



Planning Commission Members in Attendance: Trevor Wood, Kylie Lance, BreAnna Nixon, Andrea Howard, Michael Weight, Drew Hoffman, Michael Romero.

Others in Attendance: Councilmember Jeff Siddoway, City Manager Ben Reeves, Community Development Director Jason Bond

Commission Chair Wood called the meeting to order at 7:03 p.m.

INVOCATION/INSPIRATION THOUGHT - Commissioner Lance shared an inspirational thought.

PLEDGE OF ALLEGIANCE - Commissioner Weight led the Pledge of Allegiance.

PUBLIC FORUM - Commissioner Wood opened the Public Forum at 7:06 p.m. there were no comments. He closed the Public Forum at 7:07 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS

PUBLIC HEARING -Addendum to Summit Ridge Commercial Development Agreement

Director Bond shared that this addendum modifies the summit Ridge development agreement for a specific parcel. The parcel will be developed by Murdoch Ford. The Planning Commission must consider the requested deviations from the City Code that are in the addendum. The Planning Commission must make a recommendation on the deviations and the Council must ultimately approve the requests. Deviation elements pertain to signage, landscaping, fencing, architecture requirements and setbacks.

Commissioner Wood opened the public hearing at 7:10 PM.

Mark Openshaw, owner of Little Opee's, spoke. He is adjacent to the subject parcel and wants to be good neighbors with the new development. He's concerned about the fencing and future grading along abutting property lines, and potential flooding corridors in the area. Can berms be used along the flood channel to help protect the properties.

No other persons desired to speak. Commissioner Wood closed the hearing at 7:12 PM.

Director Bond noted that this addendum pertains to lot 1 of the commercial subdivision already approved. Development of the parcel will still need full site plan review through DRC. The fencing request will enable on-site screening of vehicles needing service. The site will include a trail improvement that connects to the city's trail system. The anticipated building is a Ford standard design and would not comply with all architecture requirements of the default C-1 Zone standards. There would be additional signage than otherwise allowed. The addendum is permitted as a contract modification and will shift the standards of development from the default C-1 Zone to the contract terms under the PC Zone. The commercial use is permitted in the PC Zone.

Manager Reeves provided additional background about the overall development plan of the area and the city's hope to retain the Ford dealership as an existing business in town. The addendum is a

component of the dealer's negotiations for the subject property. Some of the elements are based on Ford Corporation site requirements.

Commissioner Weight asked about improvements around the site and adjacent properties along Mona Road. Director Bond responded that standard development improvements will be required with curb, gutter, sidewalk, and landscaping.

Commissioner Lance asked how the proposal relates to the city's sales tax reimbursement agreement with Summit Ridge. Manager Reeves explained that the city will still receive additional sales tax and costs to be reimbursed will have a sunset period. The agreement is a 10-year agreement and only covers actual cost of infrastructure improvements made.

Commissioner Weight asked about potential liability for not granting similar incentives to other businesses. Director Bond noted that an incentive was provided to the Riddleys development in the form of road infrastructure improvements in order for the Macey's grocery store to get built. Manager Reeves also explained that the PC zone has standards and if the standards don't address specific items, then the default standards are those of the C-1 zone. Putting the addendums in place modifies the PC zone and are not granting variances. Commissioner Wood acknowledged that this is a special situation, but we should consider how other businesses may be affected by city codes.

Commissioner Hoffman recommended that a more site obscuring fence or decorative wall be required rather than a vinyl coated chain-link around the area where vehicles for service will be stored.

Commissioner Wood asked about the nearby Chevron sign height relative to the dealer's proposed signs and flag poles. The proposal includes one, 65-foot, tall sign and two smaller monument signs as proposed. There will also be three flag poles of 120 feet each. Commissioner Lance noted that the Chevron sign on the nearby property is 60-feet tall and they were favored with that height. She questioned how much favor is enough.

Mr. Openshaw raised concern about power transmission lines affect the tall structures.

Commissioner Lance moved to forward a positive recommendation to the City Council for the agreement addendums with the change that site obscuring fencing be around the area for vehicles being serviced/stored. Commissioner Weight seconded the motion. The vote was unanimous in favor.

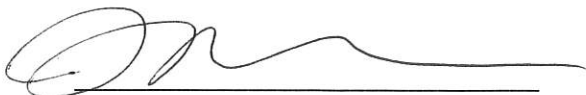
Meeting Minutes Approval - January 11, 2022

Motion made by Commissioner Romero to approve the Planning Commission Minutes from January 11, 2021. Commissioner Hoffman seconded. The motion passed unanimously in the affirmative.

Staff Reports: Director Bond noted that a job has been advertised for a new City Recorder. The new Recorder will be taking minutes at City Council, Planning Commission and DRC meetings.

Adjournment:

Commissioner Lance motioned to adjourn at 7:41 p.m.



City Recorder – Dennis Marker



Commission Chair – Trevor Wood