



Planning Commission Members in Attendance: Commission Vice Chair Kylie Lance, Commissioners Drew Hoffman, Michael Weight, Michael Romero, Nicci McNeff, BreAnna Nixon.

Commission Chair Trevor Wood and Commissioner Andrea Howard were excused from the meeting.

Others in Attendance: Assistant City Manager Jason Bond, City Council Member Jeff Siddoway, Assistant Kathy Swenson, Recorder Amalie Ottley.

Various members of the public were present at the meeting.

Commission Vice Chair Kylie Lance called the meeting to order at 7:00 p.m.

INVOCATION/INSPIRATIONAL THOUGHT

Commissioner Nixon offered an inspirational thought.

PLEDGE OF ALLEGIANCE

Commissioner Michael Romero led the pledge of allegiance.

PUBLIC FORUM

Vice Commission Chair opened the Public Forum at 7:01 p.m.

No members of the public wished to speak during the Public Forum.

Vice Commission Chair closed the Public Forum at 7:02 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. McDonald's Rear Elevation Sign

Assistant City Manager Jason Bond presented the request from McDonald's to have a sign on the rear elevation of their building. Per city code, the request must be approved by The Planning Commission. The Planning Commission reviewed the elevations and signage provided in the plans by McDonald's Restaurant.

Commissioner Michael Romero motioned to approve the request for signage at the McDonald's Restaurant Site. Commissioner BreAnna Nixon seconded the motion.

Commissioner Wood	Absent
Commissioner Lance	Yes
Commissioner Hoffman	Yes
Commissioner Howard	Absent
Commissioner McNeff	Yes
Commissioner Nixon	Yes
Commissioner Romero	Yes
Commissioner Weight	Yes

Vote was unanimous in favor. Motion passed.

2. Scenic Ridge Estates Preliminary Review

Assistant City Manager Bond presented the preliminary plan for the 8-lot subdivision located east of 430 S. Vice Commission Chair Lance inquired about the need for a water tank. Mr. Bond stated that as currently platted, the pressure zones are adequate to provide water to the development. Mr. Bond also addressed the future possibility of developing the remaining land at the site and stated that significant needs such as culinary and P.I. infrastructure would have to be implemented first. The DRC discussed trails and required green space in the current phase.

Jessica Mitchell wished to address the Planning Commission regarding the Scenic Ridge Estates preliminary plan. She expressed her appreciation for the commissioner's concerns and thorough discussion. Ms. Mitchell read a quote from Melanie Moore Smith stating concerns for the implications of further development in the area using primarily culinary water. She also addressed her wishes to have the land and green space protected by the city and developers.

Assistant City Manager Bond addressed Ms. Mitchell's concerns on green space and culinary water. He mentioned the extensive engineering and studies conducted by both city staff and outside agencies that have made sure that the plan meets city code requirements. Mr. Bond spoke to possible debris flows in cases of fire and/or flood.

The DRC also discussed water zone elevation lines on the plans that coincide with lot #8 and city code that addresses "Remnant Parcels."

Commissioner Hoffman motioned to recommend approval of the Scenic Ridge Estates Subdivision with the following conditions:

- All planning and engineering redlines be addressed.

Commissioner McNeff seconded the motion.

Commissioner Wood	Absent
Commissioner Lance	Yes
Commissioner Hoffman	Yes
Commissioner Howard	Absent
Commissioner McNeff	Yes
Commissioner Nixon	Yes
Commissioner Romero	Yes
Commissioner Weight	Yes

Vote was unanimous in favor. Motion passed.

3. Stratton Acres Preliminary Review

Assistant City Manager Bond presented the preliminary plan for the 37-unit subdivision located at approximately 200 E. and Royal Land Drive. Commissioner Weight inquired about service to surrounding farmland as well as a retention basin located on Nebo School District land. Mr. Bond confirmed that the developer would negotiate the retention basin with the school district on their end. The commission discussed traffic flows on streets throughout the development including road widths.

Commissioner Nixon made a motion to recommend approval of the Stratton Acres Subdivision with the following conditions:

- All planning and engineering redlines be addressed.

Commissioner Weight seconded the motion.

Commissioner Wood	Absent
Commissioner Lance	Yes
Commissioner Hoffman	Yes
Commissioner Howard	Absent
Commissioner McNeff	Yes
Commissioner Nixon	Yes
Commissioner Romero	Yes
Commissioner Weight	Yes

Vote was unanimous in favor. Motion passed.

