

Minutes

THE TUTTLE PLANNING COMMISSION MEMBERS MET IN A PUBLIC MEETING ON **March 2, 2020** AT 6:30 P.M. AT THE TUTTLE CITY HALL LOCATED AT 221 W. MAIN STREET.

MEMBERS PRESENT: RICHARD ROLISON, BRAD TRAXLER, DAVID PARKER, AND AIMEE DAUPHIN

MEMBERS ABSENT: FRED YAEGER

STAFF PRESENT: TIM YOUNG, WENDY MARBLE, BRIAN BALENSEIFEN, MATT MEARS, SEAN FAIRBAIRN, AND AARON MCLEROY

OTHERS PRESENT: NICK WILLIAMS, RON WILLIAMS, STEPHEN CLAYMAN, JUSTIN COOPER, BECKY STUHLSTAZ, LINDSEY GARRETT AND OTHERS WHO DID NOT SIGN IN

CALL TO ORDER Traxler opened the meeting at 6:30 p.m.

ROLL CALL Marble called the roll and declared a quorum present

ORDER OF BUSINESS -

1. APPROVAL of minutes from February 3, 2020 meeting

Motion was made by Dauphin, seconded by Parker to approve minutes from February 3, 2020 meeting.

Motion carried as follows:

Aye: Rolison, Traxler, Parker, and Dauphin

Nay: None

2. APPROVAL of minutes from February 6, 2020 special meeting

Motion was made by Traxler, seconded by Parker to approve minutes from February 6, 2020 special meeting.

Motion carried as follows:

Aye: Rolison, Traxler, Parker, and Dauphin

Nay: None

3. DISCUSSION and related CONSIDERATION of PC Petition 2019-42 request of Riata Ranch Holdings, LLC for approval of a preliminary plat and construction plans for The Montford Phase 2

Anthony of Crafton Tull – presented phase 2

Young stated approving construction plans and plat (preliminary) no deviation from previous – approved PUD in 2015/2016. Dauphin asked about buffer area, Anthony replied just land. 1st phase 3/10 acre this 50x115 smaller lots, what was approved in PUD. Fairbairn stated commercial combined with residential required PUD. Young mentioned target demographic is senior. Traxler asked why we want lots less than 6,000. Young stated PUD requires 5,000 ft lots w/ 50% max coverage. McLeroy asked what is common area size? Young stated less than 80 acres = 1% donation of land or fee in lieu of donation of land (park land). This is in Sect 54 of subdivision regulations. Rolison said this PUD was approved previously (2016) with these dimensions. Parker said will this set a precedent for less than 6,000 ft lots. Dauphin said it sets in an area not comparable to other homes. Young stated don't put larger homes adjacent to highway. Young mentioned approved all 3 at same time 4 years ago. Fairbairn said current process, zoning change then preliminary plat and approval, should look at

City's process, Fairbairn provided recommendation that it meets the ordinances. Rolison asked if a Public Hearing is needed, Young stated no hearing needed. Members stated they have not seen the information and would like to table this. Young stated the documents went to all members in the packet last week. Members stated they have not seen previous documents that were approved in 2015-2016.

Motion was made by Traxler, seconded by Dauphin table PC Petition 2019-42 request of Riata Ranch Holdings, LLC for approval of a preliminary plat and construction plans for The Montford Phase 2

Motion carried as follows:

Aye: Rolison, Traxler, Parker, and Dauphin

Nay: None

4. PUBLIC HEARING, DISCUSSION and related CONSIDERATION of **PC Petition 2020-04** regarding amendment to the Tuttle Zoning Code regarding modification to the minimum district standards for residential districts.

Young stated request of attorney and City Council – in 90's lowered from 7250 to 6000, other communities are 6,000, 7,200, 7,500 and 1 at 10,000. What is the right answer?

Traxler mentioned 7,200 would be a starting point. Young presented residential standards chart; lot coverage is 50%. Rolison said 7,500 ft would be a good starting point, develop items that are required by developer – community standards, suggested amenities in PUD, do as addendum to PUD. PUD's Warm Springs, Hollow Brook still outstanding. Rolison mentioned master plan should not be preliminary plat. Young stated tonight was preliminary and it conformed with master plan, either they meet code, or they don't. Rolison asked what was important? McLeroy stated parks. Rolison mentioned trees/landscaping. Dauphin mentioned façade and lot size is biggest issue.

Rolison opened Public Hearing at 7:39 pm and closed at 7:39 pm with no public comments.

Young asked what square foot would be agreeable, 7,500? and what about lot coverage?

