

Planning Commission Meeting  
May 9th, 2019

Present: Commissioners Dale Fowers, Nathan Platt, Cindy Cox and, Mary Simpson, , City Engineer- Tracy Allen

Excused: Commissioner Jacob Draper, City Attorney - Brandon Richards

**WORK MEETING:** Agenda and line items reviewed.

### **PLANNING COMMISSION MEETING**

Chairman Fowers called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was recited by Commissioner Simpson and reverence was offered by Commissioner Platt.

### **APPROVAL OF THE MINUTES**

The minutes for the April 11, 2019 Planning Commission meeting were reviewed by the Commission.

**MOTION** Commissioner Cox made a motion to approve the April 11, 2019 meeting minutes. Commissioner Platt seconded the motion. Commissioners Cox, Platt and Simpson voted “aye”. The motion passed unanimously.

### **NEW BUSINESS**

#### **1. Request for Rezone – Jay Thompson - R1 to R2 approx. 3700 S. 5500 W.**

Jay Thompson, property owner, has submitted a request for rezone of 28.3 acres for the purpose of future development.

Tracy Allen, City Engineer, presented the details of the Rezone request to the Commission.

Kevin Ivins, developer, present for discussion, clarified to Commission that the rezone request was to create future development, approx 40 lots.

### **PUBLIC HEARING**

Chairman Fowers opened the Public Hearing.

#### **Greg Lewis made the following comments:**

- Asked for explanation on grant money received for road improvements.

Tracy Allen, City Engineer, clarified scope of future road improvements for Mr. Lewis.

#### **Matthew Koyle made the following comments:**

- Representative for Jay Thompson, clarified, the area to be rezoned in the request.

Chairman Fowers called for additional comments. No Comment, closed public comment.

**MOTION** Commissioner Cox made a motion to recommend approval for the rezone, R1 to R2, 28.3 acres located at approx. 3700 S. 5500 W. to City Council. Commissioner Simpson seconded the motion. Commissioners Platt, Cox, and Simpson voted “aye”. The motion passed unanimously.

#### **2. Request for Rezone – GreenWood Investments, LLC/BrockBank LLC - R1 to R2 approx. 4000 S. 5900 W.**

Spencer Olsen, property manager, has submitted a request for rezone of 136.47 acres for the purpose of future development.

Tracy Allen, City Engineer, presented the details of the Rezone request to the Commission. Request complies with the future land use map's available uses. Concept Meeting was conducted with City Staff and developer.

Key Issues from Previous Planning Commission and Staff Initial Review:

1. Wetland delineation and Army Corps of Engineers – how much of this property is jurisdictional wetland and not developable?

*The developer has indicated that there are approximately 42 acres of the total 136.5 acres that are probably not going to be developed due to wetlands and lowlands.*

2. Lowlands and Flood Plain – No development in Hooper below El. 4215 which corresponds closely to FEMA Flood Plain boundary – how much of the property is too low for development as a result?

*The developer has indicated that there are approximately 42 acres of the total 136.5 acres that are probably not going to be developed due to wetlands and lowlands.*

3. UDOT – Permitted Points of Ingress and Egress and existing 5900 West/SR-37 intersection – what will UDOT approve/require and where?

*UDOT has indicated that they will permit one new access south of the curve in 5900 West. At this time, they have not indicated any need for changes to the existing intersection.*

4. 5900 West south of 4000 South – Current roadway not adequate for additional traffic without significant improvements. What development agreements will be made with the City?

*Discussions are already underway regarding improvements to 5900 West (City portion). The Developer is aware that agreements for widening/other improvements will be necessary.*

5. Storm drainage flows away from City/UDOT drainage facilities. Sewer collection will be challenging and needs planning.

*The Staff and the water entities provided the Developer with their concerns and requirements regarding utilities for the subdivision. The Developer recognizes the challenges. None of them are insurmountable.*

Nathan Brockbank, developer, present for discussion.

Commission discussed and sought clarification as to who actually owns the property and does the requester have authorization to act on the behalf of GreenWood Investments.

Todd Timmons, stated that Spencer Olsen is the listed manager for GreenWood Investments, but they do have documentation that allows for Nathan Brockbank/Scott Boastra to have authorization to act as the representative in matters relating to the rezone request.

## **PUBLIC HEARING**

Chairman Fowers opened the Public Hearing.

**Gerald Tatton made the following comments:**

- Concerned that the FEMA flood line may not be accurately shown on map.

**Maureen Flint made the following comments:**

- Spoke in favor of future development.

**Brian Zaugg made the following comments:**

- Concerned about how the “undeveloped” ground will be maintained.

Chairman Fowers called for additional comments. No Comment, closed public comment.

**MOTION** Commissioner Simpson made a motion to recommend approval for the rezone, R1 to R2, for Greenwood Investments, located at approx. 4000 S. 5900 W. to Council, with the conditions that the rezone is only for “developable” ground and the “undevelopable” ground will be listed as “open space”, additionally the developer will need to provide proper documentation showing authorization for matters relating to this rezone application. Commissioner Platt seconded the motion. Commissioners Platt, Cox, and Simpson voted “aye”. The motion passed unanimously.

**3. Final Approval- Stanfield Subdivision – 5400 South 4700 West.; (2) two lot**

The purpose of this subdivision is to create two (2) single family residential building lots on 2.4 acres in the City’s R-2 zone.

Tracy Allen, City Engineer, presented details to the Commission.

MaRita Stanfield, property owner, present and available for questions.

Chairman Fowers asked about plans for secondary water plans.

MaRita Stanfield clarified with Commission that they did try to work out an agreement with Hooper Irrigation Company for secondary service but the cost was too high at this time. The property does have water shares and will hook up in the future.

**PUBLIC HEARING**

Chairman Fowers opened the Public Hearing. No Comment. Closed public comment.

**MOTION** Commissioner Platt made a motion to recommend final approval of the Stanfield Subdivision at 5400 S. 4700 W. to Council. Commissioner Cox seconded the motion. Commissioners Cox, Simpson and Platt voted “aye”. The motion passed unanimously.

**4. Preliminary Approval- Hadley Valley Subdivision – 5400 W. 4500 S.; (26) twenty-six lots, single phase**

The purpose of this subdivision is to create twenty-six (26) single family residential building lots on 19.2 acres in the City’s R-2 zone. Developer is requesting to complete the subdivision without phasing.

**5. Preliminary Approval- Morning Meadows Subdivision – 4000 S. 5350 W.; (30) thirty lots**

The purpose of this subdivision is to create thirty (30) single family residential building lots on 18.3 acres in the City’s R-2 zone.

Agenda items 4 and 5 were requested to be tabled by developer.

**PUBLIC HEARING**

Chairman Fowers opened Public Hearing. No Comment. Public hearing closed.

**MOTION** Commissioner Cox made a motion to table the discussion on agenda items 4 and 5. Commissioner Simpson seconded the motion. Commissioners Cox, Simpson and Platt voted “aye”. The motion passed unanimously.

**MOTION** to adjourn was made by Commissioner Simpson.  
Seconded by Commissioner Cox.

The meeting was adjourned at 8:02 p.m.

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