

**Town of Timnath
Planning Commission
Regular Meeting Minutes
June 12, 2007
7:00 p.m.**

1. Call to Order

Chairman Wright called the meeting to order at 7:05 p.m.

a. Roll Call

| | | |
|-------------------|-----------------|---|
| Chairman | Raymond Wright | Y |
| Commissioner | Carl Elliott | Y |
| Commissioner | Russ Miller | Y |
| Commissioner | Dick Weiderspon | Y |
| Commissioner | Cody Speaker | Y |
| Alt. Commissioner | Susie Saunders | N |

Town Manager Becky Davidson, Acting Town Clerk Linda Griess, Danny Byerly, Sheri Jensen, Kent Bruxvoort, Byron Collins,

2. Amendments to Agenda

a. There are No amendments to the agenda.

3. Minutes

a. Minutes from May 30, 2007

Commissioner Elliott made a motion to approve the minutes from May 30, 2007. Commissioner Miller seconded. The motion passed unanimously by voice vote.

4. Business & Discussion Items

a. **Discussion/Possible Action: Wild Wing Final Plat**

Town Manager Davidson addressed the Commissioners with the final plat document for the Wild Wing Subdivision. The preliminary plat for this entire subdivision was approved earlier this year.

Staff recommends that a note be added to the final plat to describe the limits of the sight triangle easements **"no structures shall be constructed within this easement and no plantings or landscaping shall be planted in this area that are over 24" in height."** (This note will appear on the final plat).

Danny Byerly reported to the Commissioners that Building is scheduled to start in March of 2008, irrigation for the Parks and sports field to start the fall of 2007.

Commissioner Miller made a motion to send a **recommendation to the Town Council for the Final Plat for Wild Wing Subdivision, 1st Filing dated June, 2007 with the Conditional of no structures shall be constructed within this easement and no plantings or landscaping shall be planted in this area that are over 24" in height."** Commissioner Weiderspon seconded the motion. The motion passed unanimously by voice vote.

b. **Discussion/Possible Action: Harmony PD Overlay**

Town Manager Davidson reviewed with the Commissioners that on previous occasions zoning exceptions for Harmony Subdivision Phase 1 have been approved. The current submittal requests that the previously approved zoning exceptions be applied to the entire project and

provide specific exceptions for Phase 2. Phase 2 has been platted and is currently under construction.

The proposed modifications are:

1. Setbacks with this submittal, are requesting that minimum setback distances be extended to the entire Harmony PD project.

2. Increase in lot coverage from 35% to 50% for single-family estate lots and 60% for Maintenance-free lots (Patio Homes).

Staff has concerns regarding blanket 50% lot coverage for all of Filing 2. The patio/lifestyle homes it is understood that this lifestyle of homes, by nature, should have minimal yards and a larger home size. Most of these homes/yards are maintained by others, therefore, minimal yards is part of the marketing plan.

Commissioner Weiderspon is recommending to the Town Council the PD Overlay Exceptions in the Harmony Subdivision dated May 22, 2007 with the conditional that house and garage not to exceed 45% with outdoor living space not to exceed 50%, leaving 60% coverage for the patio homes. Commissioner Miller seconded the motion. The motion passed unanimously by voice vote.

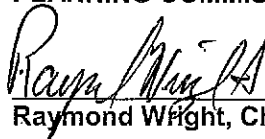
5. Other Business

- a. Town Manager Davidson updated the Commissioners with the infrastructure and the WalMart development on Harmony Road.
- b. Town Manager Davidson updated Commissioners on the outcome of the Boxelder Sanitation problems and the plan to repair the damaged sewer line.
- c. Town Manager Davidson updated Commissioners that in the next few weeks to a month there will be a need to update Land Use Codes.


6. Adjournment

- a. Commissioner Weiderspon moved to adjourn the meeting. Commissioner Elliott seconded. The motion passed unanimously by voice vote. Chairman Wright adjourned the meeting at 8:20 p.m.

**TOWN OF TIMNATH
PLANNING COMMISSION**


Raymond Wright, Chairman

ATTEST:


Linda Griess, Acting Town Clerk