



MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting/Public Hearing
Thursday, January 26, 2006 - 9:00 AM
City Council Chambers

I. CALL TO ORDER

Chairman Michelman called the meeting to order at 9:00 AM.

II. ATTENDANCE

MEMBERS PRESENT:

Don Michelman, Chairman
Joe Gardner, Vice Chairman
Tom Menser
Seymour Petrovsky
Dick Rosa
Len Scamardo
George Wiant

OTHERS PRESENT:

Tom Guice, Community Development Director
Tom Lloyd, Chief Assistant City Attorney
Mark Baker, Community Planner
Dick Mastin, Development Services Mgr.
Dave Mecca, Fire Department
Kathy Dudek, Recording Secretary
Jim Lamerson, Liaison Councilman
Bob Luzius, Councilman

III. REGULAR/ACTION ITEMS

(May be voted on contingent upon any related public hearing item below also being acted on unless otherwise noted).

1. **Approve the minutes** of the 01-12-06 meeting.

Mr. Rosa, **MOTION:** to approve the minutes of the January 12, 2006 meeting. Mr. Petrovsky, 2nd. **Vote: 7-0.**

2. **SP05-010, Downer 16.** APNs: 111-10-001H, -K, -L, and totaling ± 18.63 acres. Zoning is Single-Family 35 (SF-35). Request preliminary plat approval for 16 lots. Owner is Downer Trail, LLC. Applicant/Agent is Tim Petersen. Community Planner is Mark Baker. (**May be voted on today**).

Mr. Baker reviewed the staff report and indicated a multi-party agreement has been drafted, but not signed, to assure completion of Downer Trail from Sierry Peaks to Westridge. This part of the road is also known as the East-West Connector.

The following points were discussed by Commission:

- primary access for Downer Trail and connectivity to the adjacent Stone Hollow Subdivision;
- flag lots and non-conformity with the *Land Development Code*, with Council's ability to waive this condition;
- slope issues in relation to fire department sprinkling requirements on flag lots;
- width of streets and traffic in relation to a Traffic Control Committee study;
- construction timeline and anticipated finish date;
- City Council's ability to waive the lots that do not meet the 35,000 sf requirement;
- Availability of water.

Mr. Jim Tilley, 600 Downer Trail, indicated he is in support of the project and questioned the access to Stone Hollow. (Mr. Baker indicated no access is planned at this time. The focus is to provide access for Forest Trails to Gail Gardner).

Community Development Director Guice explained the East-West Connector and indicated that the plan is the most effective as it will meet code standards.

Ms. Pam Wickstrom, 700 Downer Trail, indicated that the project should be Downer 16 as she lives at 700 Downer Trail.

Ms. Carol Russell, 555 Downer Trail, stated that last August a vast majority of residents on South Downer Trail, Oregon Avenue, and a number of surrounding streets would prefer to see Downer Trail and Oregon Avenue not developed because of the narrow streets and the impact to the historic nature of the neighborhood.

Ms. Wanitta Gray, 1525 Kyle Street, questioned if this project is contingent on the 9-party agreement for the East-West Connector.

Ms. Marilyn Blum, 1715 Far View Lane, remarked that in August nearly 100% of the residents presented Council with a petition in which they indicated they did not want the south end of Downer Trail developed. Areas on Downer contain street widths that cannot handle very much traffic.

Mr. Arthur Anderson, 629 Downer Trail, cited the Westside Neighborhood Plan and an existing development agreement which includes paving Downer Trail and the East-West Connector. If the paving of the south [Downer Trail] is abandoned, the City must change the neighborhood plan.

