



110 acres. It's not a big tributary area. We can work it out through the construction drawings. **Adam:** Have the changes to the storm water gone into effect yet? **Jonathan:** We're currently working on the update. This is based on the current master plan now. **Adam:** Those revisions were presented to the commission earlier updated those retention basins to 100-year storm. Has that not been finalized? **Jonathan:** It has been finalized, but it was changed to standards, not to change the map. **Adam:** The calculations that Dallas did, will those changes affect that? **Jonathan:** They'd be vested under the previous standards. I'm not sure what the design storm was. We'll take a look at that. **Dallas:** You're vested in the ordinance when you turn in the PC application. The previous phases were under the ordinance at that time. **Jonathan:** An amendment to the storm drain master plan would have to be approved by City Council, but you could do it concurrent with the construction drawings. They may pursue an ordinance change for the required fencing on double fronted lots. Some are adjacent to South Mountain Drive. The subdivision ordinance says that any lot with 2-sides fronting needs a site obscuring fence in the back yard. There may be an ordinance change coming through that they would like to propose. **Dallas:** Yes. We wouldn't put the fence along South Mountain and the language in the ordinance we would change on the final plat to describe lots 1-10 will have right-of-way access off of a particular street. I'm not sure why the site obscuring fence requirement is there anyway. Now it says that anything double fronted has to have a site obscuring fence on one side. The plan is to change the language, and the developer will note on the final plat which side it would be. **Joel Hansen:** We already say what the address of the property is when we record the final plat. It's built into what we do currently. We've had some discussions about the site obscuring fence and in the other developments I have coming for double fronted lots. Nobody can come up with a reason why that's an ordinance or what it serves. It may roll into other questions I have regarding the HOA. We have 100-ft. of asphalt for that one lot already. Now we want to add \$16-18 a foot to put a site obscuring fence along it? The address is based off the front of the lot. We don't have a problem with putting the drainage where it's needed but putting in infrastructure is good for everybody. They say the developer gets reimbursed when they upside, but it doesn't work that way. An example is the 24" master planned water line we're putting down South Mountain Drive and it's been a nightmare. I've spent a lot of time and money to get that put in. Now we're talking about a 36" storm drain that runs down the road, when it hits the ditch to Westview Drive it's my responsibility. It will cost a lot of money. Once I have it on my property it's mine to deal with. We have drainage there. We've left some of that vacant natural division between valleys and that's why we don't have lots there. We're trying to accomplish a nice residential neighborhood and not make it more complicated than it needs to be. We'll run drainage calcs, but I'm not wanting to take any more water than I have to. I would like that to be considered. We're trying to do what is required for our business.

**Jennie:** If you're putting in a 36" water line, where does it start? **Joel:** In the ditch is a master planned called Shurtz wash drainage, and that has to be rip rapped all the way to Westview drive. It would start on the north end of the property for the benefit to the neighbor to the north. **Craig:** I get you don't like the fence idea. If I were buying one of those lots, I wouldn't want to be exposed to South Mountain Drive. **Jill:** The owner could put it in themselves. **Joel:** I've spoken to some builders and there's a chance they'd want to do that. I would leave it to them if they would like to rather than force them for a weird ordinance. When Kit was here the road was supposed to be 66' all the way to the freeway. They changed the master plan and put a junction in at the top of the sewer line. We want them to be in the roads. Where it hits, it will decrease the road going east from 66' to 55'. In that process, I gave the City my word I won't back the lots on a 55' road. Since the City was working with me, I'd leave it as double fronted lots. We paid a premium for asphalt and infrastructure for a single lot. That's why they're double fronted. **Adam:** As this is drawn with the current ordinance on fencing and the current

