

**TOWN OF FLORENCE
PLANNING AND ZONING COMMISSION
SPECIAL MEETING
MINUTES**

SPECIAL MEETING OF THE TOWN OF FLORENCE PLANNING AND ZONING COMMISSION HELD THURSDAY, JUNE 27th, 2013 AT 5:30 PM AT TOWN HALL COUNCIL CHAMBERS LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER

Chairman Wooley called the meeting to order at 5:30 pm.

ROLL CALL:

Present: Wooley, Putrick, Petty, Anderson, and Reed.

PLEDGE OF ALLEGIANCE

Chairman Wooley led the pled of allegiance.

ADJOURN TO EXECUTIVE SESSION

On motion of Vice Chair Putrick, seconded by Commissioner Anderson and carried to approve to adjourn to executive session.

For the purpose of discussion of the public body in accordance with A.R.S. §38-431.03(A)(3) to receive legal advice from the Town Attorney regarding the Merrill Ranch PUD Amendment and all Preliminary Plat applications.

ADJOURN FROM EXECUTIVE SESSION

On motion of Vice Chair Putrick, seconded by Commissioner Anderson and carried to approve adjournment from executive session.

PUBLIC HEARING

A. CASE PZC-35-12-PUD (MERRILL RANCH PUD AMENDMENT)

PRESENTATION/RECOMMENDATION for a request by Jared Baxter, P.E. of the Baxter Design Group, LLC on behalf of Southwest Value Partners (SWVP-GTIS MR, LLC) for an Amendment to a portion of the Merrill Ranch Planned Unit

Development (PUD). The Amendment proposes to change the land uses on a portion of the PUD that is generally located at the northwest and northeast corners of Hunt Highway and Felix Road in Florence, Arizona. The intent of this PUD Amendment is to replace a portion of the concentrated commercial, retail, employment and mixed land uses planned for the subject area with single-family detached residential uses consistent with the adjacent neighborhoods of the Anthem at Merrill Ranch development.

In 2000, planning for areas to the southeast of Magic Ranch, Rancho Sendero and Johnson Ranch began. The result of that planning effort was the previously approved Road Runner Estates Planned Area Development (PAD in Pinal County). The Road Runner Estates PAD was superseded by the Merrill Ranch North Village administrative PUD Amendment approved by Town Council in July of 2005. Merrill Ranch was envisioned to provide diverse housing options for this rapidly developing area of Pinal County. The primarily residential community was designed to be a conventional neighborhood-based development centered on a network of open spaces, traditional parks and abundant neighborhood amenities.

The project continued to evolve and another Amendment was approved in 2007. The 2007 Merrill Ranch Planned Unit Development still had a strong residential focus, but additional attention was provided towards future commercial, employment and mixed use development opportunities. Some of which was anticipated because of the projected future alignment of a planned North-South freeway.

Then the majority of the country experienced what seemed to be an endless recession that caused a decline in the housing market. As with most residential projects, the Florence housing market lost steam and opportunity soon turned into financial ruin for most housing companies. Finally, in late 2009, WHM Merrill Ranch Investments, LLC lost the majority of its interest in the property designated as Merrill Ranch. Through the bankruptcy process WHM Merrill Ranch Investments, LLC retained approximately 112 acres directly east of the subject property. The remainder of the property was acquired by two separate owners. The overall land area of Merrill Ranch Development is separated into three major parcels. The third owner of land within this PUD is currently Curis Resources, Inc. (AZ).

This amendment proposes to change the land uses for approximately 401 gross acre of land in this PUD that is generally located at the northwest and northeast corners of Hunt Highway and Felix Road. The intent of this PUD Amendment is to redesignate a portion of the concentrated commercial, retail, employment and mixed land uses planned for the subject area with single-family detached residential uses consistent with the adjacent neighborhoods of the Anthem at Merrill Ranch development.

Currently, the subject area of the Merrill Ranch PUD is entitled for commercial and employment mixed uses. Again, plans in 2006-2007 projected this area to be in close proximity to the future freeway corridor, thus a large amount of commercially zoned property was justified and needed to provide the employment opportunities for surrounding communities.

