

ON WEDNESDAY NOVEMBER 17, 2021 AT 6:00 P.M., THE HURRICANE CITY PLANNING COMMISSION MET IN THE CITY COUNCIL CHAMBERS LOCATED AT 147 NORTH 870 WEST HURRICANE UT, 84737

Members Present: Dayton Hall, Mark Sampson, Paul Farthing, Ralph Ballard, Rebecca Bronemann, Michelle Cloud, and Penny James-Garcia.

Members Excused: Shelly Goodfellow

Staff Present: Planning Director Stephen Nelson, Planning Assistant Fred Resch, Planning Technician Brienna Spencer and City Engineer Representative Darrin LeFevre.

Chairman Dayton Hall called meeting to order at 6:00 p.m. The Pledge of Allegiance was led by Mark Sampson and Ralph Ballard offered the prayer. Roll call was taken.

2021-AFP-15/2021-AFSP-28 be removed from the seconded part of the agenda, as it was posted twice and 2021-PP-30 should be 2021-PP-31, and 2021-HIL-05 should be 2021-HIL-06

Penny James-Garcia motioned to approve the agenda as amended. Paul Farthing seconded the motion. Unanimous.

New Business Beginning at 5:00PM:

2021-AFP-15 / 2021-AFSP-28 Discussion and consideration of a recommendation of an amended final plat and discussion and consideration of approval of an amended final site plan for Stonebrook Townsquare, located at 1350 W and State Street. Comida Rapida LLC Applicants. Steve Kemp Agent.

Stephen Nelson stated that construction drawings have signed off aside from planning and public works. We do not have a current preliminary site plan on the project. Before we can sign off on construction drawings, we should have an approved site plan. He went over the proposed site plan/plat. All parking meets the code, just the setbacks don't. However, it is up to the planning commission to decide how they want to address that concern. This meets the criteria for a preliminary site plan but not a final site plan. Steve Kemp stated that he understood tonight was to approve the new three lots. Mr. Nelson stated that when they approve construction drawings, it typically means they are good to go with pulling building permits which he would not feel comfortable with them doing at this time. Mr. Kemp stated they will be happy to provide the renderings for the building and can meet the 20-foot required set back. Mark Sampson asked Mr. Nelson if he would be okay with these issues being addressed within the motion. Mr. Nelson stated he would be okay with that. Drainage and storm water collection/disbursement was discussed. Ralph Ballard asked Darrin LeFevre if this project will require a storm water runoff plan. Mr. LeFevre stated that they will have to have a swift plan.

Penny James Garcia motioned a recommendation of 2021-AFP-15 based on staff and JUC comments. Michelle Cloud seconded the motion. Unanimous.

Penny James-Garcia motioned to continue 2021-AFSP-28 until the applicant can bring back a plan that shows the setbacks and a landscaping plan. Michelle Cloud seconded the motion. Unanimous.

2021-AFP-16 Discussion and consideration of a recommendation of an amended final plat for Hinton Home Estates Subdivision: Partial Amendment A (Lots 2 &3), located at 754 W 1130 S. Ryan and Chantel Reeve Applicants, Ben Syphus Agent.

Stephen Nelson stated that they had a conditional use permit approved contingent on conjoining the lots and that is what they are doing.

Paul Farthing Motioned a recommendation of approval of 2021-AFP-16 subject to staff and JUC comments. Rebecca Bronemann seconded the motion. Unanimous.

2021-AFP-17 Discussion and consideration or a recommendation on a final plat for Canyons RV Resort Amended and Extended. Located at 100 N and 2800 W. Western Commercial Real Estate, PLLC Applicant. Joseph Venuti Applicant.

Dayton Hall stated that when Canyon's was initially put in, they put in their independent pump station. Joby Venuti is putting in a pump station for the development to the north. Part of their deal was to allow the Canyon's to connect to his new development and he would get 8 new lots. Penny James-Garcia asked Stephen Nelson if Mr. Venuti had submitted verbal documentation on signing off on this. He stated that he hasn't seen anything but he has talked to the HOA. He feels comfortable moving forward with this. Mr. Venuti said there is no plan for the common area right now. There are about 100 other owners who want to leave it as open space. The development was supposed to be a resort. Mrs. James-Garcia wants to make sure we are meeting city code with what they are wanting got do. The city is giving it to the HOA to decide what they want to do with the open space.

