

RECORD OF PROCEEDINGS

MIDDLETON CITY PLANNING AND ZONING COMMISSION MEETING APRIL 17, 2017

The Planning and Zoning Commission Meeting of April 17, 2017 was called to order by Chair Lary Sisson at 7:00 p.m.

Roll Call: Chair Sisson, Commissioners Billet and Garner were present and Vice-Chair Watson and Commissioner Rahn arrived at 7:10 p.m.

3) New Business:

3A) Consider approving minutes of the April 10, 2017 meeting.

Chair Sisson presented the item for discussion and questions.

Motion: Motion by Commissioner Billett to approve the April 10, 2017 meeting minutes was seconded by Commissioner Garner and carried unanimously.

3B) Consider approving a design review request by Dave Patterson at 101 Hartley Lane.

Chair Sisson presented the item and turned the floor over to City Planner Randall Falkner who gave the staff report.

Commissioner Rahn asked if the current water and sewer lines are adequate in that area, and Planner Falkner responded that he assumes that they are adequate and that he will confirm with public works. Commissioner Rahn then asked about access onto the property and if there was a public hearing, Planner Falkner answered that the access is off of Hartley Road not off of Highway 44 and that there was not a public hearing.

Richard Wilmont spoke on behalf of the applicant about the project and answered the Commissioners' questions. He stated that they will do their proper due diligence, and will provide all that has been asked.

Commissioner Billet asked what the plan is for the two (2) acres that will be left over from the project. Mr. Wilmont answered that at this time it will just open field landscape, but that in the future it could possibly be used for more parking.

Chair Sisson asked if anyone in the audience would like to speak on the item:

Mayor Taylor said that this there is plenty of water for this project and that public works will need to figure out how to get water across Highway 44 in order to use the Hartley lift station.

RECORD OF PROCEEDINGS

Chair Sisson asked if there is a need to be concerned with traffic and if a traffic study should be done. Mayor Taylor responded that he does not believe a study needs to be done for this project because plenty of information for that intersection was received when the study was done for the West Highlands project.

Commissioner Rahn asked about fencing around the project, Mr. Wilmont answered that there is no plan for fencing at this time as they are hoping to keep a natural landscape and visibility. He added that once the single family residence is built he imagines some sort of boundary may be built.

Commissioner Garner stated that he thinks this project will be good for Middleton.

Motion: Motion by Vice-Chair Watson to approve a design review request by Dave Patterson at 101 Hartley Lane with the condition to show the size of the water and wastewater lines on the plan and to submit a sample board using actual materials, was seconded by Commissioner Rahn and carried unanimously by roll call vote.

4) Public Hearing:

A request to amend the Comprehensive Plan by adding a capital improvement plan for roads.

Chair Sisson presented the item and turned the floor over to Mayor Turned to mayor to present and answer the Commissioners' questions.

Commissioner Billett asked for clarification that the way the fees will assed is as each individual residence is built that home will be charged, and Mayor Taylor answered that yes that was correct.

Commissioner Rahn asked if Middleton has any other impact fees other than the park impact fee, Mayor Taylor responded that no there are not any other City impact fees. Commissioner Rahn then asked what the fee will be, and Mayor Taylor answered that they do not have it at this time, that setting that fee will be part of process with the Commission, City Council and the Impact Fee Advisory Committee. Commissioner Rahn then asked how the fees work with an apartment complex versus a single family home, and Mayor Taylor answered that the fee is based on dwelling units.

Chair Sisson turned the floor over to City Engineer Amy Woodruff to speak on the item and answer the Commissioners' questions.

Commissioner Rahn asked who residents should ask about upcoming projects, Mayor Taylor said to contact him any day. City Planner Woodruff added that the bulk of these projects are on the City's transportation map so developers are aware and watching it.

Chair Sisson asked if anyone in the audience would like to speak on the item:

RECORD OF PROCEEDINGS

Paul Watson asked if by separating the CIP items from the maintenance items, can maintenance be done out of that separation and as we add more homes and impact fees will that create sufficient tax base to do the work needed to maintain roads. Mayor Taylor answered that the City has not done a compassion for maintenance costs yet as a large part of the analysis is on vacant land at this time.

Chair Sisson closed public comment at 8:45 p.m.

Commissioner Rahn stated that he thinks this item is necessary and Commissioner Billett agrees.

Commissioner Garner said that if other cities have it then we should probably have one too.


Chair Sisson added that it is inevitable as new building comes in it will have an effect on roads, so it seems logical and is a precursor for improvement fees as development comes in.

Motion: Motion by Commissioner Rahn to recommend approving a request to amend the Comprehensive Plan by adding a capital improvement plan for roads was seconded by Vice-Chair Watson and carried unanimously by roll call vote.

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

Motion: Motion by Commissioner Billett to adjourn was seconded by Commissioner Garner and carried unanimously. Chair Sisson declared the meeting adjourned at 8:51 p.m.

ATTEST:


Kandice Cotterell, Deputy City Clerk
Approved: June 6, 2017


Chair Lary Sisson