With the most probable future North-South freeway alignment being moved to the east of this area and with the substantial changes in the development markets over the past few years, the owners are ready to make changes to this plan. Once the Arizona Department of Transportation finalizes the alignment of the future North-South Freeway, staff anticipates the property owner amending the PUD once again in the area of the a potential transportation corridor to take advantage of the various commercial and higher intensity land uses that logically fit near major transportation corridors and interchanges.

In the adjacent Anthem at Merrill Ranch community, Pulte Group is having success in home sales in the single-family residential housing market. As discussed, the currently planned commercial land use of the subject area directly adjacent to existing residential subdivisions is no longer the highest and best use. Changing the land use from commercial to residential is consistent with the factors described in this report, more reflective of market needs and improves compatibility of adjacent land uses. With this proposed PUD amendment, portions of the current area designated for commercial use will be revised to allow differing residential development opportunities.

This Amendment to the Merrill Ranch PUD would allow for the following:

- A portion of the property (approximately 401 acres) to be rezoned to R-1 single family residential zone (MR PUD Low Density-LD).
- Reduce the amount of non-residential planned land at the north corners of the Hunt Highway and Felix Road intersection.
- Create opportunities to reallocate the non-residential land uses along the future alignment or interchanges of the planned North-South Freeway.
- Incorporate neighboring minor and major collectors to provide better connectivity to existing collectors and arterials within the Anthem at Merrill Ranch Community.
- Provide an opportunity for new subdivisions and rooftops in an area that as the appropriate infrastructure to support such.

The subject site's proposed uses and PUD Zoning are consistent with the Town of Florence 2020 General Plan. The subject site retains the General Plan designation of Master Planned Community (MPC). The MPC category is provided on the General Plan Land Future Use Map to better accommodate the various types of residential, commercial and office uses that may occur within large master planned communities.

PROPOSED/EXISTING LAND USES

This PUD Amendment proposes to move existing residential land use into the subject area and therefore the impact to the area should be minimal. The area is surrounded by the Anthem at Merrill Ranch community, which consists of mostly residential land uses and open spaces. A local commercial area is retained along the adjacent Hunt Highway frontage.

RESIDENTIAL COMPONENT

Residential uses within the Merrill Ranch PUD development focus on a few types of housing options. The lots types and densities were established by the current PUD and are not being modified with this Amendment. The diversity of housing products and market points offers options for a variety of home purchasers and will make for a well-rounded community.

Architectural styles will vary with the builder and the size of home. It is envisioned that the master developer will help determine the character of the homes being built in Merrill Ranch PUD. Builders will be encouraged to offer street-facing porches or patios, a variety of options to individualize the homes, color variety and low-water-use front yard designs.

The design requirements and guidelines with respect to the proposed zoning revisions have been established in the approved Merrill Ranch PUD approved in 2007. With this rezoning proposal, SWVP-GTIS MR, LLC will follow all approved development requirements and guidelines in the proposed PUD amended area.

PARKS AND OPEN SPACE COMPONENT

The Merrill Ranch project will provide residents with a quality living environment as well as a range of self-contained recreational activities. The developer/owner will work with Town staff to appropriately locate and design community parks within the development that can be utilized by the public where said parks are planned to be dedicated to the Town.

The Parks and Open Space requirements and guidelines with respect to the proposed zoning revisions have been established in the approved Merrill Ranch PUD approved in 2007. With this rezoning proposal, SWVP-GTIS MR, LLC will

follow all approved development requirements and guidelines in the proposed PUD amended area.

COMMERCIAL COMPONENT

This Amendment highlights the conveniently located commercial areas along the northwest and northeast corners of Hunt Highway and Felix Road, which allows for direct arterial access and buffering of land uses. The 2007 PUD shows that there are other commercial areas within Merrill Ranch as well.

Development on the commercial sites will occur based on the rate of surrounding growth and market demand. The types of end users may vary, but it is expected that the following types of community-oriented businesses could occupy the commercial site: grocery store, drug store, restaurants, and other appropriate retail, office, and service uses allowable in the Merrill Ranch PUD and as supported by the size and scale of the subject parcel. Commercial areas are needed as the Town grows and as discussed in the Town's General Plan. The project's proposed commercial aspect is an important component of the plan that provides for future employment and shopping opportunities. All development of the commercial sites will be subject to the Town's Design Review process to ensure high quality site planning and architectural standards.