master plan storm water line. **Dallas:** It's in the disclaimer notes. It's required by ordinance, but we're pursuing an ordinance change. **Adam:** My concern is your access road where it comes into the subdivision. Will it be a blind turn on the hill? How close is it to the hill? Do we have an ordinance for that? **Joel:** It is on a hill. That sewer line is on the backside of the bump. I don't anticipate building the subdivision with it being a blind corner with how it sits today. **Adam:** Are you going to bring that bump down? **Joel:** Yes. That's something we'll have to look at when we get to that point. We're talking about putting a roundabout there to match those up a bit. We don't wanna tear out part of that hill. We'd like to leave some of the nature-scape there and leave a delineation for the neighborhoods. **Adam:** If it's approved as is, will that create line of site issues that will violate the ordinance? **Jonathan:** We'll look at that in the construction drawings. **Dallas:** The site distance is vertical. **Jonathan:** I did bring up a point to Dallas about the water master plan. There's a tank shown on the hill adjacent to this and the master planned lines going up to that tank. There's been some confusion if it's on the master plan or not. I wasn't involved in those conversations, but as the current master plan sits it shows waterlines going up to that tank. That will need to be addressed. **Adam:** Do those lines go through this area? Will they need to be added to these drawings? **Jonathan:** Possibly. The tank is shown further to the west. We discussed maybe relocating that further to the east. If the master plan is amended, the lines would go through the subdivision. **Joel:** The water master plan does not show the tank on our property nor has it ever. It didn't come out until right before the end of our RDO process and I was shown a map that was printed off a screen on a computer with some green marker on it. I'm a bit frustrated with this discussion. I have pictures of the water master plan and doesn't show a water tank on my project. **Tyler:** Where'd you get those pictures from? **Joel:** Kit's office on his desk. **Tyler:** From a map hanging on a wall that someone snapped a picture of. It wasn't an official document of the City. I just want to make sure the PC understands. **Joel:** It wasn't an official document; it was a print screen on a computer. **Tyler:** We'll get the official document. **Joel:** If you find it, it will be the first time I've seen it. I've had this discussion with Kit and Robbie. When the RDO was almost done there was a drawing that appeared with a water tank on the ridge. I had never heard about that in the 16-18 years I've been in business until that meeting. We talked about what to do with the water tank. Because there was water tank to the north that is already there and on the master plan that we found, we'd increase the size of that tank and not put one on the ridge. I really don't think we could put one there. To upgrade the master planned water tank that I saw to the North, we'd be willing to discuss that. I have issues with saying that it's always been on the master plan. Every time I have to build infrastructure for other people, it costs me time and money. I'm willing to work with what needs to be done to make it right.

**Dallas:** Jonathan sent me the comments regarding those water lines. The issue I have with it is the tank on the property to the north, his comments were, the waterlines would need to be ran through the road. The comment was a 20" distribution line, 16" transition line, 8" distribution line, and also a 36" storm drain and 8" sewer would all have to fit in a right-of-way that's 45' wide. My response was like Joel's statement. There are problems with fitting everything in the right-of-way. The RDO was approved with no tank shown on it. **Don:** The tank was brought up at that meeting. **Joel:** It was made public comment during that discussion. It's still not on the map and the map's what's recorded. **Tyler:** Whatever was passed by the City Council that's what's on the books. The general plan in the Engineering conference room right now is out of date. You need to go back to the official document. We'll find out what was passed, where it's at and we'll have those discussions. **Dallas:** Outside the master plan infrastructure, the subdivision meets all the zoning. **Craig:** There are more than nominal issues pending here. **Adam:** Is staff OK with all those unknown issues to be resolved? **Tyler:** Yes. **Jonathan:** That's why I brought them up in the public meeting, so we're aware of what they are. We

can work through them. **Dallas**: It doesn't affect the layout or the number of lots of the subdivision. **Adam**: Unless the road is made wider for all those water lines. **Dallas**: We have a 10' sidewalk on the west side for the trail.

**Craig motions for a positive recommendation with the considerations of the storm drain issue, water tank issue, and the site obscuring fence issue for the vicinity plan for property located in the vicinity of South Mountain Drive; Jennie seconds; all in favor for unanimous vote.**

3. Minor Lot Subd./ROS                      Center Street & 4500 W.                      Windmill Plaza/GO Civil  
(Recommendation)                      Iron West

**Dallas**: This is at the Iron West project. 4500 West is already dedicated. Lamplight is on the side. We've done a couple of zone changes and have been planning for different projects. This is a minor subdivision to create a couple tax ID's. Currently, it's one big tax ID that comes into Thorley Ranch. This is our way to have different areas partitioned. We're creating 2 parcels south of the existing Phase 2. One parcel is 95 acres, and the other is 126. **Jonathan**: We reviewed this and went through a few revisions. This layout meets current ordinance. **Jennie**: What's the benefit of multiple tax ID's? **Dallas**: It was originally laid out as a 5-parcel subdivision, but because the way the current ordinance reads, we had to strip it down to 2. The bottom parcel allows it to be developed under one tax ID, and it can be sold. By doing these phases, the remainder parcels are tied to one, so it's just a way to clean it up.