Penny James-Garcia motioned a recommendation of approval of 2021-AFP-17 based on staff and JUC comments. Ralph Ballard seconded the motion. Unanimous.

2021-CUP-10 Discussion and consideration of approval of a conditional use permit for an accessory building of greater size and height located at 3342 W 2100 S. Big Rock Homes Applicant. Eric Boucher Agent.

Eric Boucher went over what his request was. No further discussion.

Michelle Cloud motioned to approve 2021-CUP-10. Penny James-Garcia seconded the motion. Unanimous.

2021-PP-34 Discussion and consideration of a recommendation of a preliminary plat for Red Cliff Preliminary Plat, a 31-lot duplex development, located at 2170 W 600 N. Jay Rice- Red Cliff Development Applicant. Jared Madsen- Alpha Engineering Agent.

Jared Madsen went over the application again. Stephen Nelson stated that we are missing a few things but he will be okay with the approval being contingent on that.

Rebecca Bronemann motioned to send a recommendation of approval of 2021-PP-34 subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

2021-PSP-24 Discussion and consideration of approval of a preliminary site plan for a duplex at 228 W 100 N. Laine Matthews Applicant. Brown Consulting Agent

Laine Matthews went over the application. Rebecca Bronemann asked if the applicant was going to work with the fire district for the fire turnaround? Mark Sampson asked about the comment made about whether or not the length was over 150 feet. Stephen Nelson stated that the fire was unsure what the distance was because it was not to scale. They will have to get it worked out with construction drawings. Penny James-Garcia asked Mr. Nelson if the public right of way is always excluded from a lot? Mr. Nelson stated that it the difference is the way the zoning calculates density. In multi-family, it's based off density and not lot size. Ralph Ballard asked who dedicated the road to the city. Mr. Matthews stated that it was the previous owner.

Paul Farthing motioned to approve 2021-PSP-24 subject to staff and JUC comments. Mark Sampson seconded the motion. Unanimous.

Public Hearing opened at 6:0

1. **A Zone Change Amendment request located at 367 West 300 North from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily 10 units per acre, to add to the existing Silver Leaf Townhome development Parcel number H-334-14-A-1.**

Mr. Bradford 399 W 300 N – last year we had this meeting and they were cussed out by someone within the congregation, and they would like for that not to happen. People have lived here for 50+ years. We can't let the developers destroy these seniors.

Pamela Webster – read a letter to the commissioners. A copy was provided and is attached to the end of these minutes.

Kim Ewerst submitted a comment which is attached to the end of these minutes.

Lee Beatty 303 W 300 N – preserve the farmland and pastures of Hurricane. This request is a very big impact to him. Currently, there is no curb, gutter, or sidewalk. Adding 16 more units is not consistent with the local heritage. There are already 45 units, and nothing has happened with that. Maybe this property would be a good buffer. Why not put 6 or 8 units there? He stated that commissioner Paul Farthing has a vested interest in this property.

Paul Farthing stated that he does not have a vested interest in this property. He sold off four acres to the current developer many years ago but is not associated with this property.

Jonathan Zundell is in favor of this zone change. It is a good area for this type of development and it is needed for our community.

2. **A Zone Change Amendment request located around Sand Hollow State Park from RA-1, residential one unit per acre, to contain the following zones: RR, recreational resort, OS, open space, R1-15, residential one unit per 15,000 sq ft, R1-10, residential one unit per 10,000 sq ft, R1-6, residential one unit per 6,000 sq ft, RM-3, multifamily 15 units per acre, GC, general commercial, HC, highway commercial, PC, planned commercial, PF, public facility. Parcel numbers: H-4134, H-4130, H-4-2-13-223, H-4205-E, H-4309-B, H-3409-C, H-3411, H-3421-B, H-4205-F, H-4205-G-1, H-4205-D-10.**

Comments were submitted and are attached to the end of these minutes.

