



## Village Planning Committee Meeting Summary

### Z-31-21-8

<b>Date of VPC Meeting</b>	December 14, 2021 November 9, 2021 (Continued)
<b>Request From</b>	S-1
<b>Request To</b>	R1-10
<b>Proposed Use</b>	Single-family residential community
<b>Location</b>	Southeast corner of 19th Avenue and South Mountain Avenue
<b>VPC Recommendation</b>	Approval, per the staff recommendation in Addendum A with a modification to Stipulation No. 9.
<b>VPC Vote</b>	<b>7-3-1</b> Motion passed; Members Aldama, Brownell, Busching, Shepard, Viera, Marchuk and Daniels in favor; Mr. Brooks, Coleman and Holmerud in dissent. Ms. Hare abstained.

#### **VPC DISCUSSION & RECOMMENDED STIPULATIONS:**

*Seven members of the public registered to speak on this item. Four members registered in opposition, one neutral, and two in support.*

**Enrique Bojórquez**, staff, introduced himself and provided a presentation on rezoning case Z-31-21-8. This case was continued from the November 9, 2021 South Mountain Village Planning Committee meeting, while the General Plan Amendment case was heard by Planning Commission earlier this month. He discussed the existing zoning in the area and requested zoning for the site. The previous and current conceptual site plans were discussed, and an overview of Addendum A staff report was provided. He concluded the presentation by discussing the stipulation changes included in Addendum A of the staff report.

**Adam Baugh**, with Withey Morris PLC, introduced himself as the applicant and provided an overview of the request. He discussed the location of the site, changes made to the conceptual site plan including a decrease in lots and minor adjustments to the layout. Previous versions of the site plan were compared to the current version proposed, and he requested approval of the case given these changes and community engagement.

**Kay Shepard** asked for clarification on landscape maintenance responsibilities. **Mr. Baugh** responded that the future homeowner's association (HOA) would be responsible for the landscape maintenance.

**Ms. Shepard** discussed The Pines at South Mountain community not maintaining their landscaping within private open space tracts. **Mr. Baugh** responded that the HOA would be maintaining the landscaping and added that there is a stipulation that addressed low-water use plants. He discussed why flood irrigation was not incorporated in the development.

**Marcia Busching** discussed a modification to Stipulation No. 9 regarding the removal of pedestrian gates.

**Chairwoman Daniels** asked for additional questions from the committee. She then opened the floor for public comments on this case.

**Jewel Clark**, member of the public, lives in the area and would like to continue the dialogue with the applicant. She provided clarification on a statement made and asks that this case be continued due to a pending meeting between the community, developer and Council District 8 office on December 15, 2021.

**Mike Josic**, member of the public, introduced himself and agrees with Ms. Clark. He stated that the public outreach on this project was not very good. The developer should not have set up the previous meeting on the site, but rather at another location. He would support a continuance on this case.

**Dean Chiarelli**, member of the public, introduced himself and stated that this area is in a food desert. Roads are not able to handle this development, which is not consistent with the current General Plan and Food Action Plan. We need to promote agriculture here as the area is beautiful, and this community is become a bedroom community.

**Dianne Olivo**, member of the public, introduced herself and provided a background of the area. Agriculture is precious and this project is not consistent with policy plans. She would like to know why each member supports this project when they vote. There is a toxic property south of this site that impacts existing residents, and this has not been discussed.

**Patti Trites**, member of the public, introduced herself and stated that she is concerned with access being provided along 19th Avenue due to an existing trailhead south of the site. This area is unique and discussed planned Maricopa County Flood Control District projects in the area along 19th Avenue. She would request that there be no entrance along 19th Avenue for this project.

**Troy Gamm**, member of the public, introduced himself and stated that he lives in The Commons community east of the project. He stated that this is one of the

nicest communities he has ever lived in. The builder is responsible, and he supports the project.

**Penny Gamm**, member of the public, introduced herself and stated that this is a nice development proposed in a former cotton farm that is used as a dumping ground. People shoot guns on this property as well. Eventually this site will be developed, and the builder is responsible. She is concerned with the continuance of this case being requested.