**Jennie motions for a positive recommendation of the Minor Lot Subdivision for property located at Center Street & 4500 W.; Ray seconds; all in favor for unanimous vote.**

4. Subd. – Vicinity                      Fiddlers Cove Dr. & Fiddlers Canyon Rd.                      Nichols/GO Civil  
(Recommendation)                      Fiddlers Cove Subdivision, Ph. 1 & 2

**Dallas**: We came through with a road dedication for Fiddlers Cove Drive and pinyon grove circle. We did the shadow cove project this portion of the road was already dedicated. We came through with a road dedication for this hatched area within the last few months. We had prepared an exhibit for sketch to do minor subdivisions along the road that had been dedicated and the city thought it was best to come back through the subdivision ordinance and not doing successive minor sub along the road. We have 2 phases proposed. Phase 1 is along the road that's dedicated. A couple of areas we need to dedicate with the subdivision plat and do a small extension on the construction drawings. This falls within an RDO. The lots are roughly ¼ acre like an R-1 subdivision. I think RDO zoning is R-3-M. We're well under densities and lot sizes required. This is vicinity plan for 2 phases. **Jennie**: Is this the one that had an issue with the City trail? **Dallas**: There are a few that go through. We vacated the one in Ashdown 8. Through Fiddlers Cove and Pinyon Circle we have a 10' sidewalk and there's a strip there that's set aside for trail access. **Jonathan**: There's another trail going south and one going east. Several master planned trails pass through here. **Dallas**: the intent is to prepare vicinity plan and move forward with phase 1, because construction drawings for the road are done, and we anticipate getting this vicinity plan approved and going straight to final plat on phase 1.

**Craig motions for a positive recommendation of the vicinity plan for property located at Fiddlers Cove Dr. & Fiddlers Canyon Rd.; Jennie seconds; all in favor for unanimous vote.**

5. Minor Lot Subd./ROS                      3100 W. (Lund Hwy) 2400 N.                      Chelsea/GO Civil  
(Recommendation)                      Chelsea Subdivision

**Dallas:** This is out on Lund and 2400 N. We came through with a zone change within the last few meetings, and now we're doing a minor subdivision to create tax IDs similar to the Iron West project along those zoning boundaries that were approved. It's zoned commercial and creating a tax id for that. The remainder piece is the residential estate zoned for the project. The R-2 portion that is zoned. We were setting this aside. It's zoned R-2-2 but it will likely turn into a detention/retention pond or park. We're partitioning it off of the R-2-2.

**Jill motions for a positive recommendation for the Minor Lot Subdivision, known as Chelsea subdivision, located at 3100 W. 2400 N.; Jennie seconds; all in favor for unanimous vote.**

6. Consider an Amended Development Agreement with Luxury Homes (Recommendation)      2901 S. Tipple Road      Luxury Homes/Platt & Platt (Tyler Romeril)

**Tyler:** This deals with items 7 & 8. It identifies the acreage of residential. Set to amending to 84.84. The reason for that is that they want to do residential. The master planned development chunk what was commercial moving into residential. In paragraph D you can see the 84.85, so it changed about 10 acres. Density and housing staying the same. **Craig:** Will the overall density under this agreement will be the same? **Tyler:** The density is actually going down.

