



PLANNING COMMISSION MINUTES

March 25, 2021

Chair Gary Poole called the meeting to order at 7:00 p.m.

The Planning Commission and audience joined in saying the Pledge of Allegiance.

Also, present and seated were Commissioners Kimberly Rodell, Richard Foerster, Ruth Ann Nelson, John Howe, Erik Frandsen, and Eliana Burke. Alternates Anthony Matthews and Susan Caudill were present.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner John Howe moved to approve the February, 2021 meeting minutes.

Commissioner Eliana Burke seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:03 P.M. ROBINSON RANCH FILING 2, AMD 2, LOT 8 - Use by Special Review

The applicant, Dr. Lindsay Mamula, has submitted a Use by Special Review for Vet Hospital, Z20-015, which will allow for a veterinary hospital and pet boarding facility on Lot 8 of Robinson Ranch Filing 2, Amendment 2. The site is generally located South of Hess Road and East of Parker Rd. The exact address is 12373 Pine Bluffs Way.

Department: Community Development, Krista Flynt

Krista Flynt, staff planner, presented the staff report for Use by Special Review for the proposed vet hospital, Z20-015, to allow for a veterinary hospital and pet boarding facility on Lot 8 of Robinson Ranch Filing 2, Amendment 2. Ms. Flynt concluded with the determination in the staff report recommending the Planning Commission recommend that Town Council approve the Use by Special Review request to allow for a vet clinic and pet boarding facility within the Robinson Ranch Planned Development with the six conditions outlined in staff's report.

Commissioners discussed with staff:

- Concerns about after hours' kennel supervision, would there be an employee on site overnight; *(applicant said the anticipated after hours' would be between the hours of 8 PM and 5 AM and the boarding area would be monitored by video cameras).*

- How many employees would the clinic and boarding facility employ? *(applicant said that they currently have 23 employees and expect to have 50 employees with the new facility).*
- Concerns about the number of parking spots available, would the parking spots be shared with neighboring business, would there be sufficient parking for employees and customers; *(applicant said that there will be 73 parking spots, the spaces will not be shared with neighboring businesses, and the amount of parking spaces will be sufficient for employees and customers; applicant also stated that not all 50 employees would be on site at the same time).*
- Concerns about dog waste; *(applicant said that dog waste would be cleaned up immediately, bagged and disposed of in trash receptacles. Trash collection would occur twice per week or as necessary).*
- Were there any negative letters from surrounding businesses; *(staff said there were no negative letters received, but that they did receive an approval letter from the Board of Directors for The Shops at Robinson Ranch Association)*

APPLICANT PRESENTATION

Town staff presentation only.

Chair Gary Poole stated this is the time where citizens are encouraged to speak publicly. The use of video conference technology can be challenging when inviting public comment. Therefore, to help us proceed in an organized fashion, we request that you use the "Raise Your Hand" feature to indicate you would like to speak. We will acknowledge speakers in the order they are received. When you are acknowledged for your turn to speak, we request that you introduce yourself by stating your name and address and speak respectfully. Your comments will be limited to three (3) minutes.

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:17 P.M. ROBINSON RANCH FILING 2, AMD 2, LOT 8 - Use by Special Review

PLANNING COMMISSION DISCUSSION

Planning Commissioners discussed that they were not concerned with noise, that the applicant chose a good location, that they were glad to see this parcel being developed, that they were surprised at the size of the proposed veterinary hospital, and that they were pleased to see a local Parker business expand and stay within the Town.

Commissioner John Howe moved the Planning Commission recommend Town Council approve the Robinson Ranch Filing 2, AMD 2, Lot 8 – Use by Special Review allowing for the construction of a new Veterinary hospital and pet boarding facility. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS

John Howe asked Bryce for an update on the Chase Bank project located at the South west corner of Parker Rd. and Mainstreet. *(Bryce said the Site Plan was nearing completion, one outstanding item remained and that the hope is the applicant will pull a demolition permit for the old gas station shortly after Site Plan approval.)*

Richard Foerster asked Bryce for an update on the Kime Ranch – *(Bryce said the original proposal was withdrawn, but that a new applicant had submitted a pre-application, but no formal application.*

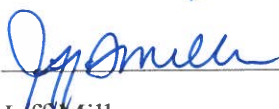
Eliana Burke asked Bryce for an update as to when Planning Commission meetings would resume live meetings at Town Hall *(Bryce said he expected that in person Planning Commission meetings would align with the opening of Town Hall, most likely around June, and that staff would have a further conversation with Planning Commission when there was more information available)*

STAFF ITEMS

Bryce Matthews introduced the Planning Department's newest member, Krista Flynt, to the commissioners, stating they he believed she did an excellent job presenting tonight's case. Bryce also reminded the commissioners that term expiration letters will be sent out next week and that Commissioners with expiring terms are encouraged to reapply.

ADJOURNMENT

The meeting was adjourned at 7:27 p.m.



Jeff Miller
Recording Secretary



Gary Poole
Chair