WATER AND SEWER COMPONENT

Potable water for Merrill Ranch Community will be provided by Johnson Utilities (JU). The Town of Florence previously authorized Johnson Utilities to expand its respective service area to include the project area from Felix Road to the western boundary of the project site. JU is in the process of obtaining governmental approval of this service area expansion. It is anticipated that they will receive approval soon. Upon approval, JU will provide service to the area west of Felix Road.

A water master plan report and plans, meeting the approval of the Town Engineer, are required prior to the approval of Final Plats for this development. If required, this PUD shall permit the placement of the necessary water infrastructure, including, but not limited to water mains, wells, pumps and water storage facilities within the project.

TRANSPORTATION

The transportation and circulation plan will be developed consistently with recommendations from the Community Development Director and Town Engineer. Required improvements, as well as any potential phasing of required improvements, shall be further determined upon the review of detailed construction plans for the subject site.

As part of the development of this area, a network of roadways will be established to serve the transportation needs of the area. Specifically, a collector road will be assigned to provide connectivity from the Anthem at Merrill Ranch development in the north and continue to provide access to Felix Road to the east. This collector road along with its landscape and drainage areas will help provide a desired buffer between the proposed residential and commercial development.

The Circulation and Street Improvements requirements with respect to the proposed zoning revisions have been established in the approved Merrill Ranch PUD approved in 2007. With this rezoning proposal, SWVP-GTIS MR, LLC will follow all approved development requirements and guidelines in the proposed PUD amended area.

A notice for the Planning and Zoning Commission public hearing was mailed to all property owners within three hundred (300) feet of the site. Property posting for notice of public hearings was posted on site and advertisements in the local Town paper for the amendment to the Merrill Ranch Planned Unit Development (PUD) per Town requirements. Under Arizona Revised Statutes, Title 9, Section-462.04 and Town of Florence Development Code, a public hearing is required for a Zone Change/PUD Amendment. Staff has not received any comments on this application.

Staff found that the proposed application for an Amendment to the Merrill Ranch Planned Unit Development (PUD) was in compliance with the Town's General Plan and is in the interest of general welfare, health and safety of the public and therefore recommended that the Planning and Zoning Commission forward to the Town Council a favorable recommendation for this Planned Unit Development Amendment, subject to the following conditions:

1. The development of the subject site shall be in conformance with the Merrill Ranch amended Planned Unit Development (PUD) development book dated July 2007, as well as this Amendment to the PUD, any applicable Development Agreements, Town codes and ordinances.
2. Property Owners agree to waive claims for diminution in value pursuant to Proposition 207 [A.R.S. 12-1134] pursuant to the waivers attached hereto as Exhibit B.

Public Hearing was opened and closed with no public comment.

Commissioner Reed asked that parcels 5 thru 12 are changing while the others are remaining the same?

Gilbert Olgin, Town Planner responded that parcels 13 and 14 will remain commercial/retail. Parcels 5 thru 12 are changing land use from commercial to residential.

Commissioner Anderson asked about the power lines going through the area, parallel to the north side of Hunt Highway. Will the homes in this area require a large setback or easement from the power line corridor, or will they be built right up next to or under them?

Gilbert Olgin responded that there are easements that run along these utility corridors which the development cannot impede into.

Dan Bonow, representing Pulte Group Inc. answered that the easement that is in place will remain and setbacks will be provided. The power lines could be grounded due to the size, but at this time, no discussions have come forth in moving in that direction.

Mark Eckhoff, Community Development Director addressed the Commission about the applicant Pulte Group Inc. and Southwest Value Partners are working on this case together. The applicant has approached staff on changing the PUD's rear yard setbacks. Currently, the Merrill Ranch PUD rear yard setbacks are twenty feet. The applicant is proposing to reduce that setback to fifteen feet, similar to the Anthem community standards to accommodate comparable product. As a Commission, you can stipulate this change in the conditions.