Richard Huston lives in Dixie Springs. The number of units is a total 6679 just in this small area. This will double the population. It is 5.5 times bigger than the Dixie Springs development. His concern is water, we don't have it and there are no plans to get it. It seems highly unlikely that the Lake Powell pipeline is going to happen. We do need low-cost housing, but this is not what he sees in the general plan. If we want low-cost housing, we need to make permits be done on a sliding scale so it doesn't cost 40K to build a 1200 square foot townhome. We don't have the water, it's not what he was wanting and didn't think it was what Hurricane wanted either. He thinks it is too big of a project to do all at once, it should be done a little at a time.

Mr. Moxon – When they purchased their home, they were assured that they would not have any back door neighbors. It's a whole lot of building in a very small space. Just in this area, that is more people than he had around him in Provo.

Shawn Miller shared when he moved to Saratoga Springs, there were only a few cars on the road every morning. When he moved a few years ago, it was like driving on the interstate. This is where we are headed with this. What is the conservancy district going to do with all the money from this? Is it going to help Hurricane and its residence?

3. A Zone Change Amendment request located at 600 North and 2800 West to contain a PDO, planned development overlay, with an underlying zone of R1-8, residential one unit per 8,000 square feet. Parcel Numbers: H-3-1-31-1106, H-3-1-31-1107, H-3-1-31-1108

Sharron Shores submitted a comment that is attached to the end of these minutes.

Dan Tuttle lives on 2780 West. The problem with this proposal is there is a lot of units. Are there any new spots for schools? Because it is going to be needed. When you do these kinds of developments, it impacts everything. It just doesn't work. They came here because of the view and the stars; you might as well move into the middle of Walmart parking lot.

Russell Sanderson lives just three doors down from Mr. Tuttle - he stated that he did not receive a notice and recommended our noticing policy change. These types of developments bring in a lot of people. Commercial does not belong right here. The city doesn't gain anything from this, the person who is developing probably doesn't even live here. Stick with the master plan.

Member of the audience commented stating this proposal is slightly different from the request from 2 months ago. These units don't even include the single-family homes that will be added to the 300+ proposed units. Please don't let this go through. It is zoned for single family and it should stay that way.

Bob Anderson stated that this does not reflect what the Council wanted to see. He also was not notified.

Mr. Wickers loves the area, which is one of the reasons they moved here. He is unhappy with what he sees. Let's keep commercial over where they are on state 9.

Eric Sorenson joined online. His audio cut in and out, leaving his comment mostly inaudible. He mentioned something about parking and dark sky. He does not want to see 3 story homes.

Gary Croft lives on 890 North – he agrees with everything that has been previously said. To him, it seems like everything that comes before the commissioners is to request for increased density.

Collin Tanner urges the commissioners to stay with the general plan, particularly the commercial section of this development.

Ann Standly lived outside of Utah for 30 years. With low-income housing, you have a more transient type of community come in. She doesn't think the community can withstand the high-density coming in. She lives here for low density. In all the places she has lived, those living in a high-density area are not invested. She is a homeowner, she is invested.

Brad Tanner has lived here for 20+ years. He moved here for how things are. Stick to the master plan.

A question was asked about the zone change notice policy and why they weren't notified.

4. **A Zone Change Amendment requested located at 1117 W 600 N from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily 10 units per acre on the north end, R1-6, residential one until per 6,000 square feet on the south end, and open space in the middle all to contain a PDO, planned development overlay.**

Joyce Pasmore lives in Fox Hollow. She believes that zoning should stay the way it is. The open space is a joke because it is unbuildable land anyways.

Paul Farthing motioned to close the public hearing. Penny James-Garcia seconded the motion. Unanimous.

New Business Continued:

2021-ZC-39 Discussion and consideration of a recommendation of a proposed zone change amendment request located at 367 West 300 North from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily 10 units per acre, to add to the existing Silver Leaf Townhome development Parcel number H-334-14-A-1. Isom Clinton Floyd and Lillian Jones Family LLC Applicant, Rick Bennion Agent.

