



## PLANNING COMMISSION MEETING OF: APRIL 10, 2008

Minutes:

CHAIR GOYNES declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, stated that the subdivision and tentative map were approved by the County and accepted by the City. With the submission of the tentative map, the access to the property resulted in a major change in the Site Development Plan and required review by the Planning Commission. MR. RANKIN noted that the plan itself is appropriate and recommended approval.

CHRIS KAEMPFER appeared on behalf of the applicant. He explained that the change in access was due to drainage issues and the entrance had been moved to Whispering Sands. MR. KAEMPFER stated that the applicant had met with the property owner to the north and agreed that Lots 9 and 7 would be single story. The applicant also agreed to place 20 box trees on the exterior of the development along Grand Teton. MR. KAEMPFER acknowledged that Public Works Department must approve the tree wells.

TODD FARLOW, 240 North 19th Street, remarked that planting 2,000 trees would absorb the flow and resolve the drainage issues.

SHARON LINSENBACH, DT, 7280 Grand Teton Drive, appeared in support of inclusion of trees to soften the look of the ramped concrete and the brick walls.

COMMISSIONER TROWBRIDGES observed that tree wells have created numerous problems including torn-up sidewalks, obstructions and damages to pool and irrigation systems.

Referring to COMMISSIONER TROWBRIDGES comments, MR. KAEMPFER stated that would be the reason why they would need the City to approve the tree wells.

COMMISSIONER TRUEDELL agreed that there could be potential problems with trees. He emphasized that the focus needs to be on creating a greener community with landscaped corridors.

GINA VENGLASS, Public Works Department, stated that the applicant has already submitted the drainage study.

MARGO WHEELER, Director of the Planning and Development Department, read the additional conditions for the record.

CHAIR GOYNES declared the Public Hearing closed.