**Chairwoman Daniels** invited the applicant to provide a response.

**Mr. Baugh** stated that a trail is proposed for this development, in addition to disclosure of surrounding uses to future owners. He seeks approval of this case.

**Ms. Busching** asked Ms. Clark on what she hoped to accomplish by seeking a continuance. **Ms. Clark** stated that density is an issue, and she wants to balance this with the character of the area, traffic and drainage issues. She discussed the latest version of the site plan and stated that this version was updated before the applicant's meeting with the neighborhood.

**Mr. Baugh** responded that staff had requested an updated site plan for Addendum A staff report. Some of the community members did not respond to their offer to address the number of lots. The current site plan reduces the traffic, drainage and other issues.

*Greg Brownell joined the meeting at 7:00pm, bringing the quorum to 11 members.*

**Vice Chair Marchuk** stated that he finds interesting the Council District 8 office meeting that is scheduled.

**George Brooks** feels that a continuance is appropriate given the pending Council District 8 office meeting.

**Ms. Shepard** discussed the pending Council District 8 office meeting.

**Greg Brownell** stated that the pending Council District 8 office meeting is pointless and discussed the efforts by the applicant in addition to benefits of this project.

**Edward Aldama** discussed the applicant's efforts and stated that the area is changing. He wants to see positive change happen and added that the developer has made changes to their plan.

**Emma Viera** agrees with deciding now as the Council District 8 office meeting will not impact the decision made today.

**Ashley Hare** stated that change is not inevitable, and we can still have beautiful open spaces like The Farm at South Mountain.

**Chairwoman Daniels** stated that this project has been active for over a year and wonders about the street maintenance responsibility. **Mr. Baugh** responded that the landscaping in the right-of-way would be HOA maintained.

**Chairwoman Daniels** stated that grocery stores look at the number of homes and household incomes in an area before siting a new store. The community has changed over time. **Dr. Brooks** disagrees with Chairwoman Daniels and stated that change is up to decision makers.

**Chairwoman Daniels** requested for additional discussion or a motion.

**MOTION:**

**Ms. Shepard** motioned to approve case Z-31-21-8 per the staff recommendation presented in Addendum A of the staff report with a modification to Stipulation No. 9 (a).6 to remove references to pedestrian gates. **Ms. Busching** seconded the motion to approve.

**VOTE:**

**7-3-1**, motion passed; Members Aldama, Brownell, Busching, Shepard, Viera, Marchuk and Daniels in favor; Mr. Brooks, Coleman and Holmerud in dissent. Ms. Hare abstained.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:**

The South Mountain Village Planning Committee recommend approval of the case per the staff recommendation in Addendum A with a modification to Stipulation No. 9 to remove references to pedestrian gates.

The following stipulations incorporate the changes approved by the South Mountain Village Planning Committee on December 14, 2021 with modifications in bold text:

1. The development shall be in general conformance with the site plan date stamped ~~November 2, 2021~~ **NOVEMBER 24, 2021**, as modified by the following stipulations and approved by the Planning and Development Department with specific regard to the following:
  - a. Lots 1 through 28 shall be a minimum of 75 feet in width.
  - b. All other lots shall be a minimum of 55 feet in width.

- c. Portions of lots 28 and 29 may be modified to accommodate any required canal frontage standards.
  - d. The location of the open space areas.
  - e. A minimum of ~~47~~ 16 percent of the gross site area shall be provided as open space.
  - f. A minimum building setback of 150 feet, exclusive of fencing or entry features, shall be provided along the western perimeter property line along 19th Avenue.
- 2. The required landscape setbacks shall be planted with minimum 50-percent 2-inch caliper and 50-percent 3-inch caliper large canopy drought-tolerant trees, 20 feet on center or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department.
  - 3. The maximum building height shall be limited to ~~two stories and 30 feet, except that lots 1 through 53, 82, 83, 108, 109, 159 and 160 as depicted on the site plan date stamped November 2, 2021, shall be limited to one story and 20~~ 22 feet.
  - 4. All lots within the development shall be subject to Single-Family Design Review, including 75-foot wide lots, as approved by the Planning and Development Department.
  - 5. Building elevations shall be developed to the following standards, as approved by the Planning and Development Department:
    - a. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, or other materials to provide a decorative and aesthetic treatment.
    - b. A minimum of 50 percent of the elevations for each floor plan shall provide a covered front porch in the front yard with a minimum of 60 square feet in area at a depth of at least six feet. No porch shall terminate within the plane of a door or window.
    - c. Pitched roofs shall be provided on all building elevations.
  - 6. The development shall be in general conformance with the fencing exhibit (landscape plan) and elevations date stamped October 14, 2021, as modified by the following stipulations and approved by the Planning and Development Department.

