

Planning Commission Meeting

March 14th, 2019

Present: Commissioners Dale Fowers, Nathan Platt, Cindy Cox and, Jacob Draper
City Attorney- Brandon Richards

Excused: City Engineer- Tracy Allen, Commissioner Mary Simpson

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 Cox and reverence was offered by Commission Chairman Fowers.

APPROVAL OF THE MINUTES

The minutes for the February 14, 2019 Planning Commission meeting were reviewed by the Commission.

MOTION Commissioner Draper made a motion to approve the February 14, 2019 meeting minutes.

Commissioner Cox seconded the motion. Commissioners Cox, Platt, Draper voted "aye". The motion passed unanimously.

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NEW BUSINESS

1. Request for Rezone – Stanfield/Thompson - R1 to R2 approx. 5396 S. 4700 W.

Marita Stanfield and Brian Thompson, property owners, have submitted a request for rezone of 2.35 acres for the purpose of future development.

Mayor Green presented the details of the Rezone request to the Commission.

Marita Stanfield and Brian Thompson, owners, present for discussion, clarified to Commission that the rezone request was to create one (1) single family building lot for future use.

PUBLIC HEARING

Chairman Fowers opened the Public Hearing.

Shirley Sjoberg made the following comments:

- Asked for explanation of the current City zoning map.
- Concerned about planned road improvements.

Dennis Blanchard made the following comments:

- Concerned about future development on new lot and the pressurized secondary water to the property.

Kyle Roberts made the following comments:

- Curious about "blue stakes" along the 5500 W. roadway.

Commission informed resident that it was most likely occurring in conjunction with the road improvements happening along 4700 W.

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, 2.35 acres located at approx. 5396 S. 4700 W. to City Council. Commissioner Platt seconded the motion. Commissioners Platt, Cox, and Draper voted “aye”. The motion passed unanimously.

2. 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.

Developer present for discussion. Key Issues still unresolved, would like to make a request to table discussion to the April 11th, 2019 meeting.

PUBLIC HEARING

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

MOTION Commissioner Draper made a motion to table request and discussion for preliminary approval of the Hadley Valley Subdivision until April 11th, 2019. Commissioner Platt seconded the motion. Commissioners Cox, Draper and Platt voted “aye”. The motion passed unanimously.

Commissioner Fowers opened the meeting for public comment.

Dennis Blanchard made the following comments:

- Notified City about the condition of the flag outside of the civic building.

City Staff informed resident that an order for a new flag had been placed earlier in the week and as soon as it arrives the current flag will be retired.

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

MOTION to adjourn was made by Commissioner Cox.
Seconded by Commissioner Platt.

The meeting was adjourned at 7:35 p.m.

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