



Planning Commission Members in Attendance: Commission Chair Wood, Commissioner Lance, Commissioner Weight, Commissioner Nixon, and Commissioner Hoffman.

Commissioner Romero and Commissioner Moak were excused from the meeting.

Others in Attendance: City Manager Norm Beagley, Recorder Amalie R. Ottley, City Council Member Art Adcock, City Council Member Jeff Siddoway.

Various members of the public attended the meeting in person.

Commission Chair Trevor Wood called the meeting to order at 7:00 p.m.

INVOCATION/INSPIRATIONAL THOUGHT

Commissioner Nixon offered an inspirational thought.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by City Council Member Art Adcock.

PUBLIC FORUM

Commission Chair Wood opened the public forum at 7:02 p.m.

No members of the public wished to address the commission in the public forum.

Commission Chair Wood closed the public forum at 7:03 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. Hollow Flats Preliminary Plan

Manager Beagley introduced the proposed Hollow Flats Subdivision by Ivory Development is located at approximately 900 South and Summit Ridge Parkway and consists of 49.38 acres. It is an undeveloped area on the east side of Summit Ridge Parkway and the west side of the railroad tracks. The property is zoned R-10 with an annexation agreement that discusses the proposed lot layout and open space requirements.

The applicant is proposing 135 residential lots, and a 1.10 acre (48,086 sq. ft) improved open space or park. The proposed subdivision is consistent with the layout that was agreed to with the annexation agreement. All residential lots meet the R-10 Residential zoning requirements for lot area, width, and building setbacks. The proposed lots sizes range from 10,000 sq ft (0.23 acres) to 23,590 sq ft (0.54 acres). The proposed development is in an area that will require significant cuts and fills to facilitate the construction of roadways and private homes. Due to the work that is needed within the development, Ivory homes is required to provide testing results for the placement of the fill materials within roadways and future lots to minimize potential settlement issues. This will need to be done in accordance with the Geotechnical Compaction Testing Requirements provided by IGES. The DRC has reviewed the proposed development plans and gave a positive recommendation for the proposed subdivision with a stipulation that all provided redline comments be addressed. The redlines that were given by the DRC have been adequately addressed.

The applicant Shawn Herring attended the meeting. Manager Beagley and the applicant discussed with members of the Planning Commission how the phasing and grading will take place for the development. Planning Commissioners expressed their approval of the plan.

Commissioner Nixon made a motion to forward a positive recommendation of the Hollow Flats Preliminary Plan to the City Council. Commissioner Weight seconded the motion.

Commissioner Wood	Yes
Commissioner Lance	Yes
Commissioner Moak	Absent
Commissioner Nixon	Yes
Commissioner Romero	Absent
Commissioner Weight	Yes
Commissioner Hoffman	Yes

The motion passed unanimously.

ADJOURNMENT

Commissioner Lance made a motion to adjourn the meeting. Commissioner Wood seconded the motion.

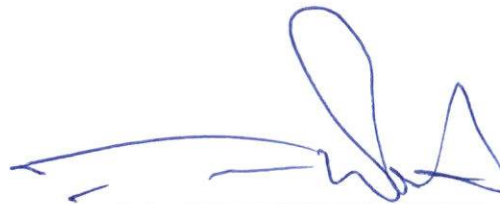
Commissioner Wood	Yes
Commissioner Lance	Yes
Commissioner Moak	Absent
Commissioner Nixon	Yes
Commissioner Romero	Absent
Commissioner Weight	Yes
Commissioner Hoffman	Yes

The motion passed unanimously.

The meeting was adjourned at 7:14 p.m.



City Recorder – Amalie R. Ottley



Commission Chair – Trevor Wood