Rick Bennion stated that the Silver Leaf development will be starting soon and they would like to add this. It will help to complete the community. It is not high density, 3-4 bedrooms. It is right in the heart of town. It is close to schools and a great place for people to raise their families. Karl Rasmussen went over an aerial view video of the proposed zone change, which also included the proposed neighborhood. He shared that the general plan is for planned community. Penny James Garcia asked Stephen Nelson

where the current Silver Leaf development is at on their project and if they had current approvals. She stated that if a zone change affects the surrounding areas, they have to look at that. She does not see a compelling reason on why this should be reconsidered. Mr. Rasmussen stated that the city has this entire area set aside for planned community. They aren't going for 15 units per acre, they are less than 9 units per acre and he sees it as a planned community aspect. Michelle Cloud stated that her perspective has not changed for this. This type of property is the kind we need for our teachers, police officers, for our children to stay in this area. The median entry level housing is \$420K, what teacher can afford that? Ralph Ballard asked Mr. Rasmussen what the price point would be for homes in this type of housing? Mr. Bennion stated that they are trying to be under \$400K. Mr. Ballard is trying to figure out how to get everyone what they want without filling every nook and cranny that we have. They will be improving 300 North. Mark Sampson asked about a staff comment within the report. Stephen Nelson stated that our code allows for a zone change request every year. Mr. Bennion stated that to put single family here, it would not make a buildable lot with the required road width. Paul Farthing stated that you don't put expensive single-family homes next to industrial. It is a great location. We have done this type of redevelopment in the older parts of town. Rebecca Bronemann agrees with Michelle Cloud. This is the type of housing you cannot find. She also agrees that you don't put nice single-family homes next to industrial. Dayton Hall stated that he still is not in favor of the zone change. Mr. Bennion stated that they are trying to build a community for kids to be able to walk to school.

Penny James-Garcia motioned a recommendation of denial of 2021-ZC-39 because it does not support the general plan, it is not in harmony of the surrounding neighborhood. Dayton Hall seconded the motion. Ralph Ballard, Michelle Cloud, Rebecca Bronemann, Paul Farthing, Mark Sampson – nay. Penny James-Garcia and Dayton Hall – aye. Motion failed.

Ralph Ballard asked if we approve this zone change how many units they can add. Stephen Nelson stated that if it is approved, they will have to come back with preliminary site plans and an approved plat. Mr. Ballard asked what invested rights would the zone change give them if they were to approve this. The applicant stated that they wouldn't be able to get many more units than what is being shown once the roadway is dedicated and put in. Mr. Nelson stated that they would be allowed to add 15 more units which is 1 more unit than what they are requesting.

Michelle Cloud motioned a recommendation of approval of 2021-ZC-39 based on the findings that it is generally compatible with the general plan, it is harmonious with the overall character of the existing development around it, the changes are anticipated by the general plan, and there are adequate services. Rebecca Bronemann seconded the motion. Michelle Cloud, Rebecca Bronemann, Paul Farthing, Mark Sampson – aye. Ralph Ballard, Penny James-Garcia, and Dayton Hall – nay. Motion carried.

2021-ZC-40 Discussion and consideration of a recommendation of a proposed zone change request located around Sand Hollow State Park from RA-1, residential one unit per acre, to contain the following zones: RR, recreational resort, OS, open space, R1-15, residential one unit per 15,000 sq ft, R1-10, residential one unit per 10,00 sq ft, R1-6, residential one unit per 6,000 sq ft, RM-3, multifamily 15 units per acre, GC, general commercial, HC, highway commercial, PC, planned commercial, PF, public facility. Parcel numbers: H-4134, H-4130, H-4-2-13-223, H-4205-E, H-4309-B, H-3409-C, H-3411, H-3421-B, H-4205-F, H-4205-G-1, H-4205-D-10. Washington County Water Conservancy District. Karl Rasmussen Agent.

