

**Planning & Zoning Commission**  
**Minutes for Meeting of Wednesday, May 22, 2019 at 6:30 p.m.**  
**City Council Chambers, Municipal Building**  
**911 N. Seventh Avenue**

Satterfield called the meeting to order at 6:30 p.m.

**AGENDA ITEM 1: ROLL CALL AND DISCLOSURE OF CONFLICT OF INTEREST, EX-PARTE COMMUNICATION AND SITE VISIT.**

Disclose who was talked to, the basic substance of the conversation, and whether the conversation had any influence. Disclose if there is anything personally or professionally that would not allow an impartial or unbiased decision. Disclose if a site visit was done, location(s) of the visit, and what was seen.

**Present:** Jared Bernt, Jack Moore, Dorothy Ricks, Ryan Satterfield

**Unexcused:** Julia Sanders

**Staff:** Carl Anderson, Merril Quayle and Terri Neu

Bernt made a site visit and had nothing else to report. Moore made a site visit and had nothing else to report. Ricks made a site visit and had nothing else to report. Satterfield had nothing to report.

**AGENDA ITEM 2: APPROVAL OF MINUTES**

The Commission may wish to approve the minutes from the clarification and regular meetings on May 8, 2019.

A motion was made by Moore, seconded by Ricks, to approve the minutes for the clarification and regular meetings on May 8, 2019. Those voting in favor were Moore, Ricks, Bernt and Satterfield. Motion carried.

**AGENDA ITEM 3: PRELIMINARY PLAT – RIVERSIDE GREENS SUBDIVISION 4<sup>TH</sup> ADDITION**

David Bickley of Rocky Mountain Investing, LLC, represented by Rocky Mountain Engineering and Surveying, has submitted a preliminary plat to subdivide 4.49 acres (more or less) into 10 lots. The property is located east of Bannock Highway and south of Lundberg Lane.

Brady Smith, RMES, 600 E. Oak Street, explained that this addition is an extension of the Riverside Greens project. This addition will be a single-family development rather than twin homes. Riverside Greens 1<sup>st</sup> addition also had some single family homes. There are four lots on Lundberg Lane that will be townhomes but that is not included in this addition. The minimum lot size is 5,000 square feet and they are providing twice that. There is currently work going on extending sewer to the 4 lots on Lundburg. They will be widening Bannock Highway as part of this project to include curb/gutter/sidewalk. Smith addressed the condition regarding the large lot with the existing home which will be removed. The City is asking that the water service off Bannock Highway be removed and water service be utilized off Featherie Drive. The applicant would like a trade-off for doing so in the form of a reduction of the water fees for that service.

Carl Anderson, Senior Planner, summarized the staff report.

Merril Quayle, Public Works Engineer, addressed the request for a reduction of water fees by the applicant. He acknowledged that it is a valid request. The fees can transfer for the same lot. They will include that in the record for the final plat. The applicant will be charged sewer capacity fees due to the fact that the existing home is on septic.

The Commission discussed the connectivity within the subdivision and the concrete barrier in the form of curb and sidewalk along Bannock Highway. Satterfield explained the process of paying for water and sewer connection fees at the building permit phase.

A motion was made by Moore, seconded by Bernt, to recommend approval with conditions recommended by staff. Those voting in favor were Moore, Bernt, Ricks and Satterfield. Motion carried.

**AGENDA ITEM 4: PRELIMINARY PLAT – WESTERN SKIES**

Brandon Ratliff, represented by RMES, has submitted a preliminary plat to subdivide 16.84 acres (more or less) into 44 lots. The property is located east of Dolostone Drive and north of Eastpointe Drive.

This item has been postponed by the applicant.

With no other items to discuss, Chair Satterfield closed the meeting at 6:46 p.m.

Submitted by:   
Terri Neu, Assistant Planner

Approved on: July 10, 2019