

**NORTH OGDEN PLANNING COMMISSION
MEETING MINUTES
July 7, 2021**

The North Ogden Planning Commission convened in a regular meeting on July 7, 2021, at 6:35 p.m. in the North Ogden City Municipal Building, 505 E. 2600 N. North Ogden, Utah. Notice of time, place and agenda of the meeting was furnished to each member of the Planning Commission, posted on the bulletin board at the municipal office and posted to the Utah State Website on July 1, 2021. Notice of the annual meeting schedule was published in the Standard-Examiner on December 12, 2020.

COMMISSIONERS:

Eric Thomas	Chairman	
Brandon Mason	Vice-Chairman	
Lisa Arner	Commissioner	excused
Scott Barker	Commissioner	
Alan Lunt	Commissioner	
Nicole Nancarrow	Commissioner	excused
Johnson Webb	Commissioner	excused

STAFF:

Scott Hess	Planning Director	
Brandon Bell	Associate Planner	
Kai Johnsen	Planning Tech	joined via Zoom
Jon Call	City Manager/Attorney	
Neal Berube	Mayor	

VISITORS:

Leslie Meier	Brock Loomis	Karoll Bastian
Mitch Vance	Geneva Blanchard	Geri Goodliffe
Merrill Sunderland	John Hansen	John Janson
Frank Monagas	Allison Monagas	

Chairman Thomas called the meeting to order at 6:35 p.m. Commissioner Lunt offered the invocation and Vice Chairman Mason led the Pledge of Allegiance.

1. **ROLL CALL**

Chairman Thomas conducted the roll.

2. **MINUTES CONSIDERATION**

a. Consideration and action to approve the May 19, 2021 Planning Commission Meeting minutes

Vice Chairman Mason made a motion to approve the May 19, 2021, minutes as presented. Commissioner Lunt seconded the motion.

Voting on the motion:

Chairman Thomas	aye
Vice Chairman Mason	aye
Commissioner Arner	excused
Commissioner Barker	aye
Commissioner Lunt	aye
Commissioner Nancarrow	excused
Commissioner Webb	excused

The motion carried.

3. **OPENING MEETING STATEMENT**

Chairman Thomas read the opening statement.

4. **EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE**

Chairman Thomas disclosed that he had a conversation with the applicant for item six, the Montgomery Farms Subdivision, regarding soil conditions given that he was the developer for the property to the south. He noted he has no private or financial interest in the project. He then asked if any member of the Commission needs to declare ex parte communications or conflicts of interest. No additional declarations were made.

5. **PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**

There were no public comments.

ADMINISTRATIVE ITEMS:

**6. SUB 2021-09 CONSIDERATION AND ACTION ON AN ADMINISTRATIVE APPLICATION, PRELIMINARY APPROVAL OF MONTGOMERY FARMS SUBDIVISION (35 LOTS) LOCATED AT APPROXIMATELY 150 EAST 2150 NORTH
PRESENTER: SCOTT A. HESS, PLANNING DIRECTOR**

A staff memo from Planning Director Hess explained when the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has limited discretion. Examples of administrative applications are conditional use permits, design reviews, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

The applicant is requesting preliminary approval for the proposed Montgomery Farms Subdivision (see Exhibit B), which consists of 35 lots. The property on which this proposed subdivision is located is currently vacant and is located at approximately 150 East 2150 North. This area was recently annexed as the "Bown Annexation" file number ANX 2021-03. That annexation included a recommendation from the Planning Commission and approval by the City Council to apply the Residential R-1-8 zoning. Approval of the subdivision is subject to the completion and recordation of the annexation. The Technical Review Committee met on June 15, 2021, regarding this proposed subdivision (See Exhibit C). The City Engineer submitted a review memo dated June 24, 2020; this memo lists several requirements that must be met (see Exhibit D). Staff has received will-serve letters from Central Weber Sewer, Dominion Energy, and Weber-Box Elder Conservation District. A will-serve letter has been requested from Rocky Mountain Power and must be submitted prior to final approval. Weber-Box Elder Conservation District's letter requires water shares to be provided by the applicant to the District in order to serve this area with secondary irrigation water. All will-serve letters must be submitted and their requirements for approval met prior to final approval of the Subdivision.

