



Action Summary

Planning Commission

Tuesday, January 19, 2016

6:00 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

- Present** 5 - Chairperson Dolf Strom, Commissioner Thomas G. Campbell, Commissioner Richard K. Mahrle, Commissioner Scott Moore and Commissioner Daran Wastchak
- Absent** 2 - Commissioner Jonathan Wainwright and Commissioner Jeff Wincel

3. EXECUTIVE SESSION

4. STUDY SESSION ITEMS

- A. 16-002** Discussion of "The Villas at Mountain Shadows - Amended - Condominiums"
Preliminary Condominium Plat Map (PP 16-01)
Southwest Corner Lincoln Drive and 56th Street (Assessor No. 169-30-103)
No Reportable Action
- B. 16-022** Discussion of a Minor Amendment to the Hermosa Inn Special Use Permit (SUP-15-5)
5532 N. Palo Cristi Road (Assessor No. 170-03-129)
No Reportable Action

5. PUBLIC HEARINGS

- A. 16-023** Consideration of a Minor Amendment to the Hermosa Inn Special Use Permit (SUP-15-5) 5532 N. Palo Cristi Road (Assessor No. 170-03-129)
- A motion was made by Commissioner Mahrle, seconded by Commissioner Wastchak, finding that the applictaion request is a Minor Amendment per Section 1102.7 of the Zoning Ordinance. The motion carried by the following vote:**
- Aye:** 5 - Chairperson Strom, Commissioner Campbell, Commissioner Mahrle, Commissioner Moore and Commissioner Wastchak
- Absent:** 2 - Commissioner Wainwright and Commissioner Wincel
- A motion was made by Commissioner Mahrle, seconded by Commissioner Moore, to reconfigure and re-orientate buildings, add fireplaces and fountains, modify and add fence walls, and modify the parking area, subject to the**

following stipulations:

1. All improvements to the property shall be in substantial compliance with the following:
 - a. Project Narrative;
 - b. Sheet 1, Aerial/Vicinity Map/Sheet Index, prepared by Leo J. Miller Architect and dated January 3, 2106;
 - c. Sheet 2, Revised Site and Use Plan, prepared by Leo J. Miller Architect and dated January 3, 2106;
 - d. Sheet 3, Elevation Plan, prepared by Leo J. Miller Architect and dated January 3, 2106; and
 - e. Sheet 4, Parking Lot Lighting Diagram, prepared by Leo J. Miller Architect and dated January 3, 2106.

2. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by the Minor Amendment SUP-15-5.

6. ACTION ITEMS

A. 16-003

Recommendation of “The Villas at Mountain Shadows - Amended - Condominiums”
 Preliminary Condominium Plat Map (PP 16-01)
 Southwest Corner Lincoln Drive and 56th Street (Assessor No. 169-30-103)

A motion was made by Commissioner Moore, seconded by Commissioner Wastchak, to forward a recommendation of approval of the Preliminary Plat Map application, subject to the following stipulations:

1. The Final Plat Map shall be in substantial compliance with the Preliminary Plat Map, “The Villas at Mountain Shadows – Amended - Condominiums,” Sheets 1-5, prepared by Coe & Van Loo Consultants, Inc. dated December 23, 2015.

2. Prior to recordation of the Final Plat Map, the applicant shall provide to the Town Attorney a copy of the CC&R’s, declaration, bylaws, or other documents for review to insure that all terms required under the SUP or other recorded agreements are part of these documents, including provision for maintenance of any drainage easements dedicated on the plat.

3. The final improvements shall be in substantial compliance with improvement plans approved by the Town Engineer and Community Development Department that address items such as sewer, water, grading, drainage, paving, landscaping, and irrigation. Prior to the recordation of the Final Map, the applicant shall provide, subject to Town approval and consistent with the requirements set forth in the SUP and Development Agreement, all assurances necessary to guarantee completion of any improvements in the public right-of-way. The Town Engineer shall approve said final improvement plans prior to the issuance of any building permit for a residential unit in said Final Plat Map.

4. Within 60 days of approval of the Final Map, the applicant shall submit to the Town mylars of the approved plans and an electronic version of these plans in a pdf format for the Town’s permanent record.

5. The Final Plat Map and/or declaration shall include any and all necessary easements, including:

- a. Easements for drainage that are consistent to the overall grading and drainage plans for the entire Special Use Permit (SUP) site west of 56th Street, which shall be depicted on the Final Map prior to recordation of said plat,
- b. Easements for utilities, with said easements to be in the locations and widths as prescribed by the respective utility provider, with correspondence from said utility providers given to the Town prior to Town Council approval of the Final Plat Map, and
- c. Easements for access, parking, refuse collection, and other similar easements.

7. STUDY SESSION ITEMS (Continued)

- A. 16-015 Discussion of Lighting Code
No Reportable Action

8. CONSENT AGENDA

- A. 16-012

A motion was made by Commissioner Campbell, seconded by Commissioner Mahrle, to approve the December 1, 2015 minutes. The motion carried by the following vote:

Aye: 5 - Chairperson Strom, Commissioner Campbell, Commissioner Mahrle, Commissioner Moore and Commissioner Wastchak

Absent: 2 - Commissioner Wainwright and Commissioner Wincel

9. STAFF REPORTS

10. PUBLIC BODY REPORTS

11. FUTURE AGENDA ITEMS

12. ADJOURNMENT

A motion was made at 7:15 p.m. by Commissioner Moore, seconded by Commissioner Campbell, to adjourn the meeting The motion carried by the following vote:

Aye: 5 - Chairperson Strom, Commissioner Campbell, Commissioner Mahrle, Commissioner Moore and Commissioner Wastchak

Absent: 2 - Commissioner Wainwright and Commissioner Wincel