

**WYOMING PLANNING COMMISSION
MINUTES OF August 7, 2006**

Chair Thomas called the meeting to order at 7:00 pm.

Members present: Commissioners, Dougherty, Thomas, and Meyers, Richardson & Salava

Also present: City Administrator Mattson and City Engineer Mark Erichson

Absent: Liaison Phillips

APPROVAL OF MINUTES

- **Motion by Dougherty seconded by Salava, to approve the minutes of 07-10-06, Motion stated carried unanimously.**

Motion to Add Trail Head Land Development to the Agenda for a conceptual development

- **Motion Richardson, seconded by Meyers to add Trail Head Land Development Company to the PC Agenda. Motion stated carried unanimously**

OLD BUSINESS

2. – Preliminary Plat Diamond Ridge – (Public Hearing)

3. - Setback Variance (Public Hearing)

The Planning Commission continued the Public Hearing for the Preliminary plat of Diamond Ridge.

Chair Thomas opens the Public Hearing at 7:04pm,

Jeff Grant (Developer) Mr. Grant explains that without the 30' front setback that the development will be very tight and they will most likely lose 2 lots and possibly all of the lots on the north side.

Mark Erichson – City Engineer – states that the shared driveways are gone and that the 2 lots on the large parcel are no longer. The large chunk of land will simply be an outlot for the development. Mr. Erichson said that the developer has addressed all of the City Engineers comments and concerns about the preliminary plat.

Planning Commission asks if the road width in the development is standard

City Engineer Erichson says yes and that the right of way is 50ft and the street width is 32 feet

Planning Commission is curious what the new road will be named since it is a connection of 261st street and Emerald Ave. Planning believes the new road should continue to be 261st street and that PC likes the idea of the connection of the roads.

PC then discussed if the 30' ft front setback variance was truly a hardship. Planning commission believes due to the wetlands that it is a hardship and the only way the development will work is to have the 30ft' front setback

- **Motion by Richardson, seconded by Meyers to close public hearing. Motion stated carried unanimously**
- **Motion by Dougherty, seconded by Richardson approve the preliminary plat and the 30'ft front setback variance for block 1, lots 1,2,3 & 4 and to name the street 261st for the development. Approvals are contingent on City Engineer and City Attorney Comments. Motion stated carried unanimously.**

4. - Pre Plat Gables on the Sunrise River – (Public Hearing)

Chair Thomas opened the public hearing at 7:17

Bob Wahler – (resident) was concerned about an oak tree on the property line of the development. He would like to see the developer remove the tree when the development goes in, he does not want to be liable for the tree if it were to fall on any of the new homes in the development.

Dan Schipp – His home straddles lots 6 & 7. He has no objections to the development. He purchased outlot A with an easement. Had questions about when he sells his home how he can unencumber the easement. It was suggested to Mr. Schipp that he speak with the City Attorney and that the process would have to go through the City Council to vacate the easement

Torry Kraftson of Hult Surveying – (Developers Engineer) Spoke that they had addressed most of the City Engineer's concerns on the development. They will be putting in double silt fences, reduced slopes near the sunrise river.

- **Motion by Richardson, seconded by Dougherty to close public hearing. Motion stated carried unanimously**

Mark Erichson – Spoke that Gables on the Sunrise now can stand on its own with this plat. The holding pond is in the NW corner of the development. Before the pond was on land outside of the development, it is now contained on the developer's property. Also the developer has addressed or are working on all of his 17 comments he had about this subdivision.

- **Motion by Richardson, seconded by Dougherty to approve the Preliminary Plat for Gables on the Sunrise River contingent on City Engineer and City Attorney Comments. Motion stated carried unanimously**

5. - Gables on the Sunrise River PUD (Public Hearing) –

Chairman Thomas opens the public hearing at 7:45

No public comment –

- **Motion by Meyers, seconded by Salava to close public hearing. Motion stated carried unanimously**

Planning Commission asks city engineer Erichson if he is satisfied with the PUD request from an engineering standpoint. He says yes that he is.

