase in 2008, so these last two phases will not require any further bonding. The storm water collection and detention system was constructed with the first residential phase and completed with the commercial work that is going on right now.

The two proposed PUD plats have been given a complete technical review by the Engineering Department and they are ready for Planning Commission review.

Staff recommends that the Planning Commission pass along a positive recommendation to the City Council for the final PUD plat approval of the Orchard Pines PUD, Phase 2 and Phase 3 with the following conditions:

- Pay all required fees
- Submit signed mylar plats ready for recording

Von Hill made a motion to recommend to the City Council final PUD plat approval for Orchard Pines Phase 2 & 3 subject to the conditions outlined by Staff. Sean Monson seconded the motion and voting was unanimous in favor.

3. Planning Director's report and miscellaneous business.

There was no further business to be discussed.

Dave Badham asked the Scouts if they had any questions or comments for the Commission. Beth Holbrook explained in detail to the Scouts the purpose and duties of the Planning Commission and City Council.

The meeting adjourned at 7:20 pm