

DRAFT

**CITY OF SHERIDAN PLANNING COMMISSION
MINUTES OF MEETING**

COUNCIL CHAMBERS

7:05 P.M.

March 14, 2016

Planning Commission members present: Acting Chairman, Ray Moores, Mike Giorgis, Mike Mellgren and Cindy Morris. City of Sheridan staff members present: Planning and Development Director, Robert Briggs, AICP and Planning Commission Secretary, Carolyn Byrd.

Item #1: Call to Order and Roll Call of Members.

Present: Mike Giorgis, Mike Mellgren, Ray Moores and Cindy Morris.

Absent: Mike Mellgren and Robert Webster.

Item #2: Approval of Agenda as presented.

Mike Mellgren moved the Planning Commission approve the Agenda. Mike Giorgis seconded the motion. Unanimous voice vote in favor of the motion.

Item #3: Review, correction, and approval of Minutes of the January 25, 2016 meeting.

Mike Giorgis moved the Planning Commission approve the Minutes of January 25, 2016 as presented. Cindy Morris seconded the motion. Unanimous voice vote in favor of the motion.

Old Business

None.

New Business

Item #4: Consideration of PL-16-5; Cloud Peak Ranch Twentieth Filing Minor Subdivision; a request to subdivide 3.04 acres, into 4 lots and 1 outlot, currently zoned R-1 Residential District. Located on Quail Ridge Drive northeast of Covey Run Road and Shirley Cove.

Robert Briggs said the proposed minor subdivision is located between the existing Green House Living facility and Cloud Peak Ranch Sixth Filing (Bobwhite Court and Bungalow Village Lane). The purpose of the subdivision is to prepare for the next phase of the Green House Living project. The subdivision would create four lots similar to those in Phase I and an outlot that will be used as a common parking area and utility easement.

The reason for the creation of the four lots is to facilitate the financing and phasing of construction of additional Green House Living structures. The subdivision also includes the vacation of a small right-of-way stub which was created as part of a past dedication. This was originally intended as the possible location of a future roadway that is not necessary to this phase and the ownership and maintenance responsibility to the public does not make sense given future development plans. Mr. Briggs said there are sidewalks there so there is no need to extend the sidewalk.

Jeff Feck of Vista West Engineering was present to answer and questions.

Chris Jones, 1348 Bobwhite Court said he opposes the rezoning. There is a watershed. Dozing is already happening there. He said their view from the back of their property would be diminished. He was concerned about surface water, additional traffic causing a safety issue and would devalue his property.

Jeff Feck said the current construction up there has nothing to do with this subdivision. The equipment is cleaning ditches and updating old pipe in the area. He said regarding drainage, the City requires that all drainage would go north into the draw, not east into the single family dwellings. This property will get developed one way or another and would still drain to the north.

Mr. Jones was concerned how the wetlands and wildlife would be affected and hoped an assessment of species would be done.

Mr. Feck said none of the wetlands would be developed.

Mr. Jones said the wildlife would still be affected.

Mr. Feck said in any development the runoff caused by roofs and parking lots has to be drained into a detention area.

Cindy Morris asked if the proposed building would have one or two levels?

Mr. Feck said he didn't know as the plans are not drawn yet. He said the current owner said he would be willing to restrict the building height to 35'. If Green House doesn't build the senior living facility, they would be required to sell the land back to System Land, LLC.

Mike Mellgren moved the Planning Commission recommend to City Council approval of the final plat for PL 16-5, the Cloud Peak Ranch Twentieth Filing Minor Subdivision, dividing 3.04 ± acres into 4 lots and one outlot. Cindy Moores seconded the motion.

Discussion: Mr. Mellgren said the clients using this facility are pretty disabled so it will probably have one level and less traffic than a single family dwelling.

Unanimous voice vote in favor of the motion.

Item #5: Consideration of PL-16-6: Cloud Peak Ranch Twentieth Filing Rezone; a request to rezone 3.04 acres, from an R-1 Residential District to R-3 Residential District to allow for senior housing. Located on Quail Ridge Drive northeast of Covey Run Road and Shirley Cove.

Mr. Briggs said this land is the same as Item 4. This is the minimum zoning required for this type of development. He said R-3 zoning is not considered incompatible with R-1 zoning but can have an impact on single family developments. As Mr. Mellgren noted, the Green House use would have less traffic and less utility demands than single family developments. The R-3 can be an impact on R-1 with different uses. The surrounding zoning is R-1, R-3, B-1 and Agriculture. They will have to submit traffic studies with each Green House development. Regular development does not account for the preservation of views, thus the condition of limiting height to 35'.

Mr. Jones asked about mitigation of view?

Mr. Briggs said System Land, LLC agreed to keep building height at 35' which is allowed in R-1 zoning. He said there would have to be a drainage plan.

Ms. Morris said this land will be developed and this is probably the best option with the lowest impact to existing neighbors.

Mr. Briggs said setbacks for R-3 are 15' front, 15' rear and 5' side yard. Setbacks for R-1 are 25' front, 15' rear and 5' side yard.

Cindy Morris moved the Planning Commission recommend to City Council approval of PL 16-6, a request to rezone 3.04 acres from R-1 Residence to R-3 Residence. Mike Mellgren seconded the motion. No further discussion. Unanimous voice vote in favor of the motion.

Item #6: Comments from commissioners and staff.

Ray Moores asked if any new potential Planning Commission members have been nominated.

Mr. Briggs said he will check.

Mr. Briggs said in April or May the Planning Commission will get the Land Use Plan.

March 14, 2016

Page 4

Item #7: Adjourn

Meeting adjourned at 7:53 P.M.

Date approved by Planning Commission: _____.

Recorded by: _____.