The Residential R-1-8 zone requires a minimum lot size of 8,000 square feet on interior and 9,000 square feet on corner lots. Minimum lot width at the 30-foot setback is 80 feet. The lots in this proposed subdivision have been verified to meet the required square footage and lot width requirements for building lots in the zone. The building envelope setbacks need to be amended to show 30-foot front yard setbacks, 20-foot rear yard setbacks, total combination of 18-foot side yard setbacks, and corner lots must provide a 20-foot setback on the right-of-way side that is not indicated as the front yard. The block length is met as drawn. There is an existing stub street from the south (250 East) that terminates in a cul-de-sac in the Hidden Willow Estates development. Staff discussed connecting 250 East to Bown Lane which would eliminate lot 122. This would create a 4-sided block with less than 300-foot block faces on each side. North Ogden Code requires a minimum block length of 400-feet whenever practical. While connecting 250 East to Bown Lane would assist with street connectivity, Staff feels that this connection does not create a beneficial block and is not necessary at this time. The developer will be required to install off-site improvements on 250 East to complete the cul-de-sac and terminate the stub street. Lot 122 must include a note on the plat that the frontage and access must come from Bown Lane, and access will not be granted from the 250 East cul-de-sac.

Applicant needs to ensure building envelopes are correct, prior to submission for a final plat. All lots in this subdivision are Restricted (R) lots based on the geotechnical report and high-water table in this area. The Parks and Recreation Department has stated that a trail needs to be incorporated as a 6' wide sidewalk connecting through this subdivision from north to south along 150 East, per the Master Trails Plan. There is an existing barn structure on the southeast corner of the property residing in future lot 120. This structure must be removed prior to recordation of a Final Plat. The applicant will be required to obtain a demolition permit for its removal.

The memo offered the following summary of Planning Commission considerations:

- Does the proposed subdivision meet the requirements of the applicable City subdivision and zoning ordinances?
- Is the proposed subdivision consistent with the General Plan?

The memo noted the proposed subdivision meets the requirements of applicable North Ogden City ordinances and conforms to the North Ogden City General Plan, with the requirements noted in this report. This area is in the South Town neighborhood and the General Plan map calls for this property to be developed as single-family residential.

Recommended conditions of approval include:

- Requirements of the North Ogden City Engineer's Report must be met prior to final plat approval (unless superseded in this report).
- Requirements of the Technical Review Committee Letter (unless superseded in this report).
- All will-serve letters must be submitted and their requirements for approval met prior to final approval of the Subdivision.
- The building envelope setbacks must be in conformance with the R-1-8 zone.
- The developer will be required to install off-site improvements on 250 East to complete the cul-de-sac and terminate the stub street. lot 122 must include a note on the plat that the frontage and access must come from Bown Lane, and access will not be granted from the 250 East cul-de-sac.
- The existing structure on future lot 120 must be removed prior to recordation of a Final Plat.
- Trail connection must be incorporated as a 6' wide sidewalk on 150 East, per the Master Trails Plan.
- Approval of the subdivision is subject to the Annexation being Recorded.
- Assure that building envelopes and setbacks are correct per the R-1-8 zone requirements.
- Will serve letters for all utilities must be provided, and all conditions met, prior to final approval.

The memo concluded staff recommends that the Planning Commission grant preliminary approval of the Montgomery Farms Subdivision subject to the conditions recommended in this Staff Report.

Mr. Hess reviewed the staff memo as well as the plat for the project to orient the Commission to certain improvements and street connectivity.

Vice Chairman Mason asked if the cul-de-sac on the east end of the project will result in a street that exceeds the City's maximum block length along Washington. Mr. Hess stated that issue was not discussed in the Technical Review Committee meeting; he noted that there is a private street

that provides access from Washington Boulevard into an outdoor storage lot. Technically, this private street would facilitate a break in the block length along Washington Boulevard. However, the Commission could require the applicant to extend the road to Washington Boulevard rather than approve the cul-de-sac. Vice Chairman Mason stated that he likes the design with the cul-de-sac, but simply wants to ensure that the project will not violate the City's ordinance regulating block lengths. He asked that staff review the matter and measure the blocks abutting the subject property. Chairman Thomas noted that the applicant does not own the property through which the road would need to connect to Washington Boulevard. Vice Chairman Mason stated he understands, but the road should stub into the private property rather than be built as a cul-de-sac in order to allow for future access to Washington Boulevard.

