1. **Call to Order**: Commissioner Nolan called the meeting to order at 7:00 p.m.

   **Present**: Planning Commissioners Charles Nolan, Robin Reid, Randy Foote, Robert Mitchell, Victoria Reid, Mark Osmanski, and Kent Williams.

   **Absent**: None

   **Also Present**: City Councilmember Kathleen Martin, City Planner Dusty Finke, Planning Consultant Nate Sparks

2. **Public Comments on items not on the agenda**
   No public comments.

3. **Update from City Council proceedings**
   Martin updated the Commission on recent activities and decisions by the City Council.

4. **Planning Department Report**
   Finke provided an update of upcoming Planning projects.

5. **Approval of the November 12, 2013 Draft Planning Commission meeting minutes.**
   
   **Motion by Mitchell, seconded by R. Reid**, to approve the November 12, 2013 Planning Commission minutes with the change noted by Commissioner R. Reid. Motion carries unanimously.

6. **Public Hearing Money Tree Holdings, LLC – Preliminary Plat for 13 single-family parcels and Rezoning from Rural Residential-Urban Reserve (RR-UR) to Single Family Residential (R1) zoning district – east of County Road 116 and south of Hackamore Road.**
   Sparks noted that this request was heard at the September 10 meeting and has been subsequently revised. The updated plan has reduced the number of lots from 13 to 11. Sparks summarized the staff report.

   Nolan inquired about the retaining walls on the plans.
   Sparks replied that the walls were all around 4 feet in height, as opposed to the 10 foot walls on previously plan revisions.

   Nolan inquired where the two additional lots were located on the original plan.
Sparks showed the old version of the plans.

Nolan inquired about the easement between lots 2 and 3. It seems like it is inviting issues when it could be easily run down the flag pole.

Nolan inquired about the temporary cul-de-sac and asked how the cul-de-sac would look once street continued through. Sparks stated that staff believes it may be preferable to shift the sidewalk to the edge of the right-of-way and there could be a landscaping feature when the asphalt is removed.

R. Reid asked how close the temporary cul-de-sac would be to the house on Lot 1.

R. Reid stated that the landscaping should be a requirement.

Osmanski asked what the minus 250 was in the tree removal plan. Nash said that he would check on that and correct as necessary.

R. Reid asked why the sewer line was behind the lots. Finke responded that you-know-what flows downhill and placing the pipe along the wetland means that it will not be as deep as it would be if it were placed in the street.

Osmaski asked if the stormwater treatment proposed meets City requirements, especially with the large wetland to the north. Finke noted that the engineer had reviewed and provided comments, but did not believe there would be an issue meeting requirements. Sparks noted that the wetland buffer also will help.

Nolan asked about moving the cul-de-sac to the west edge. Nash stated that the width of the cul-de-sac fits best in this location to save trees.

Nolan asked about the sewer connection for lot 4. Nash stated that it is best to have the shortest lines as possible. Nolan said that in his experience it is best to keep public improvements off of private property. He would defer to the Engineering Department on whether this is better than having an extra 100 feet of pipe.

Nolan stated that the developer should carefully evaluate whether it is best to locate the driveway within the flag pole portion of the lot or within the private easement on the adjacent lot.

Continued Public Hearing opened at 7:55 p.m.

Public Hearing closed at 7:57 p.m.

Williams stated that he appreciates the reduction in tree removal and retaining walls. He noted that it is a good improvement and he is in favor.
R. Reid stated that her main concern was the landscaping after the temporary cul-de-sac is removed. She stated that the flag lot is a bit strange and she is trying to visualize it. It is a long private driveway and she is not opposed to it.

Foote agreed that the trees and the walls were the main issues and had been improved.

Nolan agreed that it was vastly improved. He agrees with Reid that the flag lot is a bit funky and he asked the developer to consider whether using the easement is really the best outcome. After looking at the lots in the Reserve and the visual impact, maybe using the easement just because you can is not the best plan. Nolan stated that he heard the developer say they were open to discussing the sewer for Lot 4, and the City Engineer should provide more comment.

**Motion by V. Reid, seconded by Williams, to recommend approval of the Preliminary Plat and Rezoning with additions.**

7. **Council Meeting Schedule**
   Mitchell agreed to attend and present at the December 17, 2013 Council meeting.

8. **Adjourn**
   **Motion by R. Reid, seconded by Foote, to adjourn at 8:08 p.m.** Motion carried unanimously.