Chairman Wooley asked, does the Commission leave it with twenty feet setback with leeway to fifteen feet, or change it to a fifteen foot setback?

Mark Eckhoff replied that Pulte has requested the fifteen foot setback. In order to achieve the fifteen it would have to be a condition of the ordinance.

Chairman Wooley responded that we do not have one hundred percent assurance that Pulte will build at this location.

Mark Eckhoff answered Pulte is looking at it as a good possibility due to where it is situated adjacent to the Anthem community.

Justin Merritt, applicant and representative of Southwest Value Partners stated that both Southwest Value Partners and Pulte have this property under contract. Pulte has parcels 5 thru 9 under contract from Southwest Value Partners to purchase. Simultaneously, we are going to acquire some land Pulte has on the west side of Hunt Highway, north of Merrill Ranch Parkway. So we have an exchange negotiated and both properties are under contract with the closing condition upon the PUD being approved and Johnson Utilities expanding their

service area. This is being developed in the scope that Pulte will be the land owners in approximately two months once everything is finalized.

Chairman Wooley, asked if Pulte is under contract for parcels 5 through 9?

Justin Merritt stated they have parcels 5 through 9 under contract.

Chairman Wooley asked if the stipulation should be 5, 6, 7, 8 and 9 have the ability to be modified to the fifteen feet setback, and leaving the others at twenty.

Justin Merritt responded that we work with a lot of different developers and we think the market is calling for these changes. This will allow for more square feet per home and is going to provide the most feasible development out here and attract other home builders long term.

Chairman Wooley asked if the applicant is ok with these changes then?

Justin Merritt answered yes.

Mark Eckhoff responded that the Commission would have to add a condition to reflect this change in rear yard setbacks in the subject areas. He also mentioned that there have been other concerns of the potential loss of commercial in the area. The current zoning around Felix Road and Hunt Highway would support massive amounts of commercial. By making this change, staff is not concerned with the reduction of commercial zoning in this area due to the proposed locations of the North South Freeway corridor, which will attract larger regional commercial developments. There is still a plethora of commercial zoned land and future land uses in the General Plan going forward. Once ADOT (Arizona Department of Transportation) finalizes the alignment of the freeway, we expect to have zone changes along this corridor.

On motion of Commissioner Reed, second by Vice Chairman Putrick, and carried to forward a favorable recommendation with additional condition to Town Council for a request by Jared Baxter, P.E. of the Baxter Design Group, LLC on behalf of Southwest Partners (SWVP-GTIS MR, LLC).

NEW BUSINESS

A. CASE PZC-04-13-PP (MERRILL RANCH UNIT 53 PRELIMINARY PLAT)

PRESENTATION/APPROVAL/DISAPPROVAL of a Preliminary Plat application for Merrill Ranch Unit 53 submitted by Pulte Group, Inc.

Unit 53 is located in the Merrill Ranch Planned Unit Development located south of the Anthem at Merrill Ranch Parkside Community Park, at the southwest

intersection of American Way and Constitution Way. Pulte Group, Inc. and Southwest Value Partners are finalizing a land exchange between the two companies, which includes the subject area. To accommodate these changes, Southwest Value Partners is amending the current Merrill Ranch PUD (see PZC-35-12-PUD) to accommodate this proposed residential area due to market shifts and demands.

The current zoning for this area is PUD CE-M and CE-R, Planned Unit Development Commercial/Employment-Mixed Use and Commercial/Employment-Retail. However, due to the land exchange and proposed zoning changes, Pulte Group, Inc. is being proactive in preparing their plats to accommodate the proposed change.

In anticipation of the zoning change, the Preliminary Plat for Unit 53 includes one hundred and sixty-nine (169) single-family residential lots with three points of ingress/egress into the subdivision. The average lot size is 50'x115' which exceeds the PUD minimums of 45'x110'. Within the subdivision, 8.25 acres is dedicated open space, which will create new networks of walking trails and community green belts. Pulte Group, Inc. plans to bring this proposed Unit into the Parkside at Merrill Ranch development.

Staff found that the proposed Preliminary Plat is in conformance with the Merrill Ranch PUD as amended. Staff notes that in conjunction for this Preliminary Plat to be in conformance, the PUD (see case PZC-35-12-PUD) needed to be amended to support this case.