- a. Full open view fencing shall be utilized where an open space tract is adjacent to a canal.
  - b. Where view fencing is required by the Zoning Ordinance, a combination of solid masonry wall and view fencing may be utilized. The solid portion of the wall shall not exceed 4 feet in height.
  - c. Perimeter walls bounding the rear yard property lines of residential lots along South Mountain Avenue shall include minimum 3-foot offsets.
  - d. Perimeter walls bounding the rear yard property lines of residential lots along South Mountain Avenue shall be limited to a maximum of 5 feet solid and topped with open view fencing, as approved by the Planning and Development Department.
7. Project entry drives along 19th Avenue and South Mountain Avenue shall be constructed of decorative pavers, stamped or colored concrete, or similar alternative material, as approved by the Planning and Development Department.
8. Project entry drives shall incorporate enhanced landscaping on both sides planted with a variety of at least three plant materials, as approved by the Planning and Development Department. Each landscaped area shall be a minimum of 250-square feet.
9. A minimum system of pedestrian connections shall be provided, as described below and as approved by the Planning and Development Department:
  - a. A system of pedestrian connections to/between via the most direct route:
    - (1) Amenity areas.
    - (2) Sidewalks.
    - (3) Pedestrian path connecting the northern and southern portions of the site via a centralized pathway.
    - (4) The common open space tract along the southeast corner of 19th Avenue and South Mountain Avenue shall contain a minimum 8-foot wide pedestrian pathway that connects the development with the sidewalk at 19th Avenue or South Mountain Avenue near the street intersection. This pathway shall be constructed of decomposed stabilized granite, decorative pavers, stamped or colored concrete, or similar alternative material. The landscaped tract shall contain minimum 2-inch caliper shade trees planted a minimum of 25 feet on center or equivalent groupings, along both sides of the pedestrian pathway.

- (5) A minimum 8-foot wide pedestrian pathway shall connect the development with the multi-use trail along the Western Canal. This pathway shall be provided within an average 30-foot wide landscape tract and constructed of decomposed stabilized granite, decorative pavers, stamped or colored concrete, or similar alternative material.
  - (6) THE DEVELOPER SHALL PROVIDE **A PEDESTRIAN ACCESS GATE** TO THE WESTERN CANAL ALONG THE SOUTHEASTERN PROPERTY LINE AND **A PEDESTRIAN GATE ACCESS** ALONG BOTH 19TH AVENUE AND SOUTH MOUNTAIN AVENUE. THE PEDESTRIAN **GATES ACCESS** SHALL BE CONNECTED TO THE INTERNAL PEDESTRIAN PATHWAYS BY ACCESSIBLE SIDEWALKS.
- 10. No more than 50 percent of the landscape areas within common areas or 10 percent of the net development area whichever is less, should be planted in turf or high-water use plants. Turf areas should be located only in the common open space areas, including retention basins, as approved by the Planning and Development Department. This requirement does not apply to landscaping located within private yards on individual lots.
- 11. ~~The following minimum shall be provided and dispersed throughout the development, as approved by the Planning and Development Department:~~ OPEN SPACE AREAS SHALL BE IN GENERAL CONFORMANCE WITH THE LANDSCAPE PLAN DATE STAMPED NOVEMBER 24, 2021, AS MODIFIED BY THE STIPULATIONS AND INCORPORATING THE FOLLOWING AMENITIES, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARMTENT:
  - a. Tot lot with shade equipment;
  - b. Two picnic areas each with a barbeque grill, shade ramada and a picnic table;
  - c. Four benches or seating features; and
  - d. Garden amenity of no less than a combined 1,000 square feet in size.
- 12. All sidewalks along 19th Avenue shall be detached with a landscape strip located between the sidewalk and back of curb following the most recent Cross Section of the Street Classification Map and planted to the following standards, as approved by the Planning and Development Department.
  - a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees planted 25 feet on center or in equivalent groupings that provide shade to a minimum 75 percent AT MATURITY.
  - b. Drought tolerant vegetation to achieve 75 percent live coverage AT MATURITY.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

