

## **Planning Commission Minutes August 23, 2021 at 6 PM**

1. **ROLL CALL** – Meeting was held in person and also via Zoom due to Corona Virus pandemic. Meeting was called to order by Chair Robert Mann. A quorum was present.

### **PRESENT**

Robert Mann, Chair  
Gerry Harris, Vice Chair  
Chad Ball  
Howard Carter  
Judy Horne  
Keith Macedo  
Jay Moore  
Bobby Wilson

### **ABSENT**

**City Employees Present:** Melissa McCarville, City Business Manager; Ernie Penn, Mayor; Chris Brackett, City Engineer; Steve Tennant, City Attorney; Rick Bramall, City Inspector

2. **Approval of Minutes:** July 26, 2021, meeting minutes were approved as written.

3. **Comments from Citizens:** None

**4A. Final Plat for Briarwood Estates; property owned by Landmarc Custom Homes, LLC located off Clyde Carnes Road; Parcel #760-03134-000 presented by Sand Creek Engineering:**

Tim Sorey with Sand Creek Engineering was present to discuss the request. He explained that this subdivision would have single-family lots, all at just under 1 acre. There will be only one street and two detention ponds near Clyde Carnes Road.

Chris Brackett read his memo with suggested conditions for approval as follows:

“The Briarwood Estates Subdivision Final Plat has been reviewed and it is our opinion that the Planning Commission’s approval should be conditional on the following comments.

1. The required Payment In Lieu of Park Land Conveyance must be paid prior to the signatures on the Final Plat. This fee will be \$600 per single family unit. The fee will be \$7,000 for 13 single family lots.
2. All public improvements including the sidewalk along the frontage of the two detention pond lots must be completed and a Final Inspection scheduled. All punch list items must be completed and accepted prior to final approval of the final plat.
3. A one-year Maintenance Bond to the City of Farmington for all public improvements with the exception to the water and sanitary sewer improvements must be provided prior to the signatures on the Final Plat. The engineer must submit an itemized cost of these improvements for approval prior to obtaining the bond.
4. Verify that all street names have been accepted by the County 911 coordinator and show addresses for all lots on the Final Plat.
5. If the sidewalk construction is to be delayed until the home construction then the developer shall provide an escrow account in accordance with Ordinance No 8.1(C), 3(A.). The engineer shall provide a cost estimate for the construction of the sidewalk for approval.
6. If the installation of the Street Lights has not been completed at the time of Final Plat signatures, then the developer shall provide the paid invoice from the electric company for these lights.
7. Provide one original and 6 copies of the recorded plat to the City.”

Tim Sorey stated they have items #1 and #3 currently in progress. They have no issues with the memo.

Chad Ball brought it to the attention of the commission that there were 15 single family lots on the plans but the memo referenced 13 lots. Tim Sorey said there are 15 buildable lots. Lots 16 and 17 are not buildable and are to be used for a detention pond. The payment in lieu of park land was corrected to reflect \$9,000 for 15 lots. Sand Creek has already paid that money.

Judy Horne suggested that they try to add a very small amount of low-growing landscaping along Clyde Carnes to mask the view of the detention pond from Clyde Carnes. She emphasized that this is not actually required by the landscape ordinance, but would enhance the entry to this estate-type subdivision. She reminded that the Landscape Ordinance does require very minimal, small-size landscaping around the edge of the detention ponds. Mr. Sorey said they are waiting to plant the detention pond landscaping when it is cooler.

**Public Comment:**

Jane Phillips- 424 Caballo: She was concerned about the drainage/flooding that may occur due the development.

Chris Brackett addressed this question. He stated that they have designed all the water to drain into the detention pond and it was designed to hold all the water runoff. Legally the subdivision developer can not dump more water on surrounding areas than what is now received on those properties.

Having no further discussion, Robert Mann called the question to approve the Final Plat for Briarwood Estates with correction of number of buildable lots to 15. Upon roll call, the motion passed unanimously.

Gerry Harris moved that the proposed Land Use Plan be put on the Agenda for the September 27<sup>th</sup> meeting. Motion was seconded by Chad Ball and passed unanimously.

Having no further business, meeting was adjourned.

  
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Judy Horne - Secretary

  
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Robert Mann - Chair

