

The meeting was a regularly scheduled work-session designated by resolution. Notice of the meeting was provided to the *Standard Examiner* at least 24 hours in advance. A copy of the agenda was posted.

The following members were in attendance:

Torris Brand, Chair
Chris Collins
Ryan Cowley
Leland Karras
Jason Sphar

Steve Parkinson, City Planner

Excused: Commissioner Don Ashby, Commissioner Samantha Bills, Commissioner Claude Payne and Assistant City Attorney, Brody Flint

Others in attendance: Glen Jenkins, Dean Cardwell, Anthony Jenkins, Spencer Box, Kevin Petersen, Ken Lawrence, Glenda Moore, Jacob Farnsworth, John Beck and D.L. Thurman

Pledge of Allegiance: Commissioner Karras

1. DECLARATIONS OF CONFLICT

There were none.

2. APPROVAL OF MARCH 12, 2019 WORK SESSION MINUTES

Commissioner Cowley moved to approve the March 12, 2019 meeting minutes as written. Commissioner Collins seconded the motion. Commissioners Brand, Collins, Cowley, Karras, and Sphar voted “aye.” The motion carried.

3. APPROVAL OF APRIL 9, 2019 WORK SESSION MINUTES

Commissioner Karras moved to approve the April 9, 2019 meeting minutes as written. Commissioner Sphar seconded the motion. Commissioners Brand, Collins, Cowley, Karras, and Sphar voted “aye.” The motion carried.

4. APPROVAL OF APRIL 23, 2019 WORK SESSION MINUTES

Commissioner Karras moved to approve the April 23, 2019 meeting minutes as written. Commissioner Cowley seconded the motion. Commissioners Brand, Collins, Cowley, Karras, and Sphar voted “aye.” The motion carried.

5. PUBLIC HEARING – CONSIDER A REQUEST FOR THE FOLLOWING FOR A PROPERTY LOCATED AT APPROXIMATELY 5713 SOUTH 3100 WEST
- A. TO AMEND THE GENERAL PLAN (FUTURE LAND USE MAP) FROM LOW DENSITY SINGLE-FAMILY RESIDENTIAL TO MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL
 - B. TO AMEND THE ZONING MAP FROM RE-20 (RESIDENTIAL ESTATES) TO R-1-8

(SINGLE-FAMILY RESIDENTIAL)

Dean Cardwell, from Little Elm, Texas, said that he was representing the owner of the property. The request was to amend the general plan and rezone the subject property to facilitate the development of eight lots with the R-1-8 zoning. He briefly described the surrounding zoning and uses.

Steve Parkinson, City Planner, presented the staff report regarding the request. The property was currently designated as Low Density Single-Family Residential, and the amendment would change that designation to Medium Density Single-Family Residential. The property was currently zoned RE-20, and the request was to rezone the property to R-1-8. Staff recommended approval of the application.

Commissioner Karras moved to open the public hearing. Commissioner Cowley seconded the motion. Commissioners Brand, Collins, Cowley, Karras, and Sphar voted “aye.” The motion carried

Chairman Brand opened the floor for public comments.

Kenneth Lawrence, 5644 South 3150 West, said that he had a conversation with Mr. Parkinson about the application regarding the definition of R-1-8 zoning. The primary concern of the neighboring residents was that this development match their neighborhood. He specifically requested that this new neighborhood apply most, if not all, of the CC&Rs that his neighborhood is required to follow. He provided a copy of his CC&Rs and highlighted a few items.

John Beck, 5693 South 3150 West, was concerned about the potential for townhomes, but the proposed plat seemed agreeable.

No additional comments were made.

Commissioner Karras moved to close the public hearing. Commissioner Collins seconded the motion. Commissioners Brand, Collins, Cowley, Karras, and Sphar voted “aye.” The motion carried.

Mr. Parkinson said that some of the items in the CC&Rs were already required by code, including the need for all single-family homes to have two-car garages. Unfortunately, the City could not require a development to do CC&Rs, nor request specific covenants be included.

Commissioner Collins moved to recommend to the City Council that they APPROVE the request to amend the General Plan (Future Land Use Map from Low Density Single-Family Residential to Medium Density Single-Family Residential for property located at approximately 5713 South 3100 West with the conditions and facts as stated in the staff report. Commissioner Karras seconded the motion. Commissioners Brand, Collins, Cowley, Karras, and Sphar voted “aye.” The motion carried.

Commissioner Karras moved to recommend to the City Council that they APPROVE the request to amend the Zoning Map from RE-20 (Residential Estates) to R-1-8 (Single-Family Residential) for property located at approximately 5713 South 3100 West with the

conditions and facts as stated in the staff report. Commissioner Cowley seconded the motion. Commissioners Brand, Collins, Cowley, Karras, and Sphar voted “aye.” The motion carried.