13. All sidewalks along South Mountain Avenue shall be detached with a minimum five-foot wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
  - a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees planted 25 feet on center or in equivalent groupings that provide shade to a minimum 75 percent AT MATURITY.
  - b. Drought tolerant vegetation to achieve 75 percent live coverage AT MATURITY.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

14. The developer shall dedicate a 30-foot wide multi-use trail easement (MUTE) along the east side of 19th Avenue and construct a minimum 10-foot wide multi-use trail (MUT) within the easement in accordance with the MAG supplemental detail, as approved by the Planning and Development Department. The developer shall work with the Site Planning section on an alternate design for this requirement through the technical appeal process.
15. The developer shall dedicate minimum 50 feet of right-of-way and construct the east side of 19th Avenue, as approved by the Planning and Development Department.
16. The developer shall provide the following dedications and construct the south half of South Mountain Avenue in the following manner, as approved by the Planning and Development Department:
  - a. Thirty feet of right-of-way between 19th Avenue and 17th Drive.
  - b. Forty-four feet of right-of-way east of 17th Drive extending to the eastern boundary of the subject site.
17. The developer shall underground all existing overhead utility lines adjacent to the site.
18. The developer shall provide conduit and junction boxes at the southeast corner of 19th Avenue and South Mountain Road for future traffic signal equipment, as approved by the Street Transportation Department.



19. Existing irrigation facilities along 19th Avenue and South Mountain Avenue shall be undergrounded and/or relocated outside of City right-of-way. Contact SRP to identify existing land rights and establish appropriate process to relocate facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
20. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
21. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development(s) the existence and operational characteristics of agricultural and farming activities USES. THESE DOCUMENTS MUST ADVISE PURCHASERS THAT, UNDER SECTION 3-112(E), ARIZONA REVISED STATUTES, THE CITY OF PHOENIX MAY NOT DECLARE AN AGRICULTURAL OPERATION CONDUCTED ON FARMLAND TO BE A NUISANCE IF THE AGRICULTURAL ACTIVITY USE IS LAWFUL, CUSTOMARY, REASONABLE, SAFE AND NECESSARY TO THE AGRICULTURE INDUSTRY. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney PRIOR TO RECORDATION.
22. PRIOR TO FINAL SITE PLAN APPROVAL, THE PROPERTY OWNER SHALL RECORD DOCUMENTS THAT DISCLOSURE TO PURCHASERS OF PROPERTY WITHIN THE DEVELOPMENT THE EXISTENCE AND OPERATIONAL CHARACTERISTICS OF THE PHOENIX REGIONAL POLICE ACADEMY GUN RANGE. THE FORM AND CONTENT OF SUCH DOCUMENTS SHALL BE REVIEWED BY THE CITY PRIOR TO RECORDATION.
- ~~22.~~ 23. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
- ~~23.~~ 24. The developer shall grant and record an aviation easement to the City of Phoenix Aviation Department for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
- ~~24.~~ 25. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.

- ~~25.~~ In the event archeological materials are encountered during construction, the
26. developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archeologist, and allow time for the Archeology Office to properly assess the materials.
27. THE DEVELOPER SHALL DEDICATE RIGHT-OF-WAY AND CONSTRUCT ONE BUS STOP PAD ALONG NORTHBOUND 19TH AVENUE TOWARDS THE SOUTH END OF THE SITE. THE BUS STOP PAD SHALL BE CONSTRUCTED ACCORDING TO CITY OF PHOENIX STANDARD DETAIL P1260 WITH A MINIMUM DEPTH OF 10 FEET.