Staff recommended that the Planning and Zoning Commission approve the Preliminary Plat Unit 53 for Pulte Group Inc. subject to the noted conditions of approval.

1. Development of subdivision shall comply with all applicable Town codes, including all applicable planning, building, fire and engineering requirements.
2. The applicant shall address any final comments on the Preliminary Plat by the Town Engineer prior to the Final Plat going to Town Council.
3. Developer/Property owner responsible for all applicable street dedications and improvements at the time the subdivision is developed, except as otherwise approved by the Town of Florence.
4. Final plans for right-of-way and easement dedications and/or abandonments, that may be provided for via the Final Plat or other means, are subject to the review and approval of the Town Engineer.

5. Final street names for the Final Plat are subject to review and approval of the GIS Coordinator.
6. Preliminary Plat Unit 53 is contingent on the Town Council approval of the Merrill Ranch PUD Amendment.
7. Constitution Way will be extended southward to the Candlewood Way for second access point into Unit 53.

Commissioner Anderson asked Pulte if this Unit will be a part of the Parkside Community?

Dan Bonow responded, our intent is once everything goes through approval of the PUD and this plat, Pulte would add this into Parkside.

Commissioner Anderson asked, will this have to be approved by the HOA?

Dan Bonow answered it would, but since it is a Pulte controlled board, it would be approved.

Chairman Wooley inquired that the initial intent of this property in question will become Anthem at Merrill Ranch property?

Dan Bonow replied that is correct. As Justin eluded to earlier that both companies are in contract to acquire this and surrounding property even though they are in the Merrill Ranch PUD. The Unit would become part of Anthem at Merrill Ranch Parkside.

On motion of Commissioner Petty second by Vice Chairman Putrick, and carried to approve a Preliminary Plat application for Merrill Ranch Unit 53 submitted by Pulte Group, Inc.

B. CASE PZC-26-13-PP (ANTHEM AT MERRILL RANCH UNIT 37, 41, 43, 45, 47, 49, AND 51 PRELIMINARY PLAT)

PRESENTATION/APPROVAL/DISAPPROVAL of a Preliminary Plat application for Anthem at Merrill Ranch Unit 37, 41, 43, 45, 47, 49, and 51 submitted by Southwest Value Partners (SWVP-GTIS MR, LLC).

With increasing sales in the Anthem at Merrill Ranch community and in areas north of AMR, SWVP desires to bring the subject units through the platting and engineering process so that there is adequate lot inventory to support emerging homebuilding activities in this area. While this area will remain a part of the Anthem at Merrill Ranch community, it is possible that additional builders will build in these new subdivisions to supplement Pulte's construction activities.

Development of the Anthem community will enhance the overall area, the Hunt Highway corridor and help encourage development throughout the Town. Each unit within the Anthem at Merrill Ranch PUD will include and replicate what has been previously approved within the Parkside portion of the Anthem community. The Preliminary Plats for Units 37, 41, 43, 45, 47, 49, and 51 total 832 single family lots, a reduction in 340 lots from the approved AMR PUD.

Each Unit exceeds the PUD minimums and reduces density, allows for a diversity in housing product and expands open space. Unit 37 has two average unit sizes. On the north portion of the plat, the units are an average size of 45'x115'. To the south, lots range from a width of 55'-60' and a depth of 115'-133'. Units 41, 43, 45, 47, 49, and 51 generally have the same dimensions of 45'x115'.

ANTHEM AT MERRILL RANCH PUD

- The PUD book on pages 3, 15 and 30 allows for a build out of 11,172 dwelling units in the Anthem community. However, the latest estimates, due to topographic conditions east of Felix Road and reduction in lots thought out AMR, project build out in the range of 9,000 dwelling units community wide.
- On page 3, the AMR PUD book allows for low and medium density single family homes.
- Page 10 of the AMR PUD states "The maximum overall density of the PUD is 3.5 dwelling units per gross acre." This means some units will be below the 3.5 du/ac and some units will be well above 3.5 du/ac. This density figure is where the maximum 11,172 dwelling unit figure is derived from out of the 3,192.17 acres.

