



**PLANNING COMMISSION  
WORK SESSION  
Tuesday, October 24, 2017  
6:00 p.m.**

**Commissioners in Attendance:** Chairman Frank Young, Genevieve Baker, Michael Clay, Carl Clyde, Karen Ellingson, Michael Farrer and Brad Mertz

**Staff in Attendance:** Glen Goins, Community Development Director  
Laura Thompson, City Planner  
Lisa Bullock, Executive Assistant

**Council Representative:** Rick Child

**CALL TO ORDER**

Chairman Young called the meeting to order at 6:00 p.m.

**APPROVAL OF AGENDA**

Chairman Young asked if there were any corrections to the agenda. There were no corrections to the agenda.

**APPROVAL OF MINUTES**

*July 25, 2017 and September 26, 2017*

Chairman Young asked if there were any corrections to the minutes. There were no corrections to the minutes.

**APPROVAL OF 2018 MEETING SCHEDULE**

There was no discussion.

## **CONSENT AGENDA**

*Brad Morgan seeking a recommendation for Final Subdivision and Condominium approval for The Village on 4th Subdivision and multi-family Condominium plat located at approximately 550 West 400 South in the RMF-2 zone and the R2 Residential Single/Two-Family in the WF-1 Westfields Overlay zone.*

There was no discussion.

## **LEGISLATIVE SESSION**

There were no agenda items to discuss.

## **ADMINISTRATIVE SESSION**

*Salisbury Homes seeking Preliminary approval for the Grasslands-Plat D Subdivision located in the area of 800 West Center Street in the R1-10 Single-Family Residential and WF-1 Westfields Overlay zones.*

There was no discussion.

With nothing further to discuss, Commissioner Clay moved to adjourn the meeting. Commissioner Mertz seconded the motion. Chairman Young adjourned the meeting at 6:02 p.m.



**PLANNING COMMISSION  
REGULAR SESSION  
Tuesday, October 24, 2017  
6:15 p.m.**

**Commissioners in Attendance:** Chairman Frank Young, Genevieve Baker, Michael Clay, Carl Clyde, Karen Ellingson, Michael Farrer and Brad Mertz

**Staff in Attendance:** Glen Goins, Community Development Director  
Laura Thompson, City Planner  
Lisa Bullock, Executive Assistant

**Council Representative:** Rick Child

**CALL TO ORDER**

Chairman Young called the meeting to order at 6:15 p.m.

**APPROVAL OF THE AGENDA**

Commissioner Clay moved to approve the agenda as written. Commissioner Mertz seconded the motion. The vote to approve the agenda was unanimous.

**APPROVAL OF THE MINUTES**

*July 25, 2017 and September 26, 2017*

Chairman Young asked if there were any corrections to the minutes. There were no corrections to the minutes.

Commissioner Mertz moved to approve the July 25, 2017 and the September 26, 2017 meeting minutes. Commissioner Farrer seconded the motion. The vote to approve the meeting minutes was unanimous.

**APPROVAL OF 2018 MEETING SCHEDULE**

Chairman Young asked if there were any changes to the 2018 Planning Commission meeting schedule. There were no changes to the meeting schedule.

Commissioner Clay moved to approve the 2018 Planning Commission meeting schedule. Commissioner Clyde seconded the motion. The vote to approve the 2018 Planning Commission meeting schedule was unanimous.

### **CONSENT AGENDA**

***Brad Morgan seeking a recommendation for Final Subdivision and Condominium approval for The Village on 4th Subdivision and multi-family Condominium plat located at approximately 550 West 400 South in the RMF-2 zone and the R2 Residential Single/Two-Family in the WF-1 Westfields Overlay zone.***

There was no discussion.

Commissioner Mertz moved to approve Brad Morgan seeking a recommendation for Final Subdivision and Condominium approval for The Village on 4th Subdivision and multi-family Condominium plat located at approximately 550 West 400 South in the RMF-2 zone and the R2 Residential Single/Two-Family in the WF-1 Westfields Overlay zone. Commissioner Farrer seconded the motion. The vote to approve the request was unanimous.

### **LEGISLATIVE SESSION:**

There were no agenda items to discuss.

### **ADMINISTRATIVE SESSION**

***Salisbury Homes seeking Preliminary approval for the Grasslands-Plat D Subdivision located in the area of 800 West Center Street in the R1-10 Single-Family Residential and WF-1 Westfields Overlay zones.***

Planner Thompson reviewed the project with the Planning Commissioners.

This is a continuation of the development. The proposal is for 24 single family lots, with two existing single family residences. The previous phase of Grasslands did not include this area so a new plan is being proposed with the new density bonus program. The baseline density would allow for 25 units, but the applicant is asking for 24 units. The applicant has chosen to create smaller lots than the base zone, requiring a density bonus. The applicant is asking for the minimum two density bonus criteria of the 3% in the open space and a 3% in the building materials which would equal a 6% density bonus. There are a few storm drain and irrigation drainage issues being worked through by the City's Engineering department. These issues must be addressed before any building approval will be given.

Commissioner Clay asked why this item was on the agenda as an administrative item. Planner Thompson replied by stating that it could have been a consent agenda item, but because of the density bonus she decided to put it on as an administrative item.

Commissioner Young asked about the connection to Center Street. Planner Thompson said it will connect at 800 West. The project will be completed in two phases with Center Street being the first connection.

Commissioner Baker asked if there were any buffer concerns with the school and the church in the area. Planner Thompson said there are no concerns.

Commissioner Ellingson asked why there are about five homes between 650 and 550 West and 150 North that all have the same style and look to them and is there any way to prevent this from happening with the new project. Planner Thompson said there is no way to prevent it. The only thing that could prevent this is to change the City's ordinance. Laura explained that with the current City code the developer can make slight changes and still meet the requirements. The properties could be sold to one developer or to different developers which would determine the look and style of the homes that go in the area. The way the elevations are stated is that you cannot build the exact elevations two lots adjacent or five across the street.

This item will be reviewed by City Council in two weeks because the applicant is asking for a density bonus.

Chairman Young asked if the Planning Commissioners need to make a motion on this item or if it is only information for the Commissioners. Director Goins stated that this item will require a motion.

Commissioner Baker moved to approve Salisbury Homes seeking Preliminary approval for the Grasslands-Plat D Subdivision located in the area of 800 West Center Street in the R1-10 Single-Family Residential and WF-1 Westfields Overlay zones. Commissioner Mertz seconded the motion. The vote to approve the Administrative Agenda was unanimous.

With nothing further to discuss, Commissioner Mertz moved to adjourn the meeting. Commissioner Clyde seconded the motion. The vote to adjourn the meeting was unanimous.

Chairman Young adjourned the meeting at 7:00 p.m.