7. PUBLIC HEARING      2901 S. Tipple Road      Luxury Homes/Platt & Platt  
General Land Use Amend - CC to Med. Density Residential (Recommendation)

**Dave:** We've designated the south 74 acres as R-2-1. The north 15 acres is commercial. The company didn't like 100' of frontage on the highway and wanted to scale it back. The general land use amendment and zone change request is to change this from CC to Medium density residential, and from CC to R-2-1 for zoning. In our development agreement we were at 3.6 units per acre that we committed to for 74 acres. It would have allowed us 270 lots. The vicinity plan we'll bring through in a few weeks is for 246 lots. The south end has 1/2 acre and bigger lots. We're not going to do any smaller homes like is a concern we discussed. They'll be 8,000 to 11,000 sq. ft. lots. The south end will be much bigger.

*Adam opened the public hearing for comments. There were no public comments. Adam closed the public hearing.*

**Jennie motions for a positive recommendation for Item #6, the development agreement, the general land use amendment, and Item #8 for the zone change for property located at 2901 S. Tipple Rd.; Ray seconds; all in favor for unanimous vote.**

8. PUBLIC HEARING      2901 S. Tipple Road      Luxury Homes/Platt & Platt  
Zone Change: CC to R-2-1 (Recommendation)

*This agenda item was discussed with the previous 2 items.*

9. Subd. – Vicinity (Recommendation)      1000 South Mountain View Dr.      Carter/Platt & Platt  
GLC Subdivision

**Dave:** This is south of Culver's. It's on a dead-end street where the tire shop is, and O'Reilly Auto

Parts doesn't connect with this. It comes off Fir Street and Mountain View Dr. It's a really odd shaped piece. The vicinity was approved over 2 years ago and we're bringing it back. The intent is for 3 twin home lots. Construction drawings were approved at the time. It was ready to be recorded and then the owner decided he didn't want to do it at that time. The top piece is zoned commercial. There's not a plan for anything there. **Craig**: What about the roads? **Dave**: When it was rezoned commercial there was discussion about why it wasn't connecting into the road. It would go through the Culver's property, and it's owned by the same person. The south piece was granted R-2-2. It will come off the south street. There won't be a connection going north. Sewer's going north. It's too shallow in that intersection.

**Jennie motions for a positive recommendation on the vicinity for GLC Subdivision; Ray seconds; all in favor for unanimous vote.**

10. PUBLIC HEARING

Lot Vacation for Lots                      900 S. Joe Thurston Way                      Prestwich/Platt & Platt  
8-13 & 20-24 in Block 5                      Valley View Subd. Block 5  
(Recommendation)

Dave: there are 4 parcels and they're combined into a single tax id.

11. PUBLIC HEARING

General Land Use Amend -                      900 S. Joe Thurston Way                      Prestwich/Platt & Platt  
MU to High Density Residential Valley View Subd. Block 5  
(Recommendation)

**Dave**: These are a single tax ID. According to State law, we can't do any kind of development to change boundaries between these parcels because they're part of a subdivision. You need to do an amended plat. Our request to allow future development is to combine it into one parcel, but it's owned by 4 different entities. Until the property closes, they want to make sure they get their closing money. The request is to vacate the lots to be just parcels and the legal descriptions of the parcels are provided so they would go back to metes and bounds and vacated from the subdivision. **Adam**: So, you're representing the 4 owners and the developer. **Dave**: Yes. **Adam**: These 3 items are pertaining to the same thing, so can we handle them all together? **Tyler**: You can handle them all at once if you want to. **Dave**: The next step is the general plan change. The general plan has the whole block as mixed use (MU), and the current zoning is CC. Our request is to change it to high density residential, and a zone change to R-3. **Jennie**: How big are all 4 parcels together? **Dave**: It's 2.23 acres. Our proposed development will consist of 35 townhomes. **Jennie**: Do you need R-3 for townhomes? **Dave**: Yes. **Adam**: Anything over a duplex.

*Adam opened the public hearing.*

**Max Hodson**: I live on Spruce St. **John Froyd**: I also live on Spruce. **Max**: What kind of buildings are you putting on these? **Adam**: Townhomes. **Max**: Is that twin homes? **Adam**: They're multiple unit buildings. **Max**: How tall? **Dave**: 2-story. **Max**: We're concerned because of multiple dwellings in our area. On Green St. now there are 5 dual housing developments going in now. Also, we're concerned there's no entrance from Spruce Street into this area. It's making it really congested. We don't have access to the red light at the corner of the bank. A lot of people are driving down and going through the bank. We recognize that Green Street completed into that road that goes up to the apartments. Those apartments have created a lot of travel problems in the area. Most people on Spruce

St. are going down and into Smith's to get on Main Street using the red light at Smith's. How are the utilities going to be into the area? **Adam**: Why doesn't Maple connect to those other streets?