Karl Rasmussen stated the reason for this request is because the Water Conservancy has over 3,000 acres and with all the changes going on around Sand Hollow, the county is wanting to get the entitlements for this land. Over half of the units are on the east side of Sand Hollow State Park, which is master planned for this type of use. He continued to go over the proposed zones and why they want those. Dayton Hall asked if a missing parcel number not in the notice is going to be an issue. Stephen Nelson stated that the zone change map was included so he doesn't believe so. Mark Sampson thinks this should be hashed out the same way Elim Valley was done. Discuss things to paint a picture of how we want to see this build out around the lake. Paul Farthing stated that one thing with the general plan is we may be granting zoning that won't be built out for another 20+ year. Once you have the zoning, it is fixed, you can always change the general plan. Rebecca Bronemann stated that full development could be decades. We could have another crash, what will things be like? She is confused as to why the Conservancy is all of a sudden wanting to develop. Mr. Nelson stated that they are putting wells in but once those are done and in, they don't have to maintain the land anymore so they are wanting to get the zoning for them to sell the land once it is no longer needed. Dayton Hall has a concern of a lack of comments from our utility services. We have a lot of information to gather before we can actually make a recommendation. He sees that we will probably pick this back just like previous developments. Penny James-Garcia stated that she is always against recreation resort but if it makes sense to have it, it should be on the lake. She thinks it's great to plan but a workshop is in order. Michelle Cloud agrees with what Penny says about recreation resort. She questioned section 14 and the area that American Heritage is doing.

Mark Sampson motioned to table 2021-ZC-40 until following a workshop. Rebecca Bronemann seconded the motion. Unanimous.

2021-ZC-41 / 2021-PSP-22 Discussion and consideration of a recommendation of proposed zone change request located at 600 North and 2800 West to contain a PDO, planned development overlay, with an underlying zone of R1-8, residential one unit per 8,000 square feet. Parcel Numbers: H-3-1-31-1106, H-3-1-31-1107, H-3-1-31-1108 DAF Development LLC Applicant.

Rick Richardson stated that they did go back after the last two meetings. They took comments and concerns from both parties. They have come back with a PDO which matches a lot of the other surrounding areas. The road boundary has been moved a little bit to come down in an easier way topographically. He went over the different changes. They will have an overall 5.5 units per acre. Michelle Cloud stated that all four criteria looked at are in the affirmative, aside from the possible single family being replaced with multifamily. Mr. Richardson stated that the reason they are doing it this way is because they have two major arterial roads that boarder this development. Penny James-Garcia stated that this area in the general plan calls for single family homes and this is not single family. Dayton Hall agrees and the general plan is new, there is no reason to deviate from it. Rebecca Bronemann has a problem deviating from the general plan after spending all this money to upgrade it. Paul Farthing asked what the surrounding zoning is. Mr. Nelson stated that they all have R1-8 PDO. Mr. Farthing stated that townhomes will be the cheapest homes. Why is this different from everything else? Mark Sampson asked why the units have to be sprinkled. Mr. Nelson stated that per fire code, if you only have one access and more than 30 units, they have to sprinkle them. Mr. Sampson asked why the roads on the east and west side of the development are bending. Nelson addressed this. Ralph Ballard stated that he wishes there was some way to make this work without cramming things in. Mr. Richardson stated that it isn't denser, but how it is persevered. Mr. Ballard agrees with Mr. Farthing on consistency. How can we

not approve this when it is approved all around it? Mr. Richardson stated that they do not have any more units in this than developments across the street. Mr. Hall asked about the 20% density bonus being requested and if it would increase the density from what the underlying zone would allow. Mr. Nelson stated that it would. Mr. Farthing stated that the commercial is there because the city has been working with them on it and the realignment of the road. This type of housing is approved on the South.

Penny James-Garcia motioned a recommendation of denial of 2021-ZC-41 and 2021-PSP-22 because... Dayton Hall seconded the motion. Ralph Ballard, Michelle Cloud, Rebecca Bronemann, Paul Farthing – nay. Penny James-Garcia, Dayton Hall, Mark Sampson – aye. Motion failed.

Paul Farthing motioned a recommendation of approval of 2021-ZC-41 and 2021-PSP-22 because it is consistent with the surrounding zoning, there is adequate infrastructure, its generally harmonious with what surrounds it. Michelle Cloud seconded the motion. Michelle Cloud, Rebecca Bronemann, Paul Farthing, Mark Sampson – aye. Penny James-Garcia and Dayton Hall – nay. Motion carried.

2021-ZC-42 / 2021-PSP-23 Discussion and consideration of a recommendation of proposed zone change requested located at 1117 W 600 N from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily 10 units per acre on the north end, R1-6, residential one until per 6,000 square feet on the south end, and open space in the middle all to contain a PDO, planned development overlay. GVS Holdings LLC, Applicant. Dwain Schallenberger, Agent.

