

**ON JANUARY 14, 2021 AT 6:30 P.M., THE HURRICANE CITY PLANNING COMMISSION MET AT THE FINE ARTS BUILDING LOCATED AT 92 S 100 W HURRICANE UT, 84737**

**Members Present:** Paul Farthing, Dayton Hall, Mark Sampson, Chris Christensen(electronically), Rebecca Broneman, and Michelle Cloud (electronically).

**Members Excused:** Shelly Goodfellow and Ralph Ballard

**Staff Present:** Planning Director Stephen Nelson, Planning Technician Brienna Spencer and City Engineer Representative Darrin LeFevre

Chairman Paul Farthing called meeting to order at 6:30 p.m. The Pledge of Allegiance was led by Mark Sampson and Dayton Hall offered the prayer. Roll call was taken.

**Public Hearing opened at 6:35 p.m.**

**The proposed new General Plan and General Plan Map Update**

Comment submitted is on the record and attached at the end of these minutes.

**A Zoning Map amendment request on 0.37 acres located at 228 W 200 North from RM-1, Multifamily 6 units per acre to RM-2, Multifamily 10 units per acre.**

Dace Goulding shared this application was initially presented to the PC in January 2014 and passed by the City Council in February 2014. They waited about 15 months to get all the signatures by the City. In March 2015 they finally got all signatures. They decided to do other projects instead. One of the things that was talked about was getting some changes on where the easements for the property were going to be. Since buying the property next to it, those access issues have been taken care of. In 2019 they paid for some road improvements to put a duplex on this new land. They would like to add a single family the back of the property that has a triplex on it.

William Sharp's comment opposing the zone change was submitted and is attached to the end of these minutes.

Jennifer Waltin lives at 234 N 265 W which is located behind the proposed zone change. She asked where the four extra parking spots will be and how that is going to affect the privacy of her house.

Doug Bennion lives at 236 N 300 W wondering how they are going to access the back piece of the property and the parking situation.

**A Zoning Map amendment request on 320.88 acres located at approximately 3200 W and North of 600 North from M-1 Light Industrial, and RA-1 Residential Agriculture one acre to M-2, Heavy Industrial and M-1, Light Industrial**

Comments submitted are on the record and attached at the end of these minutes.

Nancy Littlefield lives 563 N Torrey Lane in the Coronado Ridge subdivision. Her concern is 3-fold. First, it technically never has been M-1, it has always been very heavy industrial with a lot of dust. A lot of dust

that the surrounding neighborhoods have complained about without any answers. Right now, part of the problem is there is no enforcement on the use from the City. We are not seeing anything to try and take care of the problem from the company. A lot of the residence in Park View has had to have their homes decontaminated from the dust more than once. It hasn't been M-1 since it was designated that in 2008.

Michael Noon lives at 4454 N 3450 W. They have only been here for about six years. Shortly after they moved in, the "rock people" decided to put a rock crusher behind his neighbors back yard while they proceeded to remove a rock that was about 200 feet in diameter and 50 feet high. They have enough PM-10, which is microparticle, that goes into your lungs and stays there. He only got ¾ inch worth of dust, but he still had to have his house decontaminated for over a month. From what he can see in the City code, it states that M-1 does not allow for blasting, which they have been doing. The current use is inappropriate. M-2 would give them the freedom to kick up as much dust and make as much noise and blast as much as they want. He suggests the commissioners vote against it.

Jesse Lemmon lives at 647 N 2850 W and his biggest concern is the dust. Sometimes you cannot even see where things because of how much dust there is. Mr. Lemmon asked if EPA is involved at all with Interstate Rock. The particulate in the air is incredible and he thinks the Planning Commission should deny the zone change. It's not a good thing or a safe thing

Penny James-Garcia lives at 2290 W 1050 N which is in Sky Mountain. They do not get the dust, but her concern is lots of big trucks on 600 North. It's a two-lane road and a heavily traveled road. The City has planned and encouraged that area to very residential. Ms. James-Garcia has a new car and it makes a lot of rattles she only hears on 600 North. It is a mess and those big trucks are hard on that road and they drive fast. They were there first and should get to continue to do their business. To allow them to expand is going to bring more big trucks and more explosions. Maybe there could be a happy medium with Interstate and the surrounding neighborhoods.

