

Plan Commission

Meeting Minutes

November 19, 2019

Call to Order and Roll Call

Members Present: Devin Stetler, Jon Horton, Brianne Schneckenberger, Steve Duhamel, John Price, Tom Strayer, Barry Wood

Members Absent:

Staff Present: Tonya Galbraith, Ryan Crum, Mark Witsman, Jennifer Pack

Others Present: Greg Morelock, Bob Staton, Banning Engineering; Mark Birdwell, Westport Homes; Paul Munoz, Arbor Homes

Agenda Considerations

Mr. Crum asked that the Agenda be changed as follows:

PC-19-018	Weaver's Landing Amenity Area
PC-19-019	Bicycle & Pedestrian Master Plan
PC-19-015	Meadows at Sagebrook PUD
	Housing Discussion
	2020 Schedule of Meetings

Council agreed to the changes.

Approval of Minutes

The Minutes of the October 15, 2019 meeting were reviewed. Mr. Woods made a motion to approve and was seconded by Mr. Horton. The motion passed 7-0.

New Business

PC-19-018 Weavers Landing Amenity Area

Bob Staton of Banning Engineering presented the plans for the Amenity Area at Weaver's Landing. The Amenity Area, located near the entrance of the subdivision, includes two pools and a pool house enclosed by a fence, and a parking lot. Mr. Staton remarked that his team had worked with Mr. Witsman on landscaping issues and resolved them to his satisfaction. He also stated that the Architectural Review Committee and Technical Advisory Committee has approved the plans.

Mr. Horton asked what questions came out of TAC. Mr. Crum replied that this issue was the spruce trees in the drainage issue. The plan is to put in a smaller shrubbery that will still be tall and full enough to provide a screen, but easy to remove and replace if access to the drainage easement is needed.

Mr. Crum reminded the Commission that this is the first amenity center under review since the Villages of Brookside Amenity Center, and that as long as it meets the requirements in the PUD it should be approved. Mr. Crum also stated that staff believes the Amenity Center does meet the PUD requirements.

There were no further comments or questions from the Commission and no comments from the Public.

Mr. Price made a motion to give a favorable recommendation for the Weaver's Landing Amenity Center to the Town Council.

PC-19-019 Bicycle & Pedestrian Master Plan – Amendment to Comprehensive Plan

Alyssa Prazeau and Ben Kay from Context Design appeared to present the Bicycle and Pedestrian Master Plan as an Amendment to the Comprehensive Plan. Ms. Prazeau presented an overview of the project, then introduced Mr. Kay, who explained the methodology used to develop the recommendations and the goals for developing Bicycle and Pedestrian paths, and then discussed the various paths proposed, the associated costs, and the projected timeline.

Commission members asked questions about how prioritizing is decided, funding options for the trails, and the length of time until the entire project was complete. Mr. Price noted that a number of the paths seem to go over existing sidewalks and asked if the plan calls for ripping out what is there and replacing it. Ms. Prazeau stated they wouldn't do away with what is there but would do enhancements.

Mr. Stetler opened the floor to the public. There were no comments or questions.

Mr. Price made a motion to make a favorable recommendation to the Town Council to accept that Bicycle & Pedestrian Master Plan as an amendment to the Comprehensive Plan. Mr. Horton seconded. Motion carried 7-0.

Old Business

PC-19-015, Meadows at Sagebrook PUD Rezone (Continued from Last Month)

Paul Munoz of Arbor Homes presented information from the October meeting for those members that weren't at the last meeting and then discussed the high-power line issue that was raised at the last meeting. From the research they've done, there are two different levels of EMF. The low-level EMF put out by the power lines is considered safe by industry standards.

Mr. Munoz said that he spoke with the residents who commented at the October meeting about their concerns, and Arbor will install a 6' tall privacy fence along the property line.

Mr. Horton thanked Mr. Munoz for researching and presenting the EMF information.

Mr. Stetler opened the floor to the public – no comments

Mr. Woods motioned to make a favorable motion to the Town Council to accept the PUD for Meadows at Sagebrook. Mr. Strayer seconded. Motion passed 5-2.

Housing Discussion

Mr. Crum presented a map to the Council indicating the projected zoning areas as the Town grows. This map was prepared in anticipation of a Comprehensive Plan update in 2020. The dominant color on the map is yellow and that indicates what is currently single-family land use and what staff projects will be single family use in the future. It doesn't mean that some of those properties couldn't be something else. This area in yellow represents about 53% of the Town's entire land mass. All the red is zoned commercial. All the purple color is zoned industrial. The blue is zone or used as institutional land. The apartments are in brown. Some hatch marking indicates mixed use area at Villages of Brookside and the future Town Center. Green is park building space land. The 25% that does not have color will be divided into other land uses.

Mr. Morelock asked about the Parks Board Parks Site Evaluation that recommended suggested locations for parks. These areas are not shown on this map because the areas are fairly small. But the Town will be acquiring land for parks.

Mr. Stetler asked what this map indicated in terms of financial needs for the town. Mr. Crum said that as the Town works on the Comprehensive Plan update some fiscal analysis will need to happen along with. Mr. Crum stated that he, Ms. Gardner, and Mr. Witsman have begun looking at how they can start to make calculations based on assessed value. They are not at a point where that presentation can be made, but they are trying to put together projected land assessments with future expenditures, and that starts to inform what the Town can do from a future land use standpoint.

(Cross talk about taxes and the tax cap limiting revenue)

Ms. Galbraith clarified that all of the yellow is traditional single-family housing and Mr. Strayer questioned the advisability of it all being single-family.

Mr. Crum said this map and the fiscal analysis will paint a clearer picture as to what exactly the Town needs and doesn't need.

Mr. Stetler asked about looking at a variety of housing combinations to see where the tax base is sustainable. Mr. Crum stated that staff has discussed creating a base model showing how the Town stands at this moment and then varying it showing different zoning, growth patterns, etc. to enable staff to react to the predictions while there is time to positively react.

Mr. Witsman commented that trying to make these predictions is difficult and reminded the Council that a growing town hides deficiencies by the infrastructure. When the new development comes in, the Town doesn't need to spend money on that infrastructure for an extended period of time. It's not until build out is reached when the Town starts feeling the maintenance costs and decisions made years ago have locked the Town in place and it's too late to make adjustments.

Mr. Crum talked about articles that discuss communities that are in trouble because they extended utilities out to low-density developments and now the assessed value on the housing is not paying for the utilities. He stated that the Town needs to make sure to avoid this pitfall.

New Business, continued from earlier

2020 Schedule of Meetings

Mr. Crum presented the proposed 2020 schedule for the Plan Commission.

Mr. Price moved to accept the calendar. Mr. Horton seconded the motion. The motion carried 7-0.

New Business from the floor

None

Announcements

Director's report is posted online. There will be December meeting.

Adjournment