Taylor Ricks addressed a few of the public concerns. The general plan sees most of this a PC, planned commercial. The project to the west is owned by the city and directly to the south, is a single-family home on a large parcel. Stephen Nelson stated that there is a large Rocky Mountain power line running along the middle of the proposed project. Mr. Ricks stated that the applicant is hoping to reroute the power line so they don't have to have an aerial easement. Ralph Ballard asked what the voltage is for the line. Mr. Nelson stated that it is a main transformer. Penny James-Garcia stated that going from RM-2 is a big change from R1-10. There isn't any RM-2 in this area. You can have affordable housing on an R1-6 lot. Dayton Hall stated at some point someone came in and asked for an R1-10. We are bombarded with high density requests. Owners that buy land buy it with the current zone. We don't always have to say yes to the change. Rebecca Bronemann asked if there was any plan for this to connect to the road that'll run along the parcel to the east, boarding Valley Academy. Mr. Nelson stated that eventually, they will have to put that road through which will, in theory, allow for this to connect to that road. Roads and connectivity were discussed

Penny James-Garcia motioned a recommendation of approval of 2021-ZC-42 and 2021-PSP-23 with the north end being RM-2 and the south end being R1-10. Ralph Ballard seconded the motion. Ralph Ballard, Michelle Cloud, Dayton Hall, Rebecca Bronemann, and Mark Sampson – aye. Paul Farthing – nay. Motion carried.

2021-PP-29 Discussion and consideration of a recommendation of a preliminary plat for Pecan Valley Estate, containing 43 lots, located at approx. 5140 W and future Dixie Springs Drive. Chris Wyler Applicant, Civil Science Agent

Stephen Nelson went over the changes made since last time. Staff has been satisfied with the realignment of the road. Dayton Hall stated that the density and acreages don't match within a section on the staff report. Brandy Walker stated that they have about 8 units per acre.

Mark Sampson motioned a recommendation of approval of 2021-PP-29. Rebecca Bronemann seconded the motion. Unanimous.

2021-PP-31 / 2021-HIL-04 Discussion and consideration of a possible recommendation on a preliminary plat and sensitive lands application, for Cliff Shadow Phase 2 located at the north end of Angell Heights Drive. Todd Trane Applicant.

Todd Trane went over the changes made since this was seen the last time. Stephen Nelson stated that the concerns staff had previously has been satisfied. Dayton Hall asked if they are putting the road through with utilities to the property to the north? Mr. Trane shared what their plans are with that. A possible drainage easement was discussed.

Penny James-Garcia motioned a recommendation of approval of 2021-PP-31 and 2021-HIL-05. Mark Sampson seconded the motion. Unanimous.

2021-PSP-20 Discussion and consideration of approval of a preliminary site plan for Elim Valley Phase 1 and 2, a multi-family development containing 408 units located approx. Sand Hollow Road and Flora Tech Road. Thomas Hunt Applicant.

Spencer Wright went over the application. The biggest hurdle they have is utilities, but once they are there, they are excited to get going. Stephen Nelson stated that his concern is they are exceeding their underlying zoning. They are approx. 100 units too many. Penny James-Garcia stated that the density needs to be worked out and she is hesitant to approve something that is 100 units off. Mr. Nelson went over the preliminary site plan section of the code. He thinks it would be appropriate to continue this but because it doesn't ensure invested rights, it would also be appropriate to approve it contingent on it being figured out before final site plan. Paul Farthing stated that it doesn't look like they will have enough parking for the first phase. Rebecca Bronemann asked Mr. Nelson about staff comment number 5 and sensitive lands. Are there any concerns with that? Mr. Nelson stated that there is some typography to the side that we will need to look further to see if they will be required to submit a sensitive lands application.

Rebecca Bronemann motioned to approve 2021-PSP-20 subject to staff comments with the expectation that the question of number of units and the number of parking spaces will be addressed. Mark Sampson seconded the motion. Unanimous.

2021-PSP-21 Discussion and consideration of approval of a preliminary site plan for Adventure Vacation Rentals, a three-room hotel located at 72 W State St. Aaron and Jill Hamblin Applicants.