6. PUBLIC HEARING – CONSIDER A REQUEST FOR PRELIMINARY SUBDIVISION APPROVAL OF GLEN JENKINS SUBIVISION FOR A PROPERTY LOCATED AT APPROXIMATELY 5713 SOUTH 3100 WEST.

Mr. Parkinson briefly explained the difference between legislative and administrative actions. The Planning Commission made a recommendation to the City Council on the previous request, because the Council would make the final decision on that action. The Planning Commission was the land use authority for the preliminary subdivision plat, which was being presented in this item.

Dean Cardwell, from Little Elm, Texas, briefly explained the different lot sizes within the plat.

Mr. Parkinson, presented the staff report regarding the request and noted that approval of this plat would be subject to the City Council approving the General Plan Amendment and rezone request. The proposed subdivision met all requirements of the R-1-8 zoning ordinance, and staff recommended approval.

Commissioner Sphar moved to open the public hearing. Commissioner Collins seconded the motion. Commissioners Brand, Collins, Cowley, Karras, and Sphar voted “aye.” The motion carried

Chairman Brand opened the floor for public comments.

D.L. Thurman, 4953 South 3100 West, asked about the potential uses that could go into a property zoned Light Manufacturing.

No additional comments were made

Commissioner Cowley moved to close the public hearing. Commissioner Payne seconded the motion. Commissioners Brand, Collins, Cowley, Karras, and Sphar voted “aye.” The motion carried.

Mr. Parkinson invited Mr. Thurman to meet with him after the meeting, and he would supply a list of permitted uses for the Light Manufacturing Zone.

Commissioner Karras moved to recommend to the City Council that they APPROVE the request for preliminary subdivision approval for the Glen Jenkins Subdivision located at approximately 5713 South 3100 West with the conditions and facts as stated in the staff report. Commissioner Collins seconded the motion. Commissioners Brand, Collins, Cowley, Karras, and Sphar voted “aye.” The motion carried.

7. CONSIDER A REQUEST FOR CONDITIONAL USE APPROVAL FOR JACOB FARNSWORTH TO USE 9.74 ACRES (424,274.4 SQ.-FT) LAND WITHIN THE POWER

**CORRIDOR FOR LIVESTOCK ON THE PROPERTY LOCATED AT APPROXIMATELY
3177 WEST 5700 SOUTH**

Jacob Farnsworth, the applicant, gave his address as 3177 West 5700 South and stated that he was willing to answer any questions.

Mr. Parkinson presented the staff report regarding the request for a conditional use permit to allow livestock on property at the address listed above. Most of the property within this area was zoned R-1-7, but the lots were much larger than the minimum size of the ordinance. The City thought it would be wise to allow livestock on the property in the Power Corridor, because the livestock would keep the weeds down. Staff recommended approval of the request.

Commissioner Karras moved to APPROVE the request for Conditional to allow up to 20 Domestic Livestock (Horse and/or Cow) for grazing on approximately 9.74 acres owned by PacifiCorp located at approximately 3177 West 5700 South with the conditions as stated in the staff report. Commissioner Collins seconded the motion. Commissioners Brand, Collins, Cowley, Karras, and Sphar voted “aye.” The motion carried.

**8. CONTINUING A REQUEST FOR ARCHITECTURAL APPROVAL FOR HERITAGE
PARK LOCATED AT APPROXIMATELY 5550 SOUTH 2700 WEST**

Spencer Box, Lehi, UT, applicant, presented the architectural design for Heritage Park located at the address above. He briefly went over the colors and materials, which were not shown on the conceptual drawings.

Mr. Parkinson stated that the Design Review Board had reviewed the design and he went over their comments. There was some discussion regarding the colors and materials.

Commissioner Cowley moved to APPROVE the Architectural review for Heritage Park located at approximately 5550 South 2700 West based on the materials presented or substantially similar to those materials with the conditions as stated in the staff report. Commissioner Karras seconded the motion. Commissioners Brand, Collins, Cowley, Karras, and Sphar voted “aye.” The motion carried.

9. COMMISSIONERS MINUTE

There were no items.

10. STAFF UPDATE

Mr. Parkinson gave a report regarding various construction projects in the City.

11. ADJOURN

Commissioner Karras moved to adjourn at 6:41 p.m. Commissioner Collins seconded the motion. Commissioners Brand, Collins, Cowley, Karras, and Sphar voted “aye.” The motion carried.

Torris Brand
Chair

Attest:

Morgan Langholf
City Recorder

dc: 05-14-19