Commissioner Barker asked where the six-foot wide trail in the project will connect to other trailways. Mr. Hess indicated the trail is identified on the City's future trails map; at this time, it will connect to the sidewalk on the south of the project, which continued to the north through The Ranches project.

Chairman Thomas then invited input from the applicant.

John Hansen, 1165 W. 4000 N., Pleasant View, stated that he is excited about this project, which will have moderately priced homes with a trail system that will connect to the pond area to the south. He addressed Vice Chairman Mason's comments about the cul-de-sac to the east and whether the road should connect to Washington Boulevard; he noted the Technical Review Committee did not think that the connection made sense and he believes the layout is compliant with the City's ordinance regulating block lengths.

Vice Chairman Mason asked Mr. Hansen if he would entertain a stub road rather than a cul-de-sac at 250 East. He stated that his concern is that approval of the current layout will result in a situation of noncompliance on Washington Boulevard. The only solution he can see for that is to not have a cul-de-sac on the east side of the property. Mr. Hansen stated that it does not make sense to him to stub road into commercial property as it will be a road that will never go anywhere. He would prefer the cul-de-sac as designed.

Chairman Thomas then invited public input; there were no persons appearing to be heard.

Vice Chairman Mason stated he would like to table this application to give staff sufficient time to measure the block lengths that would be created on Washington Boulevard if the proposed layout is approved. Chairman Thomas stated that it is his position that the applicant does not own the property that would allow for the connection to Washington Boulevard; therefore, it is not fair to place a condition on this project that they have no control over. He feels that the block length ordinance should only be enforced on property with the ability to connect to Washington Boulevard; he does not feel that the ordinance applies to this application.

Commissioner Lunt stated he does not believe it is necessary to table the application and, rather, conditions of approval could be granted, and the measurement of block lengths could be determined before the final plat application is submitted to the Commission. Vice Chairman Mason stated he is comfortable with that approval and asked that the measurements be performed before final plat is considered by this body.

Mr. Hess noted that utilizing the Weber County GIS site, he found that the block length from 2275 North to the townhomes north of The Cannery is 1,533 feet. North of that there are a number of large agricultural properties that will likely be developed in the future, which will create an additional mid-block crossing onto Washington Boulevard.

Vice Chairman Mason made a motion to approve application SUB 2021-09, preliminary approval of Montgomery Farms Subdivision (35 lots), located at approximately 150 East 2150 North, based on the findings and subject to the conditions listed in the staff report, with the additional condition that staff provide an exact measurement of the block lengths on Washington Boulevard to determine if the City's block length ordinance would be violated by the proposed layout of the project. Commissioner Barker seconded the motion.

Voting on the motion:

Chairman Thomas	aye
Vice Chairman Mason	aye
Commissioner Arner	excused
Commissioner Barker	aye
Commissioner Lunt	aye
Commissioner Nancarrow	excused
Commissioner Webb	excused

The motion carried.

7. SUB 2021-07 CONSIDERATION AND ACTION ON AN ADMINISTRATIVE APPLICATION, PRELIMINARY APPROVAL OF THE VIEWS AT ROCKWOOD SUBDIVISION (36 LOTS) LOCATED AT APPROXIMATELY 3850 NORTH 475 EAST PRESENTER: BRANDON BELL, ASSOCIATE PLANNER

A staff memo from Associate Planner Bell explained when the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has limited discretion. Examples of administrative applications are conditional use permits, design reviews, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

The applicant is requesting preliminary approval for the proposed Views at Rockwood Subdivision (see Exhibit B), which consists of 36 lots. The property on which this proposed subdivision is located is currently vacant and is located at approximately 3850 North and 475 East. Most of the subdivision is currently zoned HP-1, and the remainder is in R-1-10. The applicant has applied to rezone the property that is zoned R-1-10 to HP-1. Any approval of the subdivision should be subject to the rezoning of the property. The Technical Review Committee met on June 10, 2021 regarding this proposed subdivision (See Exhibit C). The City Engineer submitted a review memo dated June 21, 2020; this memo lists a number of requirements that need to be met (see Exhibit D). We have received will-serve letters for secondary water, and also for Central Weber Sewer; however, the sewer and secondary water will serve letters need to be amended to clarify that all 36 lots will be able to be served, prior to final approval.

