

# MINUTES

## Planning and Zoning Commission



February 26, 2020– 5:30 P.M.

1000 Central Avenue, Council Chambers

### Commissioners

**Present:** Terry Priestley, Chair  
Sean J. Williams  
Craig Martin (exited 6:43 pm)  
Neal D. Martin  
Jean M. Dewart  
Michelle Griffin

**Absent:** Beverly Neal-Clinton, Vice Chair  
April Wade  
Melissa Arias

**Staff Present:** Ryan Foster, Principal Planner  
Kevin Powers, Assistant County Attorney  
Anita Barela, Associate Planner  
Desirae J. Lujan, Associate Planner

### 1. CALL TO ORDER / ROLL CALL

Chair Priestley called the meeting to order. A quorum was present.

### 2. PUBLIC COMMENTS

None

### 3. APPROVAL OF AGENDA

*Commissioner C. Martin made a motion to approve the agenda as presented.  
Commissioner Griffin seconded; motion passed unanimously.*

### 4. PUBLIC HEARING

- A. Case No. SUB-2020-0011. Subdivision of North Pines Subdivision. A request for approval of a four (4) lot-split subdivision addressed as 2436 and 2442 46<sup>th</sup> St., located in the North Pine Subdivision. Lot 003C and Subdivision NC1 Lot 239A. The proposed development will consist of 4 new detached single-family residential units contained within 4 separate lots, with associated on-site parking and traffic circulation on 0.40 +/- acres of land.**

Michael Englehardt, Precision Surveys, presented on behalf of the property owners. Anita Barela, Associate Planner outlined the staff report to include applicant's request; Subdivision Review Criteria; and Findings of Fact. Public was given opportunity to comment and cross-examine.

***Commission Williams made a motion to approve Case No. SUB-2020-0011, a request for approval of a Preliminary and Final Subdivision Plat, creating a new subdivision consisting of four (4) lots, for the reason stated in the staff report and per testimony at the public hearing. Commissioner Dewart seconded the motion.***

***Motion failed 3-3 vote.***

*In Favor:* Commissioner Neal D. Martin  
Commissioner Jean M. Dewart  
Commissioner Sean J. Williams

*Against:* Commissioner Michelle Griffin  
Commissioner Terry Priestley  
Commissioner Craig Martin

**Commissioner Craig Martin motioned to adjourn** the request; **seconded by Commissioner Griffin**. The Commission asked the applicant to return with clear language for the request; an accurate application; a more detailed presentation; and the submittal of topography for the site.

**Motion passed 5-0 vote.**

*In Favor:* Commissioner Craig Martin  
Commissioner Jean M. Dewart  
Commissioner Sean J. Williams  
Commissioner Michelle Griffin  
Commissioner Terry Priestley

*Abstained:* Commissioner Neal D. Martin

**B. Case No. SUB-2020-0010. A request for approval of a subdivision Sketch Plan to divide a 1.62-acre lot into 49-residential lots. The vacant property, Ponderosa Estates Lot CTC A, addressed as 285 MAPLE DR, is zoned Planned-Development 2.0 (PD-2)**

James Siebert, James W. Siebert & Associates, LLC., described the project request on behalf of the property owners. Desirae J. Lujan, Associate Planner presented the staff report to include applicants' request; Subdivision Review Criteria; and Findings of Fact. Public was given opportunity to comment and cross-examine.

**Commission N. Martin made a motion to approve** Case No. SUB-2020-0010, a request for approval of a subdivision Sketch Plan, Phase 3 of the Ponderosa Estates Lot CTC A and addressed as 285 MAPLE DR. Approval is based on the reasons stated within the staff report and per testimony entered at the public hearing. **Commissioner Williams seconded the motion.**

**Motion passed 5-0 vote.**

*In Favor:* Commissioner Neal D. Martin  
Commissioner Jean M. Dewart  
Commissioner Sean J. Williams  
Commissioner Michelle Griffin  
Commissioner Terry Priestley

The Commission provided feedback for the Preliminary/Final Plat submittal: clarity and confirmation regarding the 1993 Conditions of Approval that each phasing plan would be accepted by the county as complete, prior to beginning the next phase; traffic concerns be addressed by IDRC with inquiry regarding a Traffic Impact Analysis; consideration from the applicant for a dedicated park/green space and sidewalk extension.

**1. PLANNING AND ZONING COMMISSION BUSINESS**

**A. Minutes from the Planning and Zoning Commission Meeting on January 22, 2020.**

The Commission noted edits.

**Commissioner Williams motioned to approve the Minutes as amended. Commissioner N. Martin seconded.**

**Motion passed 5-0 vote:**

*In Favor:* Commissioner Neal D. Martin  
Commissioner Jean M. Dewart  
Commissioner Terry Priestley  
Commissioner Michelle Griffin  
Commissioner Sean J. Williams

**2. COMMISSION/DIRECTOR COMMUNICATIONS**

- A. Department Report**
- B. Chair’s Report**
- C. Board of Adjustment Report**
- D. Commissioners’ Comments**

**3. PUBLIC COMMENT**

None.

**4. ADJOURNMENT**

8:47 PM

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Terry Priestley, Chairman

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Paul Andrus, CDD Director