

## **Draft Minutes for the December 5, 2023, Planning Commission Regular Meeting**

**A) PZ23-0352 Public hearing and recommendation to City Council regarding a proposed rezoning of approximately 86 acres out of the A.M. Esnaurizar Survey, Abstract 20, from APD AH (Agricultural/Pre-Development Airport Hazard Overlay District) to R-3L AH (Multifamily Low Density Airport Hazard Overlay District) and R-3H AH (Multifamily High Density Airport Hazard Overlay District) currently addressed at 1280 Saengerhalle Road and 1682 Saur Lane. (Applicant: James Ingalls, P.E.; Owner: Rockspring Saur LLC - Beau Ryan; Case Manager: Mary Lovell, Senior Planner)**

Mary Lovell presented the above mentioned item.

Chair Edwards asked if there were any questions for staff.

Vice-Chair Reaves, asked if any opposition changed since he received the agenda packet?

Mary Lovell responded that one property owner within 200 feet retracted his opposition.

The Airport Director, Dr. Robert Lee discussed subject property location in relation to the airport, traffic patterns of the runways.

Chair Edwards invited the applicants to speak.

Patrick Christianson, elaborated on the request, discussed previous requests for the property, discussed exhibit, discussed land use and staff recommendations, discussed intended development as rentals, added sound attenuation to reduce sound for residents.

James Ingalls, the applicant, discussed and elaborated pasted requests, discussed intended development, public improvements, plans for drainage easements and future road improvements.

The following individuals spoke in opposition to the request:

Jackson, spoke about traffic concerns, congestion issues, & safety.

Jodi Smith, speaking on parents' behalf.

The following individuals spoke in favor of the request:

Pam Kraft, 1540 Saur Ln.

Chair Edwards closed the public hearing.

Chair Edwards asked if there were further discussion or a motion.

**Motion by Vice-Chair Reaves, seconded by Commissioner Anderson-Vie, to recommend denial to City Council regarding a proposed rezoning of approximately 86 acres out of the A.M. Esnaurizar Survey, Abstract 20, from APD AH (Agricultural/Pre-Development Airport Hazard Overlay District) to R-3L AH (Multifamily Low Density Airport Hazard Overlay District) and R-3H AH (Multifamily High Density Airport Hazard Overlay District) currently addressed at 1280 Saengerhalle Road and 1682 Saur Lane. Motion carried (7-0-0).**