PRELIMINARY PLATS

Units 37, 47 and 51 were presented to the commission on June 6th, 2013. These P-Plats are coming back to the Commission with the same information. Units 41, 43, 45, and 49 are being presented to the Commission for the first time. All of these P-Plats follow and exceed the AMR PUD minimums within the PUD book on page 13 and 14. The PUD book states that these areas follow the PUD R-1 (Units 37, 41, 43, 45, 47, and 49) and the PUD R-2 (Unit 51) requirements.

Unit 37

Unit 37 has come to the Commission twice in the past five years: November 6, 2008 and June 6, 2013. The later was approved by the

Commission in 2008. Within the AMR PUD, this Unit was programmed as a PUD R-1 Single Family Residential (SFR) development at 135 units within 20.8 gross acres. The PUD approves of 6.5 du/ac within this Unit. The current P-Plat calls for 130 units on 33.7 gross acres for a density of 3.8 du/ac.

Unit 41

Unit 41 was programmed as a PUD R-1 SFR development at 176 units within the 16.64 acres at 10.5 du/ac. The current P-Plat is 55 units on 15.2 acres, which results into a density of 3.6 du/ac. The current proposal reduces the lots by 121 and 1.4 acres

Unit 43

Under the AMR PUD, Unit 43 is programmed for 130 units within 19.8 acres at 10.5 du/ac. The current P-Plat proposes 112 units on 30 acres. The density of the Unit will be 3.7 du/ac.

Unit 45

Unit 45 is programmed for 158 units within 29.76 acres at 5.3 du/ac. This P-Plat was increased to 179 units on 40.4 acres because of a parcel reconfiguration. The overall dwelling units per acre were reduced at 4.4 du/ac.

Unit 47

Unit 47 was programmed in the PUD book to have an estimate gross density of 5 du/ac resulting in 169 units. The proposed P-Plat for Unit 47 calls for 130 units on 35.4 gross acres for a gross density of 3.6 du/ac.

Unit 49

Unit 49 was programmed in the AMR PUD book to have 227 units on 32.6 acres, at a gross density of 6.9 du/ac. This proposed P-Plat for Unit 49 calls for 148 units at 35.5 gross acres, resulting in a reduced du/ac at 4.1.

Unit 51

Unit 51 was programmed in the PUD per page 13 of the PUD book to have R-2 SFR development at an estimated gross density of 7.3 du/ac at 177 units. The P-Plat for Unit 51 propose 78 units on 15.6 gross acres for a gross density of 5 du/ac. It is noted that the Unit 51 area decreased in area because a portion of this area was set aside for the new ALA Charter School and proposed church site. P-Plat for Unit 51 reflected an overall density substantially lower than allowed for this area, which could have included attached housing product per the PUD.

The P-Plats for Units 37, 41, 43, 45, 47, 49, and 51 exceed all requirements for minimum lot widths and minimum lot areas per page 33 of the AMR PUD book.

Note in an R-1 area the minimum lot width is 40 feet (exceeded) and the minimum lot area is 4,600 square feet (substantially exceeded). In a R-2 area, there is no minimum lot width and the minimum lot area is only 1,500 square feet (this is because R-2 areas could include attached dwelling units). The proposed subdivisions also meet minimum setback requirements and lot dimensions, exceed units and lot square footage.

CIRCULATION

All local streets in AMR are designed and constructed with a 40' wide right-of-way, which is consistent with the AMR PUD Exhibit 1-9 and Section 8 on page 24 of the AMR PUD book. The Town Engineer has reviewed and approved each street width and design. Each plat has a minimum of two access points for ingress and egress. These access points connect the Units with surrounding arterials, collectors and adjacent Units. In addition to vehicle circulation within the P-Plats, there is a network of community trails and greenbelts that will connect each unit with open space amenities throughout Anthem.

OPEN SPACE

Each unit meets and or exceeds the 15% open space requirement. The overall approved open space for Anthem at Merrill Ranch is 23% within the PUD book on page 15. In addition to the open space requirements, the community amenities include community parks, Poston Butte golf course, trails and greenbelts, desert washes and landscape buffers in and around the community. In addition to the community centers and recreation buildings, 29% of the community is dedicated to open space or additional recreation amenities for community members. (See *attachment 2*)

Staff found that the proposed Preliminary Plats are in conformance with the Anthem at Merrill Ranch PUD and Town requirements. Staff recommended that the Planning and Zoning Commission approve these Preliminary Plats, subject to the following conditions of approval.

