

## Minutes

THE TUTTLE PLANNING COMMISSION MEMBERS MET IN A SPECIAL PUBLIC MEETING ON **JULY 6, 2023** AT 6:30 P.M. AT THE TUTTLE CITY HALL LOCATED AT 221 W. MAIN STREET.

MEMBERS PRESENT: TYLER KINCANNON, CHRIS STEHR AND BRAD TRAXLER

MEMBERS ABSENT: RICHARD ROLISON AND JUDY PRESTON

STAFF PRESENT: DANA SCHOENING, BRYAN BALENSEIFEN, AARON SLATTERY, WENDY MARBLE AND SEAN FAIRBAIRN

OTHERS PRESENT: TONY MEEK, BRAD REID AND OTHERS THAT DID NOT SIGN IN

**CALL TO ORDER** Traxler opened the meeting at 6:30 p.m.

**ROLL CALL** Marble called the roll and declared a quorum present

### **ORDER OF BUSINESS**

1. DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of minutes from June 5, 2023, meeting

**Motion was made by Kincannon, seconded by Stehr to approve minutes from the June 5, 2023, meeting.**

**Motion carried as follows:**

**Aye: Kincannon, Stehr and Traxler**

**Nay: None**

2. DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2022-02** request of Meek Development for approval of Hollow Brook Phase 4 Preliminary Plat and Construction Plans

**Balenseifen presented Phase 4 with 113 lots. The fees were paid in 2022, the reason why the petition number is 2022-02. He stated the fire chief has concerns about the water flow from fire hydrants, navigating the street parking and the one point of ingress and egress.**

**Brad Reid, engineer for developer, stated that there will be another street entrance from Sara Road and as the other phases are developed the water flow issues will be resolved. Traxler asked why the city doesn't dictate when the road connection is made. He asked how many homes are currently in the addition and Balenseifen stated approximately 277. Balenseifen stated the preliminary plan shows that Hollowbrook Drive will connect to Sara Road. He stated the utilities will be put in before the road.**

**Kincannon asked about the IFC and ODEQ requirements for water pressure. Fairbairn stated there are developments like this and after the water connections are made, they will meet the requirements of 50psi.**

**Meek stated the fire department should be okay with the crash gate on Crystal Dr. He stated the street parking could be addressed with the HOA and the other developers. Traxler stated that there is no guarantee that the connection to Sara Rd. will be completed. Stehr agrees, but what can we do now after the development has been approved. Schoening asked about the egress on Crystal Dr. Fairbairn stated it is a 20ft**

wide emergency access with 3" crushed rock on a 6" base and is to be used for emergency vehicles. Schoening stated the main concern is for emergency vehicles, but the vehicles parking in the street is concerning. Fairbairn stated the emergency access road is almost complete and Balenseifen stated Phase 3 is building the access road.

Balenseifen stated the property to the south will have a connection to SH-37. Traxler stated we need to make a second entrance in all future developments. Fairbairn stated this is the preliminary plat and this will come back for final plat approval.

Motion was made by Kincannon, seconded by Stehr to approve PC 2022-02 request of Meek Development for approval of Hollow Brook Phase 4 Preliminary Plat and Construction Plans. Motion carried as follows:

Aye: Kincannon, Stehr and Traxler

Nay: None

3. DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of PC 2023-20 acceptance of public streets located in Deer Ridge Run Phase I and II.

Balenseifen presented streets did not meet the standard and were not accepted by the city for this development. He stated the developers have made repairs as required and are asking for acceptance. Fairbairn stated in 2013 it was agreed upon by developers and city that once 75% of addition was built out the city would consider adopting the roads. He stated at this point we know the roads will hold up to traffic and he has inspected the roads and the repairs.

Motion was made by Kincannon, seconded by Stehr to approve PC 2023-20 acceptance of public streets located in Deer Ridge Run Phase I and II. Motion carried as follows:

Aye: Kincannon, Stehr and Traxler

Nay: None

4. DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of PC 2023-11 amending the Subdivision Regulations regarding subdivision section line improvement requirements (remanded back to Planning Commission from 5/15/2023 City Council, Tabled 06/05/2023)

Schoening stated an amended document will be provided at the next meeting. He stated it is not complete or ready for consideration.

Motion was made by Kincannon, seconded by Stehr to TABLE to the next meeting on August 7<sup>th</sup>, PC 2023-11 amending the Subdivision Regulations regarding subdivision section line improvement requirements. Motion carried as follows:

Aye: Kincannon, Stehr and Traxler

Nay: None

## **ANNOUNCEMENT**

1. Next meeting Monday, August 7, 2023, at 6:30 pm

**NEW BUSINESS**

**ADJOURNMENT**

**Motion was made Kincannon, seconded by Traxler to adjourn the meeting at 7:10 p.m.**

**Motion carried as follows:**

**Aye: Kincannon, Stehr and Traxler**

**Nay: None**

Attest:

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City Clerk

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Chairman