Mike Andrews lives at 2868 W Cliffhanger Dr and has been here about 18 months. They knew the mine was there but with the change to M-2, there will be an increase of dynamites, expansion of the grounds, and an increase in dust. EPA is a big concern. He asks in terms of rezone; they reject it and allow them to continue as they have under M-1.

Kim Morgan lives at 2886 W Cliffhanger. He moved here for a certain type of life and he would like to keep it that way. Reject the zone change for all the above reasons not to mention property values as well as the quality of life they currently have. Which includes dust, blasting, noise, vibration, and safety.

Kelly Buyers lives at 406 N 3475 W in the Parkview subdivision. They built their dream home 5 years ago. They knew what they were getting themselves into when they built this home, but the expansion is too much. Their mailbox is on that main road and rocks are getting picked up and thrown by the trucks as they drive down the road, hitting windshields and her kids on scooters.

Kelly Ward lives at 732 N 3000 W in Peregrine Pointe read a letter from her neighbor, Richard and Shelia Bowling. A copy of the letter is attached at the end of these minutes. Ms. Ward has her own concerns for not only the dust and dirt but their windows and foundations as well. A lot of the residence in Peregrine Pointe are elderly and this is their last home. Their property values will also be lowered.

Jerry Molyneux lives at 438 N 3450 W. They have been bothered by the blasting, the crusher, and the dust. Because of the status of Interstate Rock and the Stratton family, it is almost impossible to get a lawyer in Southern Utah that will go after them. His neighbor who has COPD had to evacuate his home and he personally had to replace his carpet. The road conditions and the big trucks is also a big concern. There must be a better way to get the big trucks in and out of their property. The blasting not only at the quarry but also the blasting they are doing to develop their property by Grandpa's Pond. His property and his friends' property in the Rock Hamptons was built at the same time so they were held to the same building standards. His house has spider cracks all around it and he believes it's due to the blasting.

Jack Ryder owns property in Peregrine Pointe and lives only a half mile away. He asked if anyone of our commissioners lived around this area or if their elderly family lived next to it, would they approve the zone change if they did? Probably not. He asked them to consider that when deciding.

Robert Peirce lives at 725 N 2840 W asked if emails that were sent in were on the record, then proceeded to ask that should the commissioners grant this, do they have the authority to do make stipulations on what they can and cannot do in the zoning? Making them liable for the damages done to property.

Marlin Matlock lives at 3568 W 360 N and has been here for 26 years. Over the years, he has seen a tremendous increase in heavy industrial equipment working in the area. This area, is one half of a section and it's a lot of property. They are not asking for a zone change to put in a small operation. Moving it considerably closer to the homes will present big problems. Please take this all into consideration.

Greg Sant represents Lagom LLC who owns the two parcels East of the proposed zone change. Their property is zoned M-1. Last month they came in to request a zone change to residential. They were asked to give a 300-foot buffer because they had come in first to request the zone change. However, they have withdrawn their request. Their concern is that with the M-1 zone that is already there, they can have just about any business. He proceeded to list out the allowed uses for M-1 and commercial zones. Everything would be harmed if there was blasting right at their property line. They are requesting that Interstate Rock also have to do a 300-foot buffer in their zone change to protect them and their property.

Joann Sherman lives in Peregrine Pointe and has only been here a few months. She's noticed the dust, coughing, and sneezing. What are the recourses for long term health issues and property values? Please vote against.

Tom Lybyer lives at 598 N Belair located in Coronado Ridge. When they blast, it feels like an earth quake. The stucco and drywall is cracked and believes it's from the blasting.

