

MEETING RECORD

Note

SPECIAL PERMIT NO. 1423I,
AN AMENDMENT TO HIMARK ESTATES
COMMUNITY UNIT PLAN,
ON PROPERTY GENERALLY LOCATED
AT S. 84TH STREET AND OLD CHENEY ROAD.
PUBLIC HEARING BEFORE PLANNING COMMISSION:

October 1, 2003

Members present: Bills-Strand, Carlson, Larson, Taylor, Marvin, Duvall and Steward; Krieser absent.

Staff recommendation: Conditional approval.

Ex Parte Communications: None.

Greg Czaplewski of Planning staff submitted a letter in opposition and a revised page 9 of the staff report, adding Condition #1.1.8:

Prior to any further grading on the site, submit and Ec -12a6SLTED1 te,igommun pki of the5 Tj -75 -

**COMPREHENSIVE PLAN CONFORMITY NO. 03010
TO REVIEW THE PROPOSED LANCASTER COUNTY
ROAD AND BRIDGE CONSTRUCTION PROGRAM,
FY 2004 AND 2005-2009, AS TO CONFORMITY WITH
THE COMPREHENSIVE PLAN.**

PUBLIC HEARING BEFORE THE PLANNING COMMISSION:

October 1, 2003

Members present: Bills-Strand, Carlson, Larson, Taylor, Marvin, Duvall and Steward; Krieser absent.

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annexation agreement. The trip cap only related to the commercial west of this property. Marvin inquired whether this land mass generates a comparable number that residential would have generated, or would residential generate more traffic? Will explained that the increase of 22 trips was because there was no cap on residential. It was not broken down and they did not do a cross-comparison between the Heart Hospital and residential. The debate started because there was a trip cap as part of the annexation agreement relative to commercial development. It was not clear until recently that the trip cap did not include the residentially zoned

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Brian Will of Planning staff explained that he had asked for two-week delay to allow a revised legal description to be advertised and the revised map has now been distributed to the Planning Commission. The staff is still recommending a finding of conformance with the Comprehensive Plan. Other than the revised legal description, there are no changes to the

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to take the water service, the City Council could create an assessment district to build a water main and the property owners may be assessed for the main that provides potential service, but they would not necessarily have to hook to the city water main.

Upon further discussion, Bartels agreed that Mr. Aycock would not be required to hook up to the sewer or water based on the grade elevations.

Marvin inquired whether the water has been tested. Bartels indicated that over time that has Mr. Bartels a29

15 lots being served by the Regional Center. And Carlson believes those lots will need to do something if they are not annexed. Carlson is sensing that the sewer is less an issue than the

Steward believes that the Yankee Hill area is significantly different than other acreages for two reasons: 1) the lots cannot be subdivided. There t al.Yankt3 the lots