**Village Planning Committee Meeting Summary  
Z-31-21-8**

<b>Date of VPC Meeting</b>	November 9, 2021
<b>Request From</b>	S-1
<b>Request To</b>	R1-10
<b>Proposed Use</b>	Single-family residential community
<b>Location</b>	Southeast corner of 19th Avenue and South Mountain Avenue
<b>VPC Recommendation</b>	Continued to the December 14, 2021 South Mountain Village Planning Committee meeting date
<b>VPC Vote</b>	<b>9-2</b> Motion passed; Members Alvarez, Brooks, Brownell, Busching, Holmerud, Smith, Viera, Marchuk and Daniels in favor; Members Aldama and Shepard in dissent.

**VPC DISCUSSION & RECOMMENDED STIPULATIONS:**

*Seven members of the public registered to speak on this item. Three members registered in opposition, one neutral, one in support with conditions and two in support.*

**Enrique Bojórquez**, staff, introduced himself and provided a presentation for the Minor General Plan amendment case GPA-SM-2-21-8 and concurrent rezoning case Z-31-21-8. He discussed the location of the site, noting surrounding land uses, existing General Plan Land Use map designations, and the proposed designation on the site. He discussed the existing zoning in the area and requested zoning for the site. He discussed policy documents including the General Plan and Rio Montaña Area Plan. The conceptual site plan for the proposed single-family subdivision was shown, indicating vehicular plus pedestrian access points, open space location, building height limitations, and lot widths proposed. The conceptual building renderings were discussed. He concluded the presentation by providing a staff recommendation of approval for both cases and describing the proposed stipulations for case Z-31-21-8, as presented in the staff report.

**Adam Baugh**, with Withey Morris PLC, introduced himself as the applicant and discussed the location and history of the site. He provided an overview of each application, discussed the demand for housing, and surrounding zoning districts.

He discussed the site plan, proposed project features such as fencing elements, building renderings, goals and policies from the General Plan and Rio Montaña Area Plan. An overview of issues related to health, safety, connectivity, appearance, walls, and energy savings was provided. A summary of public outreach was provided, including site plan revisions made to accommodate drainage and other elements. Roadway and flooding-related issues were discussed, in addition to a new rezoning stipulation proposed regarding pedestrian access to the Western Canal from South Mountain Avenue. He concluded the presentation by providing a summary of the project and requested approval of both cases.

*Lee Coleman and Fatima Said left the meeting at 9:05pm, bringing the quorum to 11 members.*

**Chairwoman Daniels** asked if the committee had any questions for the applicant or staff regarding these cases.

**Gene Holmerud** stated that this site is not a compound in the area.

**Kay Shepard** would like to see off-setting of lots and curvilinear streets for a better community. **Mr. Baugh** responded that his team could address the off-setting of the lots.

**Lee Coleman** asked for clarification on the development option used. He discussed the development standards. **Mr. Baugh** responded that the Planned Residential Development (PRD) option was used, and the project will follow all development standards.

**Marcia Busching** is not in favor of gated communities and asked the following questions:

- Does staff have concerns with the additional stipulation proposed by the applicant?
- Can the fencing plan be stipulated?
- Do irrigation facilities have to be undergrounded?

**Mr. Bojórquez** responded that a closer review of the new stipulation would be needed to determine if any conflicts arise. The Street Transportation Department provided the stipulation which requires the undergrounding and relocation of existing irrigation facilities outside of the right-of-way.

**Greg Brownell** stated that Mr. Baugh's staff have done a good job. However, Minor General Plan Amendment cases should be heard first before the rezoning case to actively plan land uses. This is a staff problem as this is a bad way to plan, but Mr. Baugh has done what the committee and staff should be doing. The General Plan case should not have a companion case since this promotes a

suggestion on the land use. He will not vote in favor due to this procedure and would reprimand staff if there was a formal way to do so.

**Mr. Holmerud** asked how water conservation was being considered. **Mr. Baugh** responded that one of the stipulations limited the use of high-water use plants such as turf.

**Vice Chair Marchuk** asked how the community concerns regarding the single-story limitations was being addressed. **Mr. Baugh** responded that he would agree that a minimum of 20-percent of the homes be kept at one-story.

