

**Plan Commission  
Meeting Minutes  
June 16, 2020  
Held Virtually through the Zoom Meeting App and In-Person  
Due to Covid-19 Pandemic**

**Call to Order and Roll Call**

**MEMBERS PRESENT:** Brianne Schneckenberger, Devin Stettler, Steve Duhamel, Barry Wood, Tom Strayer, Scott Shipley, Jon Horton

**MEMBERS ABSENT:**

**OTHERS PRESENT:** Paul Munoz, Nathan Custer, John Dabrowski, Sean Downey, Richard Henderson, Joshua Cribelar, Director of Planning Ryan Crum, Attorney Greg Morelock, Town Engineer Mark Witsman, Town Manager Tonya Galbraith, and Planning Administrative Assistant Jennifer Pack.

**Approval of Minutes**

Mr. Duhamel made a motion to approve the minutes from the May 19, 2020 meeting. Ms. Schneckenberger seconded the motion. The motion passed unanimously.

**Old Business**

None

**New Business**

***PC-20-008, Meadows at Sagebrook PUD Amendment***

Mr. Crum presented a joint petition between Arbor Homes and the Town to revise two items in the Sagebrook PUD. The first change is to front yard setbacks. The current language refers to a 25' setback. The correct setback is 30'. The second change is regarding street parking. The current language restricts parking to only one side of the street. The intention was to have all mailboxes and fire hydrants on the "No Parking" side of the street. Arbor Homes and the Town were not able to coordinate with the US Postal Service and Citizens Water to make this a viable plan. After speaking to the Police and Fire departments, Staff feel it is necessary to amend the on-street parking language to allow parking on both sides of the street, except for the median street.

Public Comment - No public comment

Mr. Crum summarized a remonstrance letter against Meadows at Sagebrook that objects to the density the subdivision brings to the area. Mr. Crum does not believe the remonstrance applies to this hearing because the issue is not density but believe the Plan Commission members should know a concern about housing density does exist.

Mr. Shipley made a motion to make a favorable recommendation to the Town Council. Mr. Duhamel seconded the motion. The motion passed unanimously.

***PC-20-006, Meadows at Sagebrook Section1 Development Plan & Secondary Plat***

Sean Downey presented Section 1 of the development plan and the secondary plat for Meadows at Sagebrook. Section 1 includes 28 lots and both detention ponds, the trail head, and 6 parking spots. Road improvements along county roads as it relates to the two entrances will also be completed.

Mr. Crum stated that Staff the proposal meets requirements of PUD as written.

Mr. Witsman stated that the plan and plat have gone through the TAC, and while he is in the process of reviewing the drainage, he, is fine with what is presented tonight.

Mr. Wood made a motion to approve plan and plat as presented. Mr. Horton seconded the motion. The motion passed unanimously.

***PC-20-007, Pine Vail Estates Development Plan & Secondary Plat***

Mr. Crum introduced the project, stating that the developer is choosing to complete Pine Vail Estates as once section. The entire development consists of 78 lots.

Richard Henderson, Premier Land Company, presented the request for construction plan and lots, followed standards as approved in PUD, have addressed TAC comments except for recently received drainage issues, completed intent of comments received so far, would like to get through approvals and start construction in July with home construction beginning in the first of next year

Mr. Crum stated that the plans as presented comply with the approved PUD and Staff recommends approval. He also pointed out the developer is building a portion of the approved bike/pedestrian trail that runs through this subdivision. The segment will connect Carroll Rd with 600 W. Mr. Crum said developer is also in talks to develop a portion of the bike/pedestrian trail that is not a part of the development.

Ms. Schneckenberger made a motion to approve the Development Plan and Secondary Plat. Mr. Duhamel seconded the motion. The motion passed unanimously.

**Announcements**

Mr. Crum announced that the Director's report is online and stated that as of June 16, the Planning & Building Department had issued 98 New Residential Building Permits. 105 New Residential permits were issued in total for 2019.

Mr. Horton resigned his seat. He has sold is house and is moving outside of the Town's borders.

**Adjournment**

There being no further business, meeting was adjourned.