**A Zoning Map amendment request on 0.25 acres located at approximately 66 N 520 West from RM-3, Multifamily 15 units per acre to HC, Highway Commercial**

No comments

**A Zoning Map amendment on 0.40 acres located approximately 2200 W 600 North from R1-10, Residential 1 unit per 10,000 to PF, Public Facility**

No comments

**New Business:**

**2021-GPA-01 Consideration and possible recommendation of about the proposed new General Plan and General Plan Map Update**

They are currently in phase 4. Went over a slide show and updated the commissioners/public on how the process has been going/working. Dayton Hall stated he has some technical things he is going to email over to Stephen Nelson. He has three main comments. First, after the workshop they had, he thought the North section of SR-9 near the new interchange would all be commercial. It makes sense because it will probably be the busiest intersection in the community. The other comment, depending on what the City Council decides they want to do with Interstate Rock's pending application, he thinks the General Plan should reflect that. The final comment, there was the area set aside for agriculture and one of the land owners suggested to take a big chunk out of the middle of it and remove themselves from the Benchlake area. Once you isolate ag use, they tend to be suffocated out. He would like to at least have a conversation about that, maybe even with the property owner if they would like to wait. He thinks it is a discussion that they need to have. Paul Farthing agrees with Mr. Hall. Once you do something like that, it's just a matter of time before you no longer see agriculture. Mr. Hall proposed they do not make a recommendation today and proposes they digest the new comments that have come in as well as review an updated draft from the consultant and revisit this in the next meeting.

*Dayton Hall motioned to continue item 2021-GPA-07 to the next meeting to allow them to digest the new public comments received. Rebecca Broneman seconded the motion. Unanimous.*

**2021-ZC-01 Consideration and possible recommendation of a zoning map amendment request on 0.37 acres located at 228 W 200 North from RM-1, Multifamily 6 units per acre to RM-2, Multifamily 10 units per acre. Parcels H-333-B-1-A. Dace Goulding Applicant.**

Rebecca Bronemann asked the applicant to address the public concern of parking. Dace Goulding stated they are only wanting to add a small 1200-foot home on the property that will replace the weeds that are currently there so he's not sure where they are getting the idea of four additional parking spaces. The lot size doesn't really allow for a duplex and it would be too much, taking from the existing triplex that is already there. Stephen Nelson stated that the zone and the property size would only allow for one more unit on the property. Paul Farthings concern was they would issue the zone change and they would go and add a duplex. Dayton Hall stated that if the zone change is granted, there are other requirements that would need to be submitted before the City allowed for them to start building. He thinks it fits with the neighborhood.

*Michelle Cloud motioned a recommendation of approval of item 2021-ZC-01 to the City Council with the findings that it does comply with the intent of the general plan, it generally in harmony with the*

*surrounding properties, there are adequate services, and it's not likely to have a significant impact on the surrounding properties. Mark Sampson seconded the motion. Unanimous.*

**2021-ZC-02 Consideration and possible recommendation of a zoning map amendment request on 320.88 acres located at approximately 3200 W and north of 600 North from M-1 Light Industrial, and RA-1 Residential Agriculture one acre to M-2, Heavy Industrial and M-1, Light Industrial. Parcels H-3-1-30-31021, H-3-31-431, H-4-1-25-2202, J-4-1-36-100. Interstate Rock Products Applicant, Chase Stratton Agent**

