

PLANNING & ZONING COMMISSION
6:00 P.M. NOVEMBER 16, 2009
EDGEWOOD COMMUNITY CENTER
26. E. FRONTAGE ROAD
MINUTES

1. Call to order-roll call vote

Commissioner Wilhite called the meeting to order at 6:00P.M.

Commissioners Present: Fleming, Wilhite, Bassett, Jackson.

Commissioners Absent: Turner (commissioner arrived late), Fulwiler

Staff: Ms. Mahalick, Administrator

2. Approve Agenda

Action: Commissioner Fleming made a motion to approve the agenda as presented.

Commissioner Bassett seconded the motion. The motion carried unanimously.

3. Approve the minutes of 10-5-09 & 11-2-09

Ms. Mahalick stated that the revisions were current on the October 5, 2009 minutes.

Action: Commissioner Bassett made a motion to approve the minutes of October 5, 2009 and November 2, 2009. Commissioner Fleming seconded for discussion.

The Commission discussed some of the corrections.

At this time Commissioner Turner was present.

Commissioner Turner discussed a word that was omitted from page 45 of the 10-5-09 minutes but stated it was not material to the case and asked if the audio files would be kept.

Ms. Mahalick stated the audio for public hearings will be kept for six months.

The motion carried unanimously.

4. Capital Improvement Plan/Santa Fe Fire & Rescue

Ms. Mahalick reviewed this item for the Commission and presented a handout regarding housing growth from the past two years.

The Commission entered into discussion regarding this item and requested some information be provided at the next meeting including:

1. Information on the 610 project from SW Planning.
2. All statistics for growth from the last few years
3. COG's Growth Projections.

5. Pre-application of a portion of Tract A. Lands of Highland Stock Farm, zoned MP; 8 Tracts from 433.757 acres.

Commissioner Bassett stated for the record that he is an adjoining land owner to the Tract in question.

Mr. Tim Oden presented the application for the Commission describing the subdivision.

Commissioner Turner asked if this was the same area that had been proposed for an RV Park.

Mr. Oden responded that would be unit 2 yes. He added that their plan for unit 2 is a mixture of town homes and apartments, a community center, leasing office and quite a bit of open space.

Commissioner Turner asked about the access for Cinnamon Ridge at Square H.

Mr. Oden responded that it met all the sight distance requirements of the highway department.

Commissioner Bassett asked about the odd design for unit 1 A.

Mr. Oden responded that it was broken up into three pieces called Cinnamon Ridge and the line in question is the back line of lots and that the line does not follow topographical features. The Commission and Mr. Oden discussed easements, water lines and road expansion. Mr. Oden discussed some of the issues with water that they have experienced at stated they did not know who would be the water service company at this time but they did have wet water and water rights. The Commission discussed the issue of water for new proposed subdivisions such as this and agreed they would be more stringent in the future. Commissioner Bassett suggested that Mr. Oden consider tightening up the lot lines. Ms. Mahalick stated that she was concerned with road naming and suggested Mr. Oden request to the Highway Department for comment. She added the road naming on the South side was a problem also and that she would submit it to the Highway Department for future inventory. Mr. Oden responded he would be glad to discuss road name issues.

6. Findings of Fact – Campbell Ranch Request for preliminary plat extension.
Ms. Mahalick reviewed the corrections that had been made for the Commission.

Action: Commissioner Bassett made a motion to approve the Findings of Fact. Commissioner Fleming seconded the motion. The motion carried unanimously.

7. Guidelines for Coordination with Governing Body.

Ms. Mahalick reviewed this item for the Commission and outlined the changes she had made at the Commissions request. The Commission discussed some additional changes and corrections to be made.

Action: Commissioner Fleming made a motion to recommend approval of the Guidelines for Coordination with the Governing Body with the discussed changes and corrections. Commissioner Turner seconded the motion. Commissioner Fleming voted aye. Commissioner Wilhite voted aye. Commissioner Turner voted aye. Commissioner Bassett voted aye. Commissioner Jackson voted aye. The motion carried unanimously

8. Robert's Rules, motions in the affirmative

Ms. Mahalick reviewed this for the Commission and discussed the options the Commission has when presenting motions. The Commission discussed amending the Resolution to include motions of neutral wording since it is currently specific to motions in the affirmative. The Commission discussed the problems that may arise with a lack of discussion on the motion including the situation in which the applicant does not receive explanation for a denial. Ms. Mahalick stated she would bring some additional documents for the Commissions review to the next meeting.

9. Guidelines for Sector Plan

Ms. Mahalick asked for feedback form the Commission as she had not received any to date. She also provided some ideas of concepts she would like them to consider.

10. Public Comments

None.

11. Calendar Update

Ms. Mahalick reviewed the upcoming calendar.

12. Adjourn

Action:

DRAFT