4. Public Hearing – Land Use Tables & Definitions Related to the Main Street Business Districts Zone

Assistant City Manager Bond addressed the work being done with legal counsel to finetune the code referenced in the land use table and definitions with regards to the Main Street Business Districts Zone. Mr. Bond pointed out items previously discussed by The Planning Commission in the definitions and code. Mr. Bond highlighted items that were stricken from the land use table that didn't have corresponding definitions. He also addressed legal non-conforming topics that have been brought up in prior meetings.

Vice-Commission Chair Lance opened the Public Hearing at 7:44 p.m.

Andrea Lee addressed the Planning Commission regarding the growth and change that she has experienced in the city within the last 20 years. Ms. Lee pointed out zones in the main street residential area that she feels could be more commercial friendly.

Vice-Commission Chair Lance closed the Public Hearing at 7:46 p.m.

Commissioner Weight inquired about the differences in the Major and Minor Automotive Service and Repair definitions. The commission and Mr. Bond discussed legal non-conforming status' currently in the city and the land use rights of citizens who own those properties. Ms. Lee inquired if legal non-conforming use properties could expand their business under the current city code. Mr. Bond stated that legal non-conforming properties cannot expand. The commission spoke about zoning in the MSR and the proposed changes in the land use table. The commission requested that the minor automotive service repair definition not include "overhaul or transmission work" and be added as conditional use in the MSC zone.

Commissioner McNeff made a motion to forward a positive recommendation to the City Council with the changes proposed to include:

- Remove "overhaul or transmission work" from the Minor Automotive Service Repair definition.
- Add the Minor Automotive Service Repair as a conditional use in the MSC zone.
- Fix scrivener's errors.

The motion was seconded by Commissioner Weight.

Commissioner Wood	Absent
Commissioner Lance	Yes
Commissioner Hoffman	Yes
Commissioner Howard	Absent
Commissioner McNeff	Yes
Commissioner Nixon	Yes
Commissioner Romero	Yes
Commissioner Weight	Yes

Vote was unanimous in favor. Motion passed.

5. Public Hearing – Agriculture Related Amendments

Assistant Manager Bond presented the process in which the city could consider adding “Agritourism” as a conditional or temporary use in the city code including an added definition. Mr. Bond presented a draft definition of “Agritourism” for the commission to review. The commission made recommendations for the language included in the drafted definition.

Vice-Commission Chair Lance opened the Public Hearing at 8:30 p.m.

No members of the public wished to address the commission.

Vice-Commission Chair Lance closed the Public Hearing at 8:30 p.m.

Commissioner Nixon made a motion to table the discussion regarding the agricultural related amendments to create a more comprehensive definition for temporary uses. Commissioner Romero seconded the motion.

Commissioner Wood	Absent
Commissioner Lance	Yes
Commissioner Hoffman	Yes
Commissioner Howard	Absent
Commissioner McNeff	Yes
Commissioner Nixon	Yes
Commissioner Romero	Yes
Commissioner Weight	Yes

Vote was unanimous in favor. Motion passed.

6. Discussion: Detached Accessory Dwelling Units

Mr. Bond addressed the City Council’s desire to have the Planning Commission discuss Detached Accessory Dwelling Units (ADUs) in the R8 zone or other potential zones. Mr. Bond explained to the commission the positive aspects for residents to be able to have detached ADUs on their properties and what specifically detached ADUs are.

The commission discussed HOA versus state guidelines and the possibility of HOAs within the city banning detached ADUs in neighborhoods. The commission reviewed setbacks in the city code and following zoning regulations. The consensus among the commission was positive for the possible passing of an ordinance that would allow detached ADUs. The commission requested that a draft ordinance be prepared and presented at a future meeting for them to review.

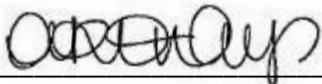
7. Meeting Minutes Approval – June 14, 2022

Commissioner Romero motioned to approve the meeting minutes from the June 14th Planning Commission Meeting. Commissioner Hoffman seconded the motion.

Commissioner Wood	Absent
Commissioner Lance	Yes
Commissioner Hoffman	Yes
Commissioner Howard	Absent
Commissioner McNeff	Yes
Commissioner Nixon	Yes
Commissioner Romero	Yes
Commissioner Weight	Yes

ADJOURNMENT

Meeting was adjourned at 9:11 p.m.



City Recorder – Amalie R. Ottley

Commission Chair – Trevor Wood