**Jonathan**: The City currently has a project budgeted to finish off 845 S. Joe Thurston Way. It will be done this summer. The design of the project is getting started. Jeff Obring is doing a development on Green Street, and it will tie into Joe Thurston Way. **Max**: Has the zoning been changed on those twin homes on Green St.? This map shows R-2-2, so maybe it qualifies. **Jonathan**: Duplexes do qualify under R-2-2. As far as utilities, the City has water and sewer lines running on the west side of this proposed development. As part of that there needs to be easements reserved for those utilities. It will hook onto the back of the property. There was an old city street that went through behind K-Mart.

That road was vacated several years ago. **Max**: Water pressure on Spruce St. is very low. How that's going to be hooked in? We may have less water pressure. **Adam**: Are there concerns for water

pressure? **Jonathan**: We'll loop the water lines and come up through construction of project. **Max**: Water comes up Spruce St. and its uphill, and maybe low pressure. **Jonathan**: We can run a line off Mountain View Drive to get higher pressure. It may not be an option, but we can look at it. **Max**: We're also concerned about drainage. It runs downhill from this development to Main Street.

**Jonathan**: Driscoll Lane put in storm drainpipe down Joe Thurston to Main Street. **Max**: Will it be available to be hooked into other areas? **Jonathan**: Yes. We'll hook into that storm drain on Joe

Thurston Way. **Max**: The concern is the kind of housing. And there are multiple dwellings in that area. **John**: On Joe Thurston Way, you mentioned a project is planned for this summer. Will that be widened out? Why was that road allowed to go up through there? It's got sewer, but I don't know about water. Not property width no curb/gutter. Will it go all the way up to the apartments?

**Jonathan**: This project will improve the intersection there to allow traffic to get onto Joe Thurston and access the traffic light. Other improvements will go in as other properties develop. They would have to put those in as part of the development. **Max**: When the road went through there, there was a document produced about the problems of the road patterns that were caused. It was presented to the previous mayor. As I understand it, it was handed to the Engineering Dept. **Jonathan**: Do you have a copy of

the document? **Max**: I don't. It should be in the Engineering Dept. **Mayor Green**: These are my

neighbors. I did commit that we wanted to finish that road and I believe you said that we needed to engineer that. Spruce St. is lower than Joe Thurston Way, and we didn't want to risk running water onto Spruce St. They have put it out for engineering, and I just signed it today. We'll make sure water does what it needs to do. It's an essential road to go in for the neighborhood to get to the traffic light.

Some of those pressures were dropped because of broken waterline issues and too much water. I would like to see those pictures of the development. It is a duplex. **HR Brown**: We're not a big builder.

We're a family operation. I have 2 partners. One is John Cheney, and the other is a silent partner. We've developed 38-acres of townhomes in Hurricane Heights in Washington County. We wanted to get in for student housing, and in doing more research, we decided we didn't want to do that. We would like long-term affordable housing. As we looked at it as an MU, it's small. It's hard to get 70/30. It's off of the frontage to Main Street. It turned into a poor commercial and poor residential.

We'd like to zone it R-3. It will be built in 3 phases. For affordable some retail try and keep for new home buyers. It may be 1200-1300 sq. ft., and either 2 or 3 bedrooms. I can't tell you what price point because of the current economy. We'll have pickleball courts and a nice picnic area. We won't have a pool. I don't know what ratio of long-term to retail sales will be, but we'll build out approx. 11-12 units per phase. If some students want to live there, we won't do short-term leases. It's not a market we know or understand to get into. We'd like to have it isolated and buffered enough not to create anything. There won't be a lot of commercial use there. It's too far off of Main Street. This makes sense to us and hopefully to the city and buyers. These are the plans we have. If they want a great room or another bedroom. These are the 3-plex plans and how they look. This is 1300. We have 3-4