Paul Farthing commented that the Planning Commissioners are volunteers and they make recommendations based upon Utah State laws. Some of these uses are grandfathered in and they were there first. Stephen Nelson shared that this is a non-compliant use. Most of their property is zoned for M-1 with a few areas that are RA-1 as well. They want most of their property to be M-2. M-2 allows for mining and extraction. Under M-1 the mining is not a permitted use. However, the mining operation has been there for 40+ years. In 2019 the State updated their code which allowed for mining to have more protected uses. If it was established, it had extra protection from the State for a grandfathered use. What they are doing is already allowed. What it comes down to is how much they would be able to expand under that current law. Some expansion would be allowed regardless of their zoning. Expansive expansion is a little more unclear for what would be grandfathered in. The applicant is asking for the rezone to essentially clear that up. Fay Reber went over the Critical Infrastructure Protection Act and essentially to have that protection, you have to file an application. He proceeded to explain the process of things that would occur after the application was submitted. All in all, it would be up to the City Council to determine whether or not this area should be afforded the special protection under the CIP Act. Mr. Nelson stated that from his understanding, the current uses were granted some protection but they could apply for the additional protection through that act kind of like they do for ag protection areas. Mr. Reber stated that the protection is limited to and acts in concert with the existing zoning. It can't give rights that are in violation of the existing zoning. The parcel they are utilizing now is a preexisting valid non-conforming use, they would be able to continue the mining operation. However, the additional property they would have to have a zone change and probably the approval from the City Council for the CIP to get the added protection. Mark Sampson asked if they went in and recommended approval, would the City Council be able to grant the zone change without going through the process for the CIP Act? Mr. Reber stated that they can. Mr. Nelson addressed the question on if the city could improve the zone change with special specifications on that zone change. They can with a development agreement if the property owner willingly volunteers to the conditions. He stated that a DA couldn't state who would be liable for types of uses. Chase Stratton stated that they were trying to be proactive to bring the use to compliance and up to code so when new residences move in or new developments come in, they cannot complain about the grandfathered in use. In the last meeting, they talked a lot about a transition barrier from residential to heavy industrial with M-1 satisfying that. What they have done is put a buffer for anything that is up against or across from residential zoning by keeping it M-1. Paul Farthing shared that maybe something with a development agreement that makes it a little more what they are doing. Mr. Stratton shared that they already have a buffer of 300 hundred feet. As Interstate Homes, they are the developer of Parkside and they actually don't start building until they have given themselves that 300-foot buffer to avoid conflict with the residence. They did have an access at 3700 West but they did close it down to help out the residence in that area. They thought this was

their way to compromise the impact of their operations and what their use and planned use has been. Mr. Nelson stated that the 300 feet blasting buffer is kind of a national best practice but by state law, Utah doesn't have any requirements about blasting. Mr. Farthing stated that traffic is going to get worse and 600 North is a major roadway. Eventually everything will be developed and traffic will get worse. He lives about 5 miles away and still has dust. Mr. Sampson documented the concerns of the community and went over them again. Someone in the audience asked if the City could also state the pros and cons regarding the property. He proceeded to ask if the City has a set of requirements or opinions that are not the publics. Mr. Nelson addressed the four criteria they use to evaluate a zone change. First, is the proposed amendment consistent with the City's general plan's goals, objectives, and policies. Second, is the proposed amendment harmonious with the overall character of existing development in the vicinity of subject property? Third, will the proposed amendment affect adjacent property? And fourth, are the public facilities and services adequate to serve the subject property? He proceeded to share that staff made a few findings on this in their report and stated what those findings are. His recommendation is that when looking at the edges of the property, it might be appropriate to keep the M-1 on certain sides to ensure there is proper spacing for the buffer. Chris Christensen stated that fugitive dust rule R307-205-5 regulates fugitive dust emissions. He asked if there has been any monitoring or complaints that is noncompliant that has been addressed by the City? Mr. Stratton stated that they adhere to the State Air Quality permitting and they have current permits for all that. They are the ones that regulate all of that. They only have to test the air quality when they are asked too. They document everything, keeping record of those report and they are available for the city if they would like to see them. Mr. Nelson stated that the City does not enforce air quality and when talking to fire and the Division of Natural Resources and they didn't have any concerns with what was happening as far as State regulations go. Mr. Christensen asked for assurance that the current operations are in compliance with State code R307-205-5. Michelle Cloud stated that one concern that was in one of the letters submitted was a previously dedicated cultural site on the area and asked for more information on that concern. Mr. Nelson stated that he believes that cultural site is on the residential zoning of the site. The applicant shared that they are not aware of any cultural sites in the mining area. Dayton Hall asked for clarification on where the operation sits on the property and which parcel they are processing. Mr. Stratton clarified on the map presented where those lines sit. Mr. Hall restated what he thinks he understands about the legalities. He does have some concerns about the property to the East that borders the Perry Home property. It is zoned M-1 and it is adjacent to something that will probably be residential one day. If they do recommend the zone change, he proposes that 300-foot buffer be along that border. When Perry Homes came in and wanted to change from M-1 to residential, they had discussed denying the application because that would put residential immediately adjacent to heavy industrial. It was proposed the 300-foot buffer might be workable so they ran with that. The reason for that is because the general plan says not to put heavy industrial next to residential. However that is not the case here where it would put heavy industrial next to M-1. Rebecca Broneman referred to the comment made about homes needing to be decontaminated and asked who paid for that. Interstate Rock did pay for some of those homes. Mrs. Bronemann stated regarding dust, there is always dust in Hurricane. There seems to be no regard or no litigation for when the ground is dry and the wind is blowing. She would like to see the City have a more proactive role in enforcing some type of way to keep the dust down. It is up to the City to make the health and safety of the residence ensured. Something needs to be done and part of civilized society is caring about those people around you. For the lady who made the comment about her kids getting hit by rocks while getting the mail, is there anything that can be done about that

