

CITY OF DEER PARK
PLANNING COMMISSION

Regular Meeting
Minutes
February 28, 2022
7:00 pm

1. ROLL CALL: Members Present: Greg Paulson, Tim Nicholas, Jeff Frank, Billy Costello, Bill O’Dea
2. AGENDA APPROVAL:
Motion to approve the agenda as corrected.
Items A-C under building permits changing file names to Hayden 6, 7 and 8.
Motion carried: 5 – 0.
3. APPROVAL OF PREVIOUS MEETINGS MINUTES:
Motion to approve the minutes from the January 24, 2022, meeting as presented.
Motion carried: 5 – 0.
4. PUBLIC HEARING: Chairman O’Dea recessed the regular meeting at 7:02 to open the public hearing.
 - a. Mountain View Meadows LP 2022-1.
Staff presented the staff report and items within the file to the Planning Commission.
 - i. Earl Reams 3005 W. Enoch Road, noted he lived along the west side of the proposed development and requesting a sight blocking fence to City code along the shared property line, to block views into the back yards of the proposed lots.
 - ii. Debby Seagraves 2618 W. Enoch Road, questioned if parcels along Enoch Road would have direct driveway approaches to their dwellings from Enoch Road and questioned when Enoch Road might be paved.
 - iii. Georgianne MaGruder 1114 N. High Desert Drive noted concerns about fire and ambulance access and traffic control features along the route.
 - iv. Cary Corbin 1037 N. High Desert Drive questioned the lot frontages along the Western side of High Desert Drive, and setback requirements of 15 feet might not preserve the neighborhood essence that is present now.
 - v. Christine Peterson 1002 N. High Desert Drive noted a concern on the lot frontages along High Desert Drive that are proposed.
 - vi. Ashley Carlson 1213 Augusta Lane, and member of the Mountain View Meadows HOA expressed concerns on the lot sizes and potential concerns for approval by the architectural committee of the HOA.
 - vii. Jody Galbert 1036 N. High Desert Drive expressed concerns for the lots to comply with the requirements of the HOA.
 - viii. Todd Whipple, agent of the owner, discussed elements of the application including lot counts, lift station for phase 2 – 4, phasing plan based on market conditions, Enoch Road upgrades and timing with approvals of the County, lot size and frontage dimensions.

- ix. Randy Villalobos 1418 E. Twelfth Street, expressed concerns regarding lot sizes proposed, potential concerns with neighborhood values and homes proposed meeting the character of the neighborhood.

Staff presented information and clarification points on comments received.
Chairman O’Dea closed the hearing at 7:47 PM, to re-open the regular meeting.

5. BUILDING PERMITS:

- a. Hayden Homes #6, request for permit for construction of a Single Family Dwelling on Lot 6, Block 1, Deer Park Meadows, located at 1230 N. Vernon Avenue, File 2022:2:11-1.
Staff discussed the application as presented and provisions for compliance with the zoning code.
Motion to approve for zoning
Motion carried: 5 – 0.
- b. Hayden Homes #7, request for permit for construction of a Single Family Dwelling on Lot 5, Block 1, Deer Park Meadows, located at 1226 N. Vernon Avenue, File 2022:2:23-1.
Staff discussed the application as presented and provisions for compliance with the zoning code.
Motion to approve for zoning
Motion carried: 5 – 0.
- c. Hayden Homes #8, request for permit for construction of a Single Family Dwelling on Lot 7, Block 1, Deer Park Meadows, located at 29 E. Twelfth Street, File 2022:2:23-2.
Staff discussed the application as presented and provisions for compliance with the zoning code.
Motion to approve for zoning
Motion carried: 5 – 0.

6. CITIZEN COMMENTS ON UNRELATED AGENDA ITEMS: None.

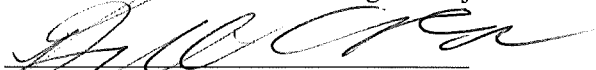
7. COMMISSION MEMBER COMMENTS ON UNRELATED AGENDA ITEMS:

Chairman O’Dea commented on the need to evaluate in the future areas with zoning categories that have smaller lot sizes permitted than the current dwellings within the vicinity, and potential modifications to the Comprehensive Plan and/or Zoning Code.

8. STAFF REPORT: None.

9. COMMISSION ACTION ITEMS: None.

10. ADJOURNMENT: The meeting was adjourned at 8:30 PM.



Bill O’Dea, Chairman



Roger Kheger, Planning Director