

Planning Commission Minutes September 24, 2018

1. **ROLL CALL** – Meeting was called to order by Chairman Robert Mann. A quorum was present.

PRESENT

Robert Mann, Chair
Judy Horne
Howard Carter
Matt Hutcherson
Bobby Wilson
Toni Lindsey
Jay Moore

ABSENT

Gerry Harris

City Employees Present: Ernie Penn, Mayor;
Melissa McCarville, City Business Manager; Steve
Tennant, City Attorney

2. **Approval of Minutes:** August 27, 2018 Minutes were approved as written.

3. **Comments from Citizens:**

Tony Montez- 6 Bellwood: Mr. Montez had concerns about the development behind his property. The retention pond is not retaining the water properly and it is becoming stagnant and smelly, causing mosquitoes to breed. He is concerned for his and the neighborhood kids getting bitten. These problems have been occurring over the past year. Also, he has had damages to his utility lines.

Jay Moore addressed the Commission that he too lives in that area and the neighbors' concerns are very real. Most of the neighbors have come to him or the City for help getting this issue resolved. Rick had seen a truck there to treat the water. Tony replied that there has been no improvement. Jay addressed this with Rick's response of how to patch the sides of the pond to retain the water. The residents were instructed to contact Rick Bramall, the City Inspector for further information.

Public Hearing:

4A. Rezone request: 34.22 acres on Hwy 170 rezone from A-1 to R-1 presented by Dave Jorgensen for Richard Grubbs:

Dave Jorgensen explained the location on Highway 170. He also stated that there is an 8" water line that runs through the middle of the property that developer can tie into. This will be tied in with Washington Water and the sewer line connected to Prairie Grove. They have been in contact with ESI waste water to confirm that everything is in place to be connected. There will be approximately seventy- six to seventy-seven houses built on the acreage. Regarding concerns with traffic flow, Mr. Jorgensen said there will be two access points from Hwy 170 to this new development. Jay Moore asked what school district this subdivision will fall into and it was said it may be Farmington just as Valley View.

Public Comment:

Willie Newman of 246 Pine Meadow Dr. - brought up the question of why Planning Commission would allow this property to be rezoned without the permitting in place. City Attorney Steve Tennant explained

that the Commission can only consider rezoning regardless of utilities available. Dave Jorgensen addressed Mr. Newman's question saying the developer would have to go through the proper steps to get all required permits. The Health Department has to give approval as well as the utilities.

Comments from the City: Steve Tennant stated they can rezone at any time. Melissa McCarville stated that they can do this on speculation of later use. Jay asked if it was our issue past rezone until developer submits the Large Scale Development. It was said that is correct. Melissa again stated this is all done on speculation until the Preliminary Plat is submitted.

Robert Mann called the question to approve the rezone request from A-1 to R- 1. Upon roll call, the ayes were: Howard Carter, Jay Moore, Toni Lindsey, Bobby Wilson, Judy Horne and Matt Hutcherson; absent, Gerry Harris. Motion passed unanimously.

5. Adjournment: Having no further business, meeting was adjourned.



Judy Horne - Secretary



Robert Mann - Chair