

Plat, Annexation and Zoning Committee Minutes

April 13, 2011

9:05 to 9:30 a.m.

City Council Chamber, 140 W. Pine

Members Present: Bob Jaffe, Dick Haines, Dave Strohmaier, Ed Childers, Jon Wilkins, Renee Mitchell, Cynthia Wolken

Members Absent:

Stacy Rye, Lyn Hellegaard, Marilyn Marler, Jason Wiener

Others Present: Jim Nugent, Jessica Miller, Gilbert Larson, Lloyd Twite, Amy Fisher

I. Approval of Minutes

The minutes of March 30, 2011 were approved as presented.

II. Public Comment on Items not on the Agenda

III. Staff Announcements

IV. Consent Agenda Items

- A. Resolution to annex and incorporate within the boundaries a certain parcel of land described as Linda Vista 12th Supplement, and zone the property Miller Creek View addition planned unit development with the underlying zoning of R-215 residential in the city all located in Section 13, Township 12 North, Range 20 West, P.M.M. ([memo](#))—Regular Agenda (Jessica Miller) (Referred to committee: 04/11/11). **REMOVE FROM AGENDA**

MOTION: The Committee recommends that City Council adopt a resolution of intention to annex and incorporate within the boundaries a certain parcel of land described as Linda Vista 12th Supplement located in Section 13, Township 12 North, Range 20 West, P.M.M. and zone the property Miller Creek View addition planned unit development with the underlying zoning of R-215 Residential in the city and set a public hearing on May 9, 2011.

Jessica Miller presented the report on the proposed annexation. Highlights of the [presentation](#) included:

- The property was known as Linda Vista 12th Supplement.
- The Final Plat was a couple weeks from being filed.
- The subdivision had 57 residential lots.
- The subdivision would become part of the Miller Creek Neighborhood Council and Ward 5.
- OPG recommended the property be zoned Miller Creek View Addition PUD with the underlying zoning of R-215.

Questions from the Committee were:

- Is this property currently within the wastewater boundary? Yes.
- Why is this annexation taking place without subdivision? The subdivision process began in the County and it was determined it would be easier to annex upfront rather than go through the sewer process at a later time.
- Gilbert Larson, the developer's representative, explained that this was a phase of the Miller Creek View Addition, which had gone to the Sewer Review Committee. They were following the plan outlined by the Sewer Review Committee and it was determined that each phase would follow that plan.

- Does this subdivision meet County or City Subdivision Regulation Standards? Mr. Larson explained that since City and County street standards are different, they will build the streets after annexation. He has been submitting all plans to both the city and county so that it would meet City Standards after annexation.

Chair Jaffe requested that Steve King, Director of Public Works, be present at the City Council Public Hearing to assure them that this subdivision met City standards.

Councilman Haines had no problem with this subdivision being annexed into his Ward and pointed out that when the streets were complete it would provide another access to Miller Creek Road and help alleviate the traffic.

Councilman Strohmaier requested more feedback from Public Works on how this subdivision conforms to City Subdivision Regulations; he would like more history on how this phase fits in the Linda Vista Subdivision. He would like to know if Parks and Recreation had any feedback.

Councilman Wilkins made the motion to recommend a Public Hearing on May 9, 2011 on the Linda Vista 12th Supplement. The vote was unanimous and would go on the Consent Agenda.

V. Regular Agenda Items

VI. Items to be Removed from the Agenda

VII. Held in Committee or Ongoing in Committee

1. Annexation. (see separate list at City Clerk's Office for pending annexations) (Ongoing in Committee)
2. Update the Rattlesnake Valley Comprehensive Plan Amendment ([memo](#)).—Regular Agenda (Dave Strohmaier) (Referred to committee: 04/02/07)
3. Request to rezone the property legally described as Lot 3 of Scott Street Lots Subdivision, located in Section 16, T13N, R19W, P.M.M. form D (Industrial) to I-1 (Light Industrial), based on the finding of fact and conclusions of law. (PAZ [05/21/08](#)) (Returned from Council floor: 6/2/08)
4. Ongoing discussion of City planning issues with members of the Planning Board.—Regular Agenda (Bob Jaffe) (Referred to committee: 3/20/06)
5. Resolution repealing resolution No. 7404 and declaring the annexation of Lots 53 and 54 Dinsmore's Orchard Homes No. 5 null and void. ([memo](#))—Regular Agenda (Jessica Miller) (Referred to committee: 01/10/11)

VIII. Adjournment

The meeting adjourned at 9:22 a.m.

Respectfully Submitted,

Deni Forestek

Recording Secretary
Office of Planning and Grants

The recording of these minutes is available in the City Clerk's Office (for up to three months after approval of minutes). These minutes are summary and not verbatim.