A motion was made and then amended by Mr. Rosa, seconded by Mr. Petrovsky. The amended motion follows:

Mr. Rosa, **MOTION: to approve SP05-010**, Preliminary Plat of Downer 16, subject to compliance to the Hillside Regulations as verified with the Final Plat submittal and department comments and that the building permits will not be issued until such time that physical access north by way of a portion of Downer Trail and Westridge Drive have been completed and that Gifford Drive will connect through Stone Hollow in the future. Mr. Petrovsky, 2nd. **Vote: 7-0.**

3. **SP05-021 . The Reserve at Willow Hills.** Located at the SE corner of Willow Lake Road and Lakeside Village Drive. APNs: 106-47-263A through -M, and totaling ± 17.7 acres. Request preliminary plat approval for 17 commercial and 54 residential lots. Zoning is Neighborhood Oriented Business (NOB). Owner/Applicant is Redfoot Properties, LLC. Community Planner is Mark Baker. *(May be voted on February 9, 2006).* (**Associated with RZ05-014 (Item 4) and LUP06-001 (Item 5).**)

Mr. Baker reviewed the staff report and indicated that:

- the Willow Lake South Area Plan (WLSAP) will need to be modified from commercial to residential;
- the property will need to be rezoned from Neighborhood Oriented Business (NOB) to Single-Family 6 (SF-6) zoning;
- the preliminary plat calls out 17 commercial lots and 54 residential lots;
- SF-6 is compatible with both Willow Lake Estates; and
- the project will abandon old lot lines and create new lot lines for the new Reserve at Willow Hills.

Commissioners queried and discussed:

- common areas, secondary access and the need to sprinkle the homes if there is only one access;
- the 17 commercial lots, gross square footage, and what appears to be inadequate parking;
- the necessity of seeing the gross building area for the project on the 5.5 acres of NOB and the fact that the project appears to be well over the 25% ratio;
- the 3,000 to 3,500 square foot commercial lots may be too small, and some business owners may want to combine lots; and,
- placing a cap, i.e., 45,000 sf, on the gross leaseable area and the need for this cap to be brought back before Commission in two weeks' time.

Mr. Jason Gisi, and Mr. Rick Radavich, 325 W. Gurley, applicant/developers of the project indicated that the commercial product building envelopes will include the setbacks, landscaping area, etc. With the setbacks, the parking ratio is 1 per 170. Anticipated is a parking ratio of 1 to 150 for medical offices. The actual square footage on the lots is the actual footage being purchased. The subdivision is not set up for retail but is set up for commercial offices.

Mr. Bob Morgan, 953 Bridgewater Drive, indicated he supports the project and believes this project is the best use for this parcel. He commended Mr. Gisi for having a minimum of two meetings with the residents of Willow Hills.

Commissioner Wiant indicated he will support this project but does not like the aspect of the single access in the residential area.

This item may be voted on at the February 9, 2006 public hearing.

IV. PUBLIC HEARING ITEMS

(May be voted on February 9, 2006 unless otherwise noted).

4. **RZ05-014, The Reserve at Willow Hills.** Located at the SE corner of Willow Lake Road and Lakeside Village Drive. APNs: 106-47-263A through -M, and totaling ± 11.7 acres. Request rezoning from Neighborhood Oriented Business (NOB) to Single Family 6 (SF-6) for 54 residential lots. Owner/Applicant is Redfoot Properties, LLC. Community Planner is Mark Baker. *(May be voted on February 9, 2006).* **(Associated with SP05-021 (Item 3) and LUP06-001 (Item 5)).**

(Refer to Item 3)

5. **LUP06-001, The Reserve at Willow Hills.** Located at the SE corner of Willow Lake Road and Lakeside Village Drive. APNs: 106-47-263A through -M, and totaling ± 11.7 acres. Request land use plan amendment to the Willow Lake South Area Plan (WLSAP) to change land use from Neighborhood Oriented Business (NOB) to Single-Family 6 (SF-6). Owner/Applicant is Redfoot Properties. Community Planner is Mark Baker. *(May be vote on February 9, 2006).* **(Associated with SP05-021 (Item 3) and RZ05-014 (Item 4))**

(Refer to Item 3)

V. CITY UPDATES

None.

VI. SUMMARY OF CURRENT OR RECENT EVENTS

None.

VII. ADJOURNMENT

Chairman Michelman adjourned the meeting at 10:01 AM.

Donald Michelman, Chairman