The HP-1 zone requires a minimum lot size of 10,000 square feet on interior and corner lots with a lot width requirement of 90 feet. The lots in this proposed subdivision have been verified to meet the required square footage and lot width requirements for building lots in the proposed zone, the HP-1 zone. On a related issue regarding these lots, the applicant needs to use topographical data to ensure the building envelopes are correct, prior to submission for a final plat, for final approval. The applicant has applied to rezone the R-1-10 portion of the property to the HP-1 zone.

Block length is met, on all blocks where the block length requirements are considered enforceable. The block on the east side of 475 East is not consistent with the maximum block length requirements, however, the lots on the east side of that block, have already been developed; and have already created a block where the block length requirement in 12-6-3 (A) (4) is not able to be enforced, as any street would simply be a stub street.

The Parks and Recreation Department has stated that a trail (along Mountain Road) needs to be incorporated as a 6' wide asphalt trail on the north side of Mountain Road, per the Master Trails Plan. The City Council has yet to finalize a design for Mountain Road. The applicant is working out whether they will construct a portion of the road or provide an escrow amount.

The memo offered the following summary of Planning Commission considerations:

- Does the proposed subdivision meet the requirements of the applicable City subdivision and zoning ordinances?
- Is the proposed subdivision consistent with the General Plan?

The memo noted the proposed subdivision meets the requirements of applicable North Ogden City ordinances and conforms to the North Ogden City General Plan, with the requirements noted in this report. This area is in the Hillside neighborhood and the General Plan map calls for this property to be developed as low-density residential.

Recommended conditions of approval include:

- Requirements of the North Ogden City Engineer's Report must be met prior to final plat approval (except where superseded in this report).
- Requirements of the Technical Review Committee Letter (except where it may be superseded in this report).
- The Parks and Recreation Department has stated that a trail (along Mountain Road) needs to be incorporated as a 6' wide asphalt trail on the north side of Mountain Road, per the Master Trails Plan.
- Approval of the subdivision is subject to the property being rezoned to a single zone.
- The applicant needs to use topographical data to ensure building envelopes are correct, prior to submission for a final plat, for final approval
- Sanitary sewer and secondary water will serve letters need to be amended to clarify that all 36 lots will be able to be served, prior to final approval.

The memo concluded staff recommends that the Planning Commission grant preliminary approval of the Views at Rockwood Subdivision subject to the conditions recommended in this Staff Report.

Mr. Bell reviewed his staff memo.

Vice Chairman Mason asked if the zoning for this project dictates that corner lots be 11,000 square feet. Mr. Bell stated that all lots in the HP-1 zone must be 10,000 square feet; in the R-1-10 zone, corner lots must be 11,000 square feet.

Chairman Thomas stated that the plat only identifies 40-feet of road width for Mountain Road rather than the required 80-feet. Mr. Bell stated that is not a matter he has been working on with the applicant. The question is whether the applicant will develop the road or place money in escrow for the future development. Commissioner Barker asked if that will be determined before final approval, to which Mr. Bell answered yes.

Chairman Thomas invited input from the applicant.

Brock Loomis, Henry Walker Homes, stated that there has been a minor change to the plat for the project; the widths of lots 13 and 35 have been adjusted. Lot 13 is 90 feet wide and lot 35 is 126 feet wide. He then stated that he intends to place money in escrow for Mountain Road improvements; since the development doesn't warrant construction of the full road width, it makes more sense to place money in escrow to cover the future expense of constructing the road. He then concluded that lots 17 and 36 contain existing homes that will stay on the property.

Chairman Thomas invited public input. There were no persons appearing to be heard.

Vice Chairman Mason indicated he is