

PLANNING COMMISSION MINUTES
July 7, 1992

Present: Chairman Jeff Chretlen, Mick Johnson, Dick Dresher, Mark Green, Don Milligan, Elaine McKay, Kathi Izatt; Jim Stacey, Engineering Dept.; Blaine Gehring, Planning and Redevelopment Director; Jon Reed Boothe, City Planner; Shirley Chevalier, Recording Secretary

Excused: Mike Holmes; Barbara Holt, City Council Rep.; Jack Balling, City Engineer

Minutes of June 2, 1992, as amended by staff per memo dated June 17, 1992, were unanimously approved.

Subdivisions - Preliminary & Final:

7-7-92.6A Consider Approval of One Lot at 3930 So. Bridiewood Dr., Larry Weist, Owner

This lot was never approved as a lot for development. It is located in the Foothill Zone and has an average slope of 12% which requires a lot size of 12,000 sq. ft., and a frontage of 80 ft. at the 30 ft. front yard setback. Ordinance requires a building pad of 5,000 sq. ft. on area that is less than 30% slope. This lot meets the conditions as described.

Staff recommends preliminary and final approval subject to the following conditions:

1. The building and improvements to be placed only on usable area less than 30% slope as required by the Foothill Ordinance;
2. Provide a 7 ft. wide utility easement around the perimeter of the lot as needed;
3. Replace all damaged curb and gutter and sidewalk along the frontage of the lot;
4. Payment of the required fees for power, sewer, and water installation and connection;
5. Payment of the required fees for the asphalt repair of the road for the service connections;
6. Posting of the required bond to install the improvements as described above;
7. Payment of the required subdivision fees for checking and administration of the subdivision lot;
8. Payment of the required storm detention fee.

Mrs. Weist said she was told by the developer that all the storm drain fees had been paid when the subdivision was approved. Even though this lot was not in the subdivision, she was told the whole section of land was included. Mr. Stacey replied that the city only follows the boundaries, but he will review it.

Mark Green made a motion to grant preliminary and final approval, subject to the recommendations outlined by staff (including staff checking into the storm detention fee); seconded by Don Milligan; voting was unanimous.

Miscellaneous:

7-7-92.11 A Discuss Title 14 Chapter 2, Zoning

The City Council has scheduled a retreat for July 14, 1992 to discuss several issues, one of which will be the current zoning ordinance concept of neighborhoods and districts, how well it is working, and whether another format would better serve the city. The Planning Commission has been asked to give its input which will be presented to the City Council at the retreat for its review.

Some of the items discussed for consideration were: a study of vacant land and future redevelopment of existing developed properties; broaden the definitions to help clarify land uses; applications for conditional use permits, rezoning petitions, etc., to better match the zoning text; and look at using the Standard Land Use Code in a new zoning format.

Commissioners asked Mr. Gehring if he would provide them with samples of other zoning ordinances and prepare a draft of a new zoning format for their review.

Meeting adjourned at 8:45 PM.