Jill Hamblin presented their plan. They would like to add four units above their pawn shop in the downtown area. They will update the existing building and add a block wall. Michelle Cloud stated that in theory, the concept is great, but parking is already an issue. Mrs. Hamlin stated that they have plenty of parking but other businesses use their parking spaces, which they have no control over. Mrs. Cloud asked if they would have designated spots for the vacation rentals and they will. Dayton Hall asked if the shared parking between ERA is in writing or if it is just a verbal. Mrs. Hamblin stated that it is just a verbal grandfathered agreement but they can get a written agreement as well. Mark Sampson asked the applicant if they plan to renovate the first floor and that they would need to make sure the current structure can support a second story.

Mark Sampson motioned approval of 2021-PSP-21. Paul Farthing seconded the motion. Unanimous.

2021-FSP-27 Discussion and consideration of approval of a final site plan for Intermountain Healthcare Expansion, located at 75 N 2260 W. Daniel Kohler, Intermountain Healthcare Applicant. Rick Frerichs, FFKR Architects Agent.

Stephen Nelson stated that planning and engineering has extensively worked with the applicant to realign the roadway. All other issues and concerns have been addressed. Dayton Hall stated that he thinks parking is an issue, how do we make sure it is addressed? Mr. Nelson stated that their current plan is for 50 beds and the parking is adequate for that. When they do their next phase, they will have to add more parking.

Penny James-Garcia motioned to approve 2021-FSP-27 as presented subject to staff comments. Mark Sampson seconded the motion. Unanimous.

2021-PP-31 Discussion and consideration of a recommendation of a preliminary plat for Crocker Enterprises, a 9-lot industrial subdivision located approx. on Old Hwy 91 and 492 N. Crocker Enterprises Applicant. Brady Shakespear Agent.

Chad went over the plat. They believe they have addressed staff comments. They do have one concern about the comment asking for an access road for future connectivity. They don't believe they need to provide that access road because there is already an access easement to the neighboring parcels elsewhere. Stephen Nelson went over the comment about the access road and why we require it. Paul Farthing shared that he does not like the private roads; we've required other industrial developments to have public roads. He agrees with the applicant, there is no reason to give the access if they will all front Hwy 91 but what happens if those 3 lots don't go in? All of a sudden, you no longer have access. Fire access was discussed. Mr. Nelson stated that the road proposed to be private should be public and built to our standards.

Dayton Hall motioned a recommendation approval subject to staff and JUC comments which includes the roadways being public but not requiring a road to the north or to the south but provide an access easement for the water line. Penny James-Garcia seconded the motion. Unanimous.

2021-PP-32 Discussion and consideration of a recommendation of a preliminary plat for Desert Sands Area G, a 128-unit single-family subdivision located at Dixie Springs Drive and 4800 W. The Hollows LLC Applicant. Brett Burgess Agent.

Applicant requested to be tabled while they figure out the road realignment to meet up with the Pecan Valley Estates plat.

Rebecca Bronemann motioned to table 2021-PP-32, The Hollows LLC. Paul Farthing seconded the motion. Unanimous.

2021-PP-34 / 2021-HIL-06 Discussion and consideration of a recommendation of a preliminary plat and sensitive lands application for Mountain View Estates, a 35-lot subdivision, located at 1300 W 650 S. Virginia Ashton Trust Applicant. Craig Engel RAC Inc Agent.

Stephen Nelson stated that there were a few lots that didn't look like they met our code lot minimum size. The grading plan was submitted and reviewed. He feels it meets the standards. The roadways all align with the hillside estates to the west. Road adequacy was discussed.

Ralph Ballard motioned a recommendation of approval of 2021-PP-34 and 2021-HIL-06 with the finding that the sensitive lands issues are adequately addressed due to the engineering of the grade. Paul Farthing seconded the motion with the note that 650 south be moved up in the priority list for road improvements. Unanimous.

Planning Commission Business:

- City Council Recap
- Holiday Schedule

Approval of Minutes

- 10/14/2021

Mark Sampson motioned to approve 10/14/2021 minutes. Paul Farthing seconded the motion. Unanimous.

- 10/27/2021

Penny James-Garcia motioned to approve 10/27/2021 minutes with the discussed changes corrected. Rebecca Bronemann seconded the motion. Unanimous.

Adjournment