

RECORD OF PROCEEDINGS

MIDDLETON CITY PLANNING AND ZONING COMMISSION MEETING FEBRUARY 13, 2017

The Planning and Zoning Commission Meeting of February 13, 2017 was called to order by Chair Lary Sisson at 7:00 p.m.

Roll Call: Chair Sisson, Vice-Chair Watson, and Commissioners Billet, Garner and Rahn were all present.

3) **New Business:**

3 Consider approving minutes from the January 9, 2017 meeting.

Chair Sisson presented the item for discussion and questions.

Chair Sisson requested a change be made on page 2 where it says w-b in the motion. Deputy Clerk Cotterell informed the Commission that is her shorthand of who motioned and seconded the item and that she would make the requested change.

Motion: Motion by Commissioner Billet to approve the January 9, 2017 meeting minutes with the noted change was seconded by Vice-Chair Watson and carried unanimously.

4) **Public Hearing:**

A request by the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints for a conditional use permit, on 4.73 acres of vacant land in an R-3 zone at 1331 Cornell Street, approximately 500 feet west of Greenlinks Avenue near the Canyon Springs Church.

Commissioner Billet recused himself from voting on the item as he is a business owner in close proximity to the subject property that may be affected by the outcome of the hearing.

Chair Sisson disclosed that he is a member of the Church of Jesus Christ of Latter-day Saints (LDS) but added that he does not receive any monetary amount from the church, have any ties with any construction company that would be involved in this project, nor does he feel any bias in ruling either for or against the item because he is a member. Vice-Chair Watson and Commissioner Rahn stated that they also are members and feel the same as Chair Sisson.

Chair Sisson declared the public hearing open at 7:07 p.m. and turned the floor over to City Planner Falkner who gave the staff report and answered questions. Commissioner Rahn asked if there was a reason for requesting only one approach onto Cornell Street, Planner Falkner answered that the City generally likes to see less approaches onto City streets and more approaches allow for more traffic. He added that the

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City does not feel that there will be a large amount of traffic from the subject property since it will be used primarily on Sundays at staggered times throughout the day.

Chair Sisson asked for clarification that before the client can begin construction that they must go through the design review process, and Planner Falkner responded that yes that is correct and they will come through the Commission.

Chair Sisson asked if the anticipated increase of 10% for stormwater may be a problem, and Planner Falkner said that he does not foresee it being a problem.

Commissioner Rahn if the applicant were to have the property rezoned mix-use would they need to get the conditional use permit, Planner Falkner answered that they would not.

Chair Sisson turned the floor over to the applicant.

Gene Ulmer, the architect representing the LDS church on the project spoke on the item and answered questions.

Mr. Ulmer stated that the applicant requests two approaches onto Cornell Street instead of as requested by staff to create ease for members to get in and out of the parking lot as well as the ability to create better access for the police and fire departments in case of an emergency.

Commissioner Rahn asked if only one access is approved would that be a deal breaker for the project. Mr. Ulmer answered that it would not be a deal breaker but that it would push the building back from the property line and therefore increase the amount of asphalt in order to get enough parking spots in, which would increase the overall cost of the project. Commissioner Rahn asked about the fence at the creek, Mr. Ulmer stated that it is fifty feet away and that he called attorney and drainage district to confirm that. He added that nothing but trees can be within that fifty foot irrigation easement and that the church plans are 150 feet away from the ditch.

Chair Sisson asked if he has any concerns about fencing on three sides of the project, and Mr. Ulmer answered that it is not a major concern.

Vice-Chair Watson asked if the rendering is the size of a ward building or stake center, and Mr. Ulmer answered that it is a stake center.

Vice-Chair Watson asked what the anticipated start date is and how long does process usually take. Mr. Ulmer answered that they are hopeful to start building in June and should be done within a year.

Chair Sisson asked if anyone in the audience would like to speak on the item: Tom Bevin owns property next to the subject property and is in favor of the project. He added that he would like to talk to the church about the possibility of gate access to property as he hopes to build rentals and may have tenants that could walk to church. Mr. Ulmer responded that unfortunately the church does not allow gates into their properties for legal liability.

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Chair Sisson closed public comment at 7:45 p.m.

Commissioner Rahn stated the he likes the proposal with two access points. He believes that it makes the most sense, for traffic flow and safety. He recommends two approaches onto Cornell Street.

Vice-Chair Watson agrees with having two approaches. She added that the LDS church building on Willis Road only has one entrance and it gets very congested at times.

Chair Sisson agrees and added that subdivisions are required to have two accesses.

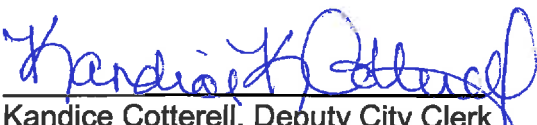
Commissioner Garner asked what dimensions of this building are compared to other LDS churches in the city, Mr. Ulmer answered that is a little taller and a little wider than the building on Willis Road.

Motion: Motion by Commissioner Rahn to approve a request by the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints for a conditional use permit, on 4.73 acres of vacant land in an R-3 zone at 1331 Cornell Street, approximately 500 feet west of Greenlinks Avenue near the Canyon Springs Church with two approaches onto Cornell Street was seconded by Vice-Chair Watson and carried unanimously by roll call vote.

- 6) **Public Comments:** none.
- 7) **Commission/Staff Comments:** none.
- 8) **Adjourn**

Motion: Motion by Commissioner Billet to adjourn was seconded by Vice-Chair Watson and carried unanimously. Chair Sisson declared the meeting adjourned at 8:00 p.m.

ATTEST:


Kandice Cotterell, Deputy City Clerk
Approved: March 13, 2017


Chair Lary Sisson

