

## Planning & Zoning Commission Meeting

Thursday, July 26, 2018

Meeting Minutes

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**Commissioners present:** Courtney, Greenwald, Kveum, McConnell, Miller, Meserve and Morrison.

Quorum present. **Commissioners absent:** See **City officials present:** Asst. City Planner Harrison

### I. Call to order:

1. Chair Greenwald called meeting to order at 7:00 p.m.
2. Approval of agenda/minutes:

**M/S:** Kveum/Meserve to “approve meeting minutes of June 28, 2018”. None opposed.  
Motion carried.

### II. Old Business: None

#### 1. Dalton Creek Subdivision - Block E (Three Concepts):

Mark Pusich of PDC Engineering provided three (3) layout concepts for Block E parcel for Commissioner consideration:

##### Concept 1

Pros- concept creates 6 lots

Cons – longer road and utility development option (most expensive), requires ADED drinking water permit for extending the water/sewer lines around loop road.

##### Concept 2

Pros – All lots have access and frontage off of Eagle Drive, no need for new road construction, cheapest option to develop. Individual water and sewer services would be connected from existing water and sewer mains, no need to extend the water and sewer mains and obtain ADEC permits.

Cons – Each end lot is a triangle shape, somewhat unconventional but still developable. Lot option only generates 5 lots with 100’ wide frontage for each lot onto Eagle Drive.

##### Concept 3

Pros- concept creates 6 lots, cul-de-sac provides vehicle turn around, hybrid of concept 1 and 2.

Cons – concept requires extension of public water and sewer (not as long as concept 1) which triggers ADEC permitting, some road and utility development costs, lots contain a lot of curvature, not the most efficient use of property.

Discussion ensued.

- Commissioners requested Administration request additional options on topographic map to better show land contours and placing of pins for viewing setbacks.
- Discussion to better display the draw located behind the skate park.
- Also discussed costs of development options
- Need for long-term strategic planning to address current housing shortage

This item to return to the Commission on August 2018 agenda.

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**III. New Business:** None

**IV. Adjournment:**

1. Additional Topic/Items for future Agendas:
  - a. The draft Plat of parceled Lot E of Dalton Subdivision—additional concepts are to be returned for approval by P & Z.
  - b. Request for *Assisted Living Facility* discussion as agenda item
  - c. November's meeting conflict –change meeting date from 22<sup>nd</sup> to 29<sup>th</sup> of November.
2. Meeting was adjourned by Chair Greenwald at 7:38 p.m.