

1. Call to Order and Flag Pledge.

Commission Chair Vince Johnson called the meeting to order.

2. Roll Call.

Chair Vince Johnson and Commissioners Randy Dahlheimer, Steve Fowler, Bob O'Brien and Kevin Faulds were present as was Assistant to the City Administrator Erin Stwora, Assistant City Planner Mike Elhard and City Engineer Mark Hanson.

3. Approval of the Agenda.

The agenda was approved by consensus.

4. Open Forum.

Chair Johnson opened the open forum.

Chair Johnson closed the open forum.

5. City Council Update.

Assistant to the City Administrator Stwora provided the update.

6. Consent Agenda.

A. Approval of the March 6, 2008 Planning Commission Meeting Minutes.

Motion to approve minutes by Commissioner O'Brien, seconded by Commissioner Fowler, no additional discussion, All ayes.

7. SUNDANCE WOODS – CONCEPT PLAN DISCUSSION

Hanson presented an overview of the Territorial Road/Rush Creek Road Street and Utility Improvements feasibility study which determines how utilities would be extended to service Sundance Woods.

Johnson questioned the intent of the outlots. Stwora stated they could be association owned, some outlots may contain wetlands or may be incorporated into a future subdivision.

Stwora stated the concept presented has changed slightly based on comments received from the City Council. Stwora stated the City Council was in favor of the development while recommending some type of recreation area.

Johnson stated the development could be constructed with less impervious surface by eliminating a road. Stwora stated double frontage lots are not uncommon with a parkway. Tom Dehn of Rush Creek Associates, LLC stated the original intent for the larger development including the land to the east was to create a parkway without access to driveways. Dehn stated an obstacle for the development is the gas line easement. Stwora stated deep lots and irregular shaped lots are created due to the gas line easement. Stwora and Hanson stated the recommendation would be to limit access to the parkway.

O'Brien stated he felt the development will create safer roads in the neighborhood.

Dehn, Stwora and Hanson stated the gas line easement is undevelopable and will remain as useable yard.

City Council Member Tim McNeil stated the backside of homes is not given the same amount of detail as the front. McNeil stated the view of the backside of homes from the parkway would not give the best view. Dehn stated fencing could be done and four sided architecture would be applied.

Stwora stated the net density of the concept plan is 3.63 units per acre but will likely become less while maintaining at least 3.0 units per acre.

Johnson questioned the intent of Outlot C. Dehn stated the outlot would remain or split between property owners.

Stwora stated the commission would like to hear about the benefit to the golf course and land exchange. Dehn stated the development would have more golf course lots and the golf course could improve numerous holes and increase golfers. Dehn stated permanent open space in Outlot A and 100' open space easement around many homes in the north portion of the development would remain if the golf course ceases to exist. Outlot B would be held for future development and Outlot G would be split between property owners.

Fowler questioned the traffic flow between golf holes through the development between Outlot G and Outlot B. Dehn stated the traffic would flow east to west.

Fowler questioned if a trail would be constructed along the parkway. Stwora stated a trail could be constructed however if access is granted to the parkway it would need to be worked through. Fowler stated backyards are used as storage for homeowners and stated he shared concerns previously mentioned. Dehn stated landscaping could be done and covenants could be applied to the development.

O'Brien questioned if parking would be allowed on the parkway. Dehn and Stwora stated there would not be parking. O'Brien stated narrower streets could be constructed to keep speeds down.

Fowler questioned future plans for existing wetlands. Dehn stated if wetlands are filled in they must be replaced 2:1. Dehn stated wetlands may be created near the golf course creating more water features.

Fowler questioned how stormwater runoff would be handled. Dehn stated retention ponds will be constructed.

O'Brien questioned if the cul-de-sac located in the northeast of the site will lead to a through street. Dehn and Stwora stated it would become a through street as the property to the east develops.

Fowler questioned if the project would be serviced. Stwora stated the project would be serviced by extending utilities along Rush Creek Road.

Fowler questioned why the project would be zoned as a PUD. Stwora stated this was due to differing lot sizes.

Dehn questioned the Planning Commission regarding gating a portion of the development. Stwora stated the Fire Department and Public Works would need to comment.

Fowler questioned if the development would be single family homes. Dehn stated the development would contain single family homes and detached townhomes.

The commission was supportive of the concept plan.

8. New Business.

Future and Continued Planning Commission Agenda Items.

9. Staff Notices and Announcements.

- A. The next Planning Commission meeting will be held on May 1, 2008.

10. Adjourn.

Motion to adjourn was made by Johnson, seconded by Dahlheimer, no additional discussion. **Ayes:** All.