Motion was made Dauphin, seconded by Parker to table PC Petition 2020-04 regarding amendment to the Tuttle Zoning Code regarding modification to the minimum district standards for residential districts

Motion carried as follows:

Aye: Rolison, Traxler, Parker, and Dauphin

Nay: None

5. PUBLIC HEARING, DISCUSSION, and related CONSIDERATION of **PC Petition 2020-05** regarding amendment to the Tuttle Zoning Code regarding modification regarding various medical marijuana uses.

Young stated nothing ready

Rolison opened Public Hearing at 7:48 pm and Closed at 7:48 pm with no public comments

Motion was made Dauphin, seconded by Parker to table PC Petition 2020-05 regarding amendment to the Tuttle Zoning Code regarding modification regarding various medical marijuana uses.

Motion carried as follows:

Aye: Rolison, Traxler, Parker, and Dauphin

Nay: None

6. DISCUSSION and related CONSIDERATION of **PC 2020-06** recommendation to amend Chapter 4 of the Tuttle Code of Ordinances and building and other Community Development fees (including subdivision fees)

Young mentioned fees not adjusted since early 90's. Traxler mentioned charge commercial as affordable as possible. Young mentioned doing everything to make sure quality homes are built, raising sewer fees for new construction – tap fee increase to \$2,000. Traxler said if that's what it takes to pay for the systems that's what it has to be. Rolison asked about different pricing for existing homes. Young replied there will be different fees if developer puts in tap, offer 24mo payment. Balenseifen researched and stated fees on low side, missing language about when to inspect, use price per square foot, allows builder to know/calculate fees. McLeroy asked to include old fees in City Council packet for comparison. Young mentioned escrow covers engineering and legal review fees.

Motion was made Dauphin, seconded by Traxler to approve PC 2020-06 recommendation to amend Chapter 4 of the Tuttle Code of Ordinances and building and other Community Development fees (including subdivision fees)

Motion carried as follows:

Aye: Rolison, Traxler, Parker, and Dauphin

Nay: None

7. DISCUSSION ONLY regarding potential amendment to the Tuttle Zoning Code regarding housing density and/or multi-housing allowances within the Original Town Residential "OTR" District

Developer wants to put 2 duplexes on a parcel that is 60x200=12000 ft at 7th & Elm, Street. 4 units with 1 driveway for street access and parking. Residential multi-family R-3 type zoning. Young stated code would need to change for this and asked if members want to change code.

No Action

8. DISCUSSION ONLY regarding potential amendment to the Tuttle Zoning Code regarding uses allowed within the Central Business District "CBD"

Young stated code does not allow for contractor yard in downtown, will require ordinance change. Williams presented building with traditional façade, wood or metal fence around building and northwest stockade fence. Young stated allow contractors yard downtown, keep storage/vehicles back and equipment in building. Young also mentioned allow use with SUP. McLeroy said include 2 light duty units or no more than 3 units parked overnight.

No Action – Young will amend ordinance for adoption.

9. DISCUSSION ONLY regarding potential amendment to the Tuttle Zoning Code regarding setback of gasoline fueling islands/canopies and kiosks and related signage.

Young presented sample ordinance - No Action

10. DISCUSSION and related CONSIDERATION of **PC 2020-07** regarding amendment of the Tuttle Subdivision Regulations modifying the regulations for sidewalks and pedestrian ways

Young presented sample ordinance

Motion was made Dauphin, seconded by Parker to approve PC 2020-07 regarding amendment of the Tuttle Subdivision Regulations modifying the regulations for sidewalks and pedestrian ways

Motion carried as follows:

Aye: Rolison, Traxler, Parker, and Dauphin

Nay: None

11. DISCUSSION and related CONSIDERATION of **PC 2020-08** regarding amendment to the Tuttle Subdivision Regulations adding regulations regarding Homeowner's Associations.

Young presented sample ordinance

Motion was made Dauphin, seconded by Parker to approve PC 2020-08 regarding amendment to the Tuttle Subdivision Regulations adding regulations regarding Homeowner's Associations.

Motion carried as follows:

Aye: Rolison, Traxler, Parker, and Dauphin

Nay: None

ANNOUNCEMENTS

1. Next meeting Monday, April 6, 2020 at 6:30 pm

NEW BUSINESS

ADJOURNMENT

Motion was made Dauphin, seconded by Parker to adjourn the meeting at 9:44 p.m.

Motion carried as follows:

Aye: Rolison, Traxler, Parker, and Dauphin

Nay: None

Attest:

City Clerk

Chairman