1. Development of subdivision shall comply with all applicable Town codes, including all applicable planning, building, fire, and engineering requirements.
2. The applicant shall address any final comments on the Preliminary Plat by the Town Engineer prior to the Final Plat going to Town Council.
3. Developer/Property owner responsible for all applicable street dedications and improvements at the time the subdivision is developed, except as otherwise approved by the Town of Florence.

4. Final plans for right-of-way and easement dedications and/or abandonments, that may be provided via the Final Plat or other means, are subject to the review and approval of the Town Engineer.
5. Developer/Property owner shall provide a secondary emergency ingress/egress for Unit 37 until other surrounding phases are completed.
6. Developer/Property shall include a future concrete walkway connecting the internal subdivision walkways to Hunt Highway shall be located at the northeast corner of this subdivision of Unit 47.

Commissioner Reed asked if all of these units are located west of the school and church sites? So we have approximately one thousand lots sitting on two hundred acres, is that correct?

Heath Reed, Town Planner responded that is correct. The units sit west of Hunt Highway and all are below or behind the church and school. Within these plats, there are a total of 832 lots on the two hundred and five acres.

Commissioner Anderson commented on the circulation stated that the PUD calls for two lane traffic.

Heath Reed responded that is correct.

Chairman Wooley asked what is the difference between these plats now versus a few years back?

Mark Eckhoff responded that the most obvious change is the addition of the school site. It affected the overall layout and reduction in lots in the units. They also worked with us to try and get slightly bigger lots and create a nice green belt along the wash, which provided more open space.

Chairman Wooley asked was the secondary egress previously with the top portion of the area off of Franklin ever resolved?

Mark Eckhoff responded that this issue has been resolved to the Town's satisfaction. The circulation plan works excellently with the modified collector in response to these previous circulation issues. The neighborhood roads connect to the collectors and then to arterial roadways of Franklin, Hunt Highway and Merrill Ranch.

Chairman Wooley stated that he wanted to address roadway widths. The Town allows for double lane traffic so it can technically can go back and forth. What I am seeing is not a Town issue, but more of an HOA issue on parking enforcement. So our streets do meet the double wide requirements. The issue is

that we have homes that have five or six cars per household and they have to park somewhere. I seem to remember back when Pulte came here in the first place that there was a restriction on how many cars each household could have. So, I really don't want the commission to get caught up on the parking issue because that is an issue that needs to be dealt with the HOA and Pulte homes, not the Commission.

On motion of Commissioner Reed, second by Vice Chairman Putrick, and carried to approve a Preliminary Plat application for Anthem at Merrill Ranch Unit 37, 41, 43, 45, 47, 49, and 51 submitted by Southwest Value Partners (SWVP-GTIS MR, LLC).

CALL TO THE PUBLIC/ COMMISSION RESPONSE:

Call to the Public for public comment on issues within the jurisdiction of the Planning and Zoning Commission. Individual Commission members may respond to criticisms made, may ask staff to review a matter raised or may ask that a matter be put on a future agenda.

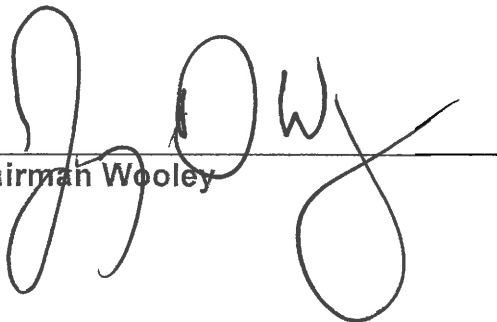
CALL TO THE COMMISSION

ADJOURNMENT

Meeting adjourned at 6:56 pm.

X

Chairman Wooley

A large, stylized handwritten signature in black ink, appearing to read 'J. Wooley', is written over a horizontal line. The signature is written in a cursive, looped style.