different floor plans. We're not doing siding at all. My partner is a custom home builder and when we did the Hurricane project, I asked him to do production build. Our townhomes have granite in them, and they're well made. This is the concept we liked. It's not too modern. It helps us draw more people to rent and buy. We went to townhomes because of the parking requirements. We'll do a traffic study and do what we need to do. We feel like a rezone would be appropriate. We feel this won't impact people; it's commercial. **Laura**: What percentage would you rent? **HR**: It depends on who we sell to. We'll have this in an HOA to regulate it. We've written CC&Rs to regulate the look and feel of the community, and there will be no parking on the roads. We hope it's less rentals and more full-time. I would like to keep some for my family as long-term investments. **Adam**: It looks like a great development. **Jill**: Is the entrance on Mountain View? **Adam**: Joe Thurston. **Craig**: How many units per acre can you have on R-3? **Don**: The max of 24, but density is 9,000 for the first 2, and 1500 sq. ft. per unit with a max of 24. **Craig**: With 35 units it's pretty good.

*Adam closed the public hearing.*

**Jennie motions for a positive recommendation for the lot vacation, general plan land use, and zone change; Ray seconds; all in favor for unanimous vote.**

12. PUBLIC HEARING

Zone Change: CC to R-3-M                      900 S. Joe Thurston Way                      Prestwich/Platt & Platt  
(Recommendation)                      Valley View Subd. Block 5

*This agenda item was discussed and voted on with the previous agenda item.*

13. PUBLIC HEARING

General Land Use Amend –                      3000 N. 175 W.                      Smith/Platt & Platt  
Med. Density Residential to RE  
(Recommendation)

**Dave**: We brought the annexation through PC. **Jonathan**: It's on the agenda for City Council tomorrow night. **Dave**: Hopefully it will be approved. On our request is the general plan is med density. Old Farm Subdivision is zoned R-1 and developed as R-1 lots. The East parcel and one to the north is in the county and haven't been annexed. Bart Lambert's property has been annexed and we brought in a rezone for him and requested it RE to keep animals. To the north of his, in the master plan it's in the flight path and has it as RE lower density to allows animals. We request that the general plan and zone change be amended, and the zone changed from AT to RE. The lots are 120-140 ft. There's existing curb/gutter on 175 W. that was brought around and put in a radius. It's part of the development process of platting the lots. There'll be sidewalk on the full frontage.

**Adam opened the public hearing. There were no public comments. Adam closed the public hearing.**

**Craig moves for a positive recommendation for the General Land Use Amendment, from Med. Density Residential to RE, and the zone change from AT to RE; Jennie seconds; all in favor for unanimous vote.**

14. PUBLIC HEARING

Zone Change: AT to RE  
(Recommendation)

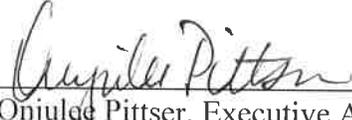
3000 N. 175 W.

Smith/Platt & Platt

*This agenda item was discussed and voted on with the previous agenda item.*

**Craig:** Are there any comments to take our Representative Rex Shipp on HB462? It's the Utah Housing Affordability Amendments. We had a discussion on the external ADUs, and this addresses internal ADUs. The Utah League of Cities and Towns is a proponent of this. **Jennie:** Realtors would also support it if the language of short-term rentals is removed. Not with the internal ADUs and tying State Transportation funds to the City's general plan. That's why the Planning Commission is involved. It's basically what we're doing already. PC has to propose GP that includes housing aimed at a certain percentage of the median income. It's a long bill, and most of it doesn't apply to smaller cities like ours. I feel like what it's requiring, we're already doing. **Tyler:** We already allow them. The first ADUs went into effect in October of last year. If passed, it will do the same. **Jennie:** There's nothing in there that's overly burdensome. Someone from Enoch felt it was, but they're smaller and don't have the same systems. **Tyler:** I haven't looked at it that close.

The meeting was adjourned at 6:50 p.m.

  
Onjulee Pittser, Executive Assistant