

Call to Order: Chairman Darrin Brock called meeting of the Planning Commission Meeting to order at 6:35pm. This was a virtual meeting and no attendance sheet was available. **Removed Invocation and Pledge of Allegiance from this meeting because it was done at the Board of Adjustment Meeting prior to this one.**

Roll Call: Board Members present: James Walker, Bethany Rosenbaum, Frank Mocivnik, Kendell Stucki, Michael Phillips, and Tony Kaczoroski.. We had quorum.

Approval of Minutes:

Motion to approve Minutes of October 27, 2020 as amended.

Motion: Commissioner Philips

Second: Commissioner Kaczoroski

Vote Aye: Walker, Mocivnik, Brock, Rosenbaum, Kaczoroski, Stucki, **Phillips

Vote Nay: None

Motion to approve Minutes of October 27, 2020 as amended were approved.

Public Forum: Open: 6:39pm Closed: 6:39pm

Consent Agenda: None.

Old Business:

HGJ PROPERTIES – REZONE – 1423 HONEYSUCKLE

Will Kelstrom represented applicant's request to rezone 49.222 acres of land from Light Industrial (LI), Neighborhood Offices (NO) and Medium Density Residential (MDR) to High Density Residential (HDR). This request is only a rezone. Future Land Use Map of Lowell shows this area to be a mixture of Light Industrial (LI), Neighborhood Offices (NO). This property is very close to Pleasant Grove and HWY 71B.

Public Hearing: Open: 6:47pm Close: 6:58pm

Marin Miller 1110 Honeysuckle Street – Lived here 15 years and understand how population is growing. We have some concerns related to type of development and zoning request. I stated they will be putting 1,000 units on this land. Is the infrastructure there and can the area accommodate that many people. There will an increase of 2,000+ people. My concerns are traffic, rezoning of subdivision on Honeysuckle and excess water to people at the bottom of the valley.

Trey Holt, Honeysuckle – Asked for a traffic study on Honeysuckle and Bloomington Streets.

Fred and Linda Willard, 1603 Daisy Circle - objected to rezone because this type of housing will not provide the personal incentive to keep up the residence and will lower our property values and turn our community into a slum within 10 years. Due to Covid 19 the high density of the housing will not provide adequate ventilation and spacing for a healthy environment. Will provide a breeding place for the virus to spread and this is not good for our community. Our Lowell taxes and our County taxes will increase to provide services for more schools.

Ray Saldivar – Concerned about the infra structure surrounding this proposal, something done for a safer intersection of Honeysuckle and Pleasant Grove and sidewalks added to Honeysuckle.

Betty – Objected to because added houses and paving will I cause my property to loose top soil due to access run of and may affect my well water.

Glynn and Peggy Lawrence – 1609 – Daisy Circle – Traffic is already bad on Honeysuckle and this will make it much worse. HDR and LI will make the value of our homes go down. We are afraid it will cause crime to go up in our area.

Regina Ester – Concern that other high density apartments may be like this project.

Mitchell & Katherine Iles, 1615 Daisy Circle – Due to lack of information concerning what is to be allowed to be constructed; due to dust, noise and traffic in this area already, we do not need industrial activity on top of this.

Marjorie Hicks – Daisy Circle – Pleasant Grove road is already congested with school and other traffic. I am totally against it.

James Olmstead - 1523 Honeysuckle – Street is too narrow to handle high traffic load and green space and scenic views will be lost. Property values will decrease. 1423 is on east side of Honeysuckle and 1523 Honeysuckle it will make it more difficult to enter and exit my place.

Michael Phillips – Mr. Kelstrom called me this afternoon and asked to discuss this but I told him I could not discuss it outside the forum of this meeting and there was no discussion.

Bethany also spoke with the attorney and had a chat with him. She shared history of this site to the Commissioners.

Motion to recommend to City Council to deny HGJ Properties – Rezone as presented.

Motion: Commissioner Walker

Second: Commissioner Stucki

Vote Aye: Walker, Rosenbaum, Stucki, Mocivnik, Phillips

Vote Nay: Brock, Kaczoroski

Motion to recommend to City Council to deny HGJ Properties – Rezone as presented approved.

New Business:

Planning Staff Items: Next PC Meeting will be 11/24/2020.

Discussions: 2021 Community Development Schedule

Motion to adopt 2021 Community Development Schedule as presented.

Motion: Commissioner Phillips

Second: Commissioner Stucki

Vote Aye: Kaczoroski, Rosenbaum, Brock, Mocivnik, Walker, Phillips, Stucki

Vote Nay: None.

Motion to adopt 2021 Community Development Schedule as presented approved.

Committee Reports: None

Adjourn: Motion to adjourn made by Commissioner Stucki; second by Commissioner Walker. All were in favor. Meeting adjourned at 7:25pm.

ATTEST:

APPROVED:

Elizabeth Estes, City Clerk

Darrin Brock, Chairman