**Vice Chair Marchuk** agrees with Ms. Shepard's comments.

**Chairwoman Daniels** asked if flood maps had been looked at in the area. **Mr. Baugh** responded that flood maps were shared by Patti Trites and these were reviewed. The canal bank and open space locations will help address flooding.

**Chairwoman Daniels** likes some gated communities. She asked if members of the public wanted to speak on this case.

**Jewel Clark**, resident of the area, introduced herself and asked that staff no longer share copies of presentation slides from the public with the developer ahead of the meeting. She showed a brief presentation and discussed the outcome of a previous rezoning case across the street, roadways, drainage, and the Rio Montaña Area Plan. The area should remain with existing R1-18 and S-1 zoning. She discussed traffic and flooding issues at the intersection of 19th Avenue and South Mountain Avenue. She discussed a map depicting existing zoning designations in the area and asked for these applications to be denied.

**Mike Josic**, resident of the area, introduced himself and stated that in 2018 the South Mountain VPC denied a similar rezoning request across 19th Avenue. He asked for a 90-day continuance on the case to continue to work with the developer. He lives in the area and would be affected. This project is not appropriate here and liked the South Central TOD presentation. Tiny lots will destroy the character of the area and do not reflect the existing character. There was not enough time to meet with the developer, as he only participated once in a virtual meeting about the project.

**Erin Hegedus**, resident of the area, introduced herself and stated that 3 years ago a similar conversation was had, and this project is not consistent with the Rio Montaña Area Plan. She discussed proposed enhancements and lives across the street from the project. She has not seen any planned improvements for the site. She asked how this project will improve the community and stated that there is a lack of trails now. Take a good look at this project as it will affect this community and does not support this project.

**Troy Gamm**, resident of the area, introduced himself and stated that this is a good developer. This proposed project looks nice, has one-story limitations and the main gate is along 19th Avenue. He supports this project.

**Penny Gamm**, resident of the area, introduced herself and stated that this project keeps the feel of the area. One-story homes are good and will help keep the views, while allowing future residents a short commute to Downtown Phoenix and providing good access for families. This builder is thoughtful on design and provides a good housing product.

**Steven Higginbotham**, resident of the area, introduced himself and stated that he moved to this area because he enjoys recreation, and discussed the comments made by the applicant regarding pedestrian and vehicular access. He discussed the notification letter and feels that in general increasing the density of the area is heading in the wrong direction. He discussed receiving the notification letter recently and discussed his concerns.

**Mr. Baugh** stated that he met with Magdalena Estates early in the process and the feedback received was incorporated from members of the public. He would like to move forward in the process.

**Vice Chair Marchuk** asked if he would consider continuing the cases. **Mr. Baugh** responded that he has been working on these cases for 11 months now and has incorporated much of the feedback received. He is unsure on what else could be accomplished by continuing the cases.

**Chairwoman Daniels** stated that she is a native of Phoenix and has seen this community grow. She expects it to continue growing into the future. She asked for questions or further discussion from the committee.

#### **MOTION – Z-31-21-8:**

**Ms. Busching** motioned to continue case Z-31-21-8 to the December 14, 2021 meeting date. **Ms. Shepard** seconded the motion to continue.

#### **DISCUSSION – Z-31-21-8:**

**Ms. Alvarez** supports the continuance.

**Mr. Brownell** discussed decreasing lumber prices.

**Mr. Holmerud** is not in favor of the project.

**Vice Chair Marchuk** expressed concerns about the impact of the continuance on the case.

**Ms. Busching** asked the applicant to address the following items before the next meeting:

- Off-set the lots in the development.
- Further reduce the number of two-story homes, such as 20-percent of the lots shall be two-story.
- Incorporate flood irrigation in common areas and lots.
- Update the landscape plan.
- Incorporate the pedestrian access stipulation proposed by the applicant.

**VOTE – Z-31-21-8:**

**9-2**, motion passed; Members Alvarez, Brooks, Brownell, Busching, Holmerud, Smith, Viera, Marchuk and Daniels in favor; Members Aldama and Shepard in dissent.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:**

None.