or to make sure their drivers are seeing City speed limits? Mr. Stratton stated again that they have shut down their traffic coming out of 3700 West but as they hear complaints, they do take them seriously. Mrs. Bronemann would like to see more effort from them that when the residence call and complain, they address them. At the same time, she would like to see more effort from the City to ensure the safety of its residence. Mr. Stratton stated if requested, they will do pre blast inspections and post blast inspections of homes. Mrs. Bronemann asked if they could send out a notice that on this day they will be blasting? It was stated that they already do that. Mr. Stratton has personally gone out and knocked on doors to get numbers and email addresses to send out notices the day before and day of blasting. Mr. Farthing stated there are pretty strict regulations and steps they must take before blasting. He thinks there is a substantial buffer to the East and along 600 North. Comments from the public were made about the dust and nothing being resolved if this zone change is granted.

*Dayton Hall motioned a recommendation of approval of item 2021-ZC-02 to the City Council with following findings: number one, that the general plan be adjusted to reflect the new zone. Number two, be conditioned upon the 300-foot buffer on the East side and be excluded from the zone change. Number three, the 300-foot buffer on the East side and areas of the property along 600 North make the zone change harmonious with the surrounding areas. Number four, the proposed zone change will bring the 60 years prior use and current use into line with the zoning designation for the property. Number five, the buffering zones discussed will mitigate the adverse impacts it will have on adjacent properties. Number six, for this type of operation, there are adequate services as there have been the past 60 years. Mark Sampson seconded the motion. Roll call: Chris Christensen, Michelle Cloud, Mark Sampson, Paul Farthing, and Dayton Hall all aye. Rebecca Bronemann – nay.*

**2021-ZC-03 Consideration and possible recommendation of a zoning map amendment request on 0.25 acres located at approximately 66 N 520 West from RM-3, Multifamily 15 units per acre to HC, Highway Commercial. Parcels H-265-A and H-265-B-1-A-1-B. Brandon Adams Applicant.**

Stephen Nelson shared that the idea behind this is because when Quick Quack Carwash got their final site approval, they weren't able to keep Fizz on the property and they have figured out way to include it. In order to do that, they had to expand their property about a quarter acre which they have done. They would like to rezone 60 feet of the property to the North to highway commercial so they can keep Fizz. They will need to do construction drawings and an amended final site plan but the extra 60 feet allows them to do that. Dayton Hall thinks it's a good way to utilize the property. Mark Sampson clarified that this is currently a vacant lot. Karl Rasmussen stated that it is and they do get to keep Fizz. Michelle Cloud is happy to see a way to make Fizz stay.