- **Motion by Meyers, seconded by Dougherty to approve the PUD for Gables on the Sunrise River contingent on City Engineer and City Attorney Comments. Contingent on all conditions for the PUD in the Staff report as well. Motion stated carried unanimously**

1. **Proposed length of cul de sac of 1,100 ft.** – City ordinances allow for cul de sacs of only 600ft. However Gables on the sunrise does have an emergency access that does make the cul-de sac accessible from other areas other than 272nd street.
2. **Side Yard Setback** – The developer has proposed 0’ for lots 1,2,4,5,6,7,8,9,10, & 11
3. **Front Yard Setback** – The developer has proposed 20’ for lots 3 & 4 (avoiding wetland impacts) and 30’ for lots 1,2,5,6,7,8,and 9
4. **Rear yard setback** – Proposed 0 ‘ for lots 10 and 11 adjacent to Outlot A for storm water pond

5. Lot Areas –

Proposed Lot 1: 13,300 S.F
 Proposed Lot 2: 9,900 S.F.
 Proposed Lot 10: 11,800 S.F
 Proposed Lot 11: 7,900 S.F
 Proposed Outlot: 9,300 S.F.

6. Lot Width (as measured at widest point of building)

Proposed Lot 1: 50 feet
Proposed Lot 2: 50 feet
Proposed Lot 5: 51 feet
Proposed Lot 6: 51 feet
Proposed Lot 7: 55 feet
Proposed Lot 8: 55 feet
Proposed Lot 9: 54 feet
Proposed Lot 10: 70 feet
Proposed Lot 11: 60 feet
Proposed Outlot A: 71 feet

Updates –

The next Planning Commission meeting falls on Labor Day and the Planning Commission believes that September 12, 2006 at 7:00 would be a better day for the meeting

- **Motion by Richardson, seconded by Dougherty to move the September 4, 2006 Planning Commission meeting to September 12, 2006. Motion stated carried unanimously**

NEW BUSINESS –

Trail Head Land Development Company –

Mike Thomas steps down from Chair of Planning Commission and PJ Richardson is now acting Chair.

Jonathan Bruntjen of Trail Head Land Development and Michael Thomas, Trail Head's architect are both present to discuss their concept for the Bingham Property. Jonathan Bruntjen explains that the Concept they have for the 14.8 acres is a mixed use Office Town Homes and Warehouse tradesman condominiums. These buildings would not be for rental but would be owner occupied. They believe their target market would be a small business owner. Some of the office models will be finished, otherwise they will be built to a gray shell inside where the new owner can paint and put carpet in the unit to his or her liking. Mr. Bruntjen likes to refer to these units as "small business incubators"

Planning Commission asks if he has any cliental already lined up for the development. They say they have some ideas, but nothing that is definite at the moment

Planning Commission suggested that covenants would be necessary to keep outside storage on the property to a low, don't want the warehouse units to become an eyesore.

Michael Thomas – Says that the developer will ask for a PUD to go along with the current light industrial zoning that would include personal storage and small office.

PC believes that there may be too much traffic in the development for the area that it is on. PC asks if semis will be allowed, the developer says no.

Parking for the development will be normal standards for the city in the office town home area. In the warehouse area they will need to have the ability to have Tenants Park in front of their garages to allow for ample parking spots. With the size of the streets and areas in front and behind the buildings it should not be a problem.

PC asks about landscaping and the developer says that they are big on landscaping and that you can expect lots of trees and possibly a nice fence around some of the warehouse area.

PC likes the plan, thinks that the covenants and zoning should handle most issues with the development.

PC thanks Mr. Thomas and Mr. Bruntjen for presenting their concept.

- **Motion by Meyers seconded by Dougherty to adjourn meeting at 8:35.
Motion stated carried unanimously**

REPORTS

Commissioner Thomas – none

Commissioner Meyer – none

Commissioner Dougherty – none

Commissioner Richardson –none

Commissioner Salava - none

_____, Deputy Clerk

