

- **Procedures**

- Call to Order 7:00 PM**

- Chairman Buck Williams called the meeting to order

- A. Pledge of Allegiance**

- B. Roll Call**

- 7:01 PM**

- Present: Chairman Buck Williams, Commissioner George Glen, Barbara Brutvan, Tony Robertson, Brad Massey and Robert Hubb. Present from City Staff was Sue Bennett Deputy City Clerk/HR Assistant and Tim Pettit Chief Building Inspector/Public Works Director

- Absent: Commissioner Phil LaGro**

- C. Adopt Agenda**

- Motion:** To adopt the agenda as presented.

- Approve:** Approved.

- Moved by Commissioner Massey, Seconded by Commissioner Robertson**

- Motion passed unanimously*

- D. Approval of Minutes: April 18, 2019**

- Approve Minutes**

- Motion:** To approve the minutes of April 18, 2019.

- Approve:** Approved.

- Moved by Commissioner Brutvan, Seconded by Commissioner Hupp**

- Motion passed unanimously*

- **PUBLIC PARTICIPATION - None 7:06 PM**

- **Request for a Preliminary Plat approval of a proposed 37-lot subdivision, (Fairway in the Pines) located in the 2800 block of Country Club Rd. APN 202-24-001L. (Steve Iverson).**

- A. Report to the Planning & Zoning Commission: 7:07 PM**

- Tim briefed the Commissioners on Steve Iverson request for approval of Preliminary Plat of the proposed 37 lot subdivision. According to the General Plan adopted December 2013, this request is in compliance with our General Plan and is currently zoned R-2 Residential. Fairway in the Pines Preliminary Plat, meets the city code requirements for R-2 zoning with the following; lot sizes, sidewalks, roadways, water and sewer and fire hydrant location. Their preliminary plat does not have all the correct notations and information on the plats and are lacking P-Plat checklist requirement as follows:

- 1. APN is wrong needs to read 202-24-001L
 2. Variance request for side yard setback from 15' total, needs to read 10' total with a 5' minimum of each side.

3. All the report must be updated; Subdivision Report, Traffic Impact Analysis, Water & Sewer Analysis and Stormwater.
4. Must have a submitted draft of the development agreement and CC&R's.

B. Recess to Public Hearing: 7:10 PM

Many of the residents within the Highland Meadows subdivision were in attendance. Richard Cole addressed the Commissioners and asked to address his list of 27 questions. Chairman Williams offered him the opportunity to begin. Tim Pettit, the Commissioners and Kent Hotsenpiller of Mogollon Engineering discussed and addressed each individual question. Kyle Edwards, Larry Leslie, Terry Brooks, Gus Beattie, JoAnn Plummer, Bill Miller, Mike Benjamin, Judy Riley and Chris Holsberg were some of the other residents who had questions which were addressed by Tim Pettit and the Commissioners with Kent Hotsenpiller and Steve Iverson's assistance.

C. Reconvene Regular Planning & Zoning Session: 7:58 PM

E. Discussion and Decision

Chairman Williams asked if the Commissioners had any further discussion or any questions they would like to ask. Commissioner Glen asked if there would be a HOA for this subdivision, Mr. Iverson stated yes there will be. Commissioner Massey asked if there was a precedent with this variance. Tim stated we look at a Safety issue when offering variances. Commissioner Massey asked if variances were requested on the Patio project yes was the answer. Commissioner Massey asked if current home owners could request a variance. Once a development project is platted, they are not eligible for changes or variances.

Chairman Williams feels that at this point we cannot approve this request since we do not have a complete preliminary plat. Chairman Williams asked that we move to disapprove the request for Preliminary Plat.

Motion: *To disapprove the request for Preliminary Plat requiring Mr. Iverson address the issues and amend the Plat and resubmit the Plat with the proper information.*

Disapprove: *Disapproved.*

Moved by Commissioner Hupp, Seconded by Commissioner Glen
Motion passed unanimously

- ***STAFF REPORT – None***

- ***ADJOURN: 8:05 PM***

ATTEST

Buck Williams, Chairman

Sue Bennett, Deputy City Clerk