*Mark Sampson motioned a recommendation of approval of item 2021-ZC-03 to the City Council. Rebecca Broneman seconded the motion. Unanimous.*

**2021-ZC-04 Consideration and possible recommendation of a zoning map amendment on 0.40 acres located approximately 2200 W 600 North from R1-10, Residential 1 unit per 10,000 to PF, Public Facility. Parcels H-3-1-28-3302 and H-3-1-28-3301. Hurricane City Power Applicant.**

Karl Rasmussen explained why the zone change is being proposed. The Sky Mountain Golf Course is just on the west side of the boundary lines. With 2260 West to the West and 2170 West just to the East. This will be a future road that goes into the Spilsbury's property. This is a convenient place for a road. After meeting with property owner to the West and discussing some things for fire and access, there will be a dual access. This will be a road that will grant access to a substation that will be built soon. Dave Imlay stated they worked with Toquerville Enterprises and moved the substation 70 feet to the East but that 70 feet they moved is not zoned public facility. No comments from the commissioners.

*Dayton Hall motioned a recommendation of approval of item 2021-ZC-04 to the City Council based on and adopting the staff comments. Mark Sampson seconded the motion. Unanimous.*

**2021-CUP-01 Consideration and possible approval of a conditional use permit for a Greater height and size Accessory Building at 304 S 1515 W, Boyd Barney Applicant.**

Mark Sampson asked for clarification that the only reason they were seeing this is because it needs to be taller. Stephen Nelson stated that the size complies with the underlying code, he just forgot to update that on the agenda. Michelle Cloud asked if there will be a balcony on top floor. Boyd Barney stated they are 10 feet from the back and 12 feet from the side, plus he has a wall around the backyard. He actually owns the land on the South side of his house. It's not a very big room upstairs, it's just storage. Dayton Hall asked about the architecture and how it will fit in with the existing buildings. Mr. Barney stated that it will be brick just like the front of his house.

*Mark Sampson motioned approval of item 2021-CUP-01. Dayton Hall seconded the motion. Unanimous.*

**2021-PP-01 / 2021-PSP-01 Consideration and possible recommendation of a preliminary plat and preliminary site plan for The Estates at Sand Hollow, a 216-lot subdivision located in the west section Sand Hollow PDO at Sand Hollow Parkway and 3150 S. Hurricane Hills Ranch Estates LLC Agent, Valerie Espinoza Agent.**

Paul Farthing asked the applicant if he saw the staff comments about the roads and issues with the fire department. Tony, the project engineer, stated that the main portion of those comments were about the Southern Island piece and that is still very preliminary. They will work with the City on whatever they need to do there. Stephen Nelson stated that section currently doesn't comply with our access standards and water modeling. If they don't know what they are doing with it, he recommends they leave it as a remainder parcel until they figure out what to do with it or gain a second access. Rebecca Bronemann would like more information on how the roadways are going to work. In staff comments says something about right of ways that currently don't match our current cross section standards. Tony stated that with a PDO, they are allowed to create their own cross sections. Nobody knows where that PDO is for them to know what cross sections they need to meet. They are creating their own to hopefully blend well with the golf course and surrounding community. Mr. Nelson stated that in the past, the City has granted special permission for cross sections with a PDO. Within the Sand Hollow PDO, there is no specific conditions laying out what the roadways are going to be. The applicant would like the City to consider these cross sections for their development. Staff would like to see the 80 foot right of way on Sand Hollow Parkway have the park strip go between the road and side walk, creating a buffer

between pedestrians on the roadway. The biggest change with the 50-foot main roadway with trail is they are only providing pedestrian facilities on one side but it's an enhanced facility, having a 10-foot sidewalk instead of a 5-foot sidewalk. The only other development that has the sidewalk on one side purposefully is Sky Mountain and it seems to work just fine because the traffic so minimal which is how this development is anticipated. When talking with the engineering department they didn't have a direct recommendation on this and it's something they are still considering. Tony shared that they are doing such a small segment of the Sand Hollow Parkway and all they are doing is continuing what is already there. Paul Farthing asked Penny James-Garcia if she would make a comment about that. Mrs. James-Garcia shared that the one-sided sidewalks are one of the worst designs of the development in Sky Mountain because it is dangerous. In some areas the sidewalk just ends, leaving the pedestrians in no man's land and needing to cross over to a safe area. It is not a good situation and she wishes it wouldn't have been a plan. She recommends a sidewalk on both sides. They have had a lot of close calls with people needing to cross over and not paying very good attention. Dayton Hall asked if there is a cross section that allows sidewalk on one side. Mr. Nelson stated he prefers a 10-foot sidewalk over a 5-foot sidewalk. But it removes the pedestrian walkway on the one side. Mr. Hall addressed the applicant stating that if they were to recommend approval, it would be subject to all these concerns and they wouldn't necessarily have answers to those as they move forward with the development. It may be more of a benefit to the applicant to have more discussion and have them resubmit plans the commissioners are more comfortable with. Tony stated that he has spoken with the City and has gone over the cross sections and it didn't seem like there was an issue. They do have sidewalks on both sides of the road on most of the streets, it's just the 3 main roads that have the 10-foot sidewalk. Paul Farthing commented that there are a lot of open items and he would like to see more of the issues addressed before making a decision.

*Dayton Hall motioned to continue item 2021-PP-01 / 2021-PSP-01-to the next meeting and request that the applicant submit an updated preliminary site plan that either removes the Southern loop or addresses the issues that have been raised with that loop as well as address the other staff comments in the staff report. Rebecca Broneman seconded the motion. Unanimous.*

**2021-FSP-03 Consideration and possible approval of a final site plan for the Bash Facility, an Automotive, Retail, and Storage Facility located at Sand Hollow Road and Abbey Road. Western MRG and Realty Applicant, Brent Moser Agent.**

Stephen Nelson stated that they do not have signed construction drawings and staff recommends continuing the application. Chris Christensen stated he would like to see some deceleration lanes at the entrance points of this project to help keep the flow of the traffic on Sand Hollow working better. Karl Rasmussen stated that at the road cross section there will be a dual lane with a turning lane to meet the City's standards and that should address Mr. Christensen's concern.

*Rebecca Broneman motioned to continue item 2021-FSP-03 until the proper signatures can be obtained. Mark Sampson seconded the motion. Unanimous.*

Dayton Hall asked Mr. Rasmussen if 1190 South will provide access to Ash Creek's gate. Mr. Rasmussen stated that is where the main sewer line comes down from Dixie Springs and that it will provide their access.

**2021-FSP-05 Consideration and possible approval of a final site plan for the Zion Gates Phase 4, an PDO Subdivision located at 175 N and 3600 W. DRP MGMT INC, MJS REAL PROPERTIES Applicant, Vince Blackmore Agent.**

Stephen Nelson stated that when the PDO was approved, the properties on the North boundary line along 180 North will have a 20-foot setback instead of a 10-foot setback. That language has been recorded and stated on the plat. No additional comments.

*Rebecca Broneman motioned approval of item 2021-FSP-05. Dayton Hall seconded the motion. Unanimous.*

**2021-FSP-06 Consideration and possible approval of a final site plan for Shadow Ridge Apartments, located at 100 S and 6130 W. Arbizu Family Holdings, LLC Applicant, Kyle Arbizu Agent.**

Stephen Nelson stated that the parking lot needed additional landscaping. When talking to the applicant, they are getting the required amount by adding a parking strip in the back of the property. The next item they needed was a rendering. In the front it will be two story but from behind, it will be a lower garage. It will measure 33 feet which is just below our standards. The new elevations submitted have addressed his concerns listed in the staff report. Mark Sampson thinks this is an appropriate use of the property. He asked if there were any plans to continue 100 South. Mr. Nelson stated he doesn't believe there is but he would have to look into it.

*Mark Sampson motioned approval of item 2021-FSP-06. Rebecca Broneman seconded the motion. Unanimous.*

**Planning Commission Business:**

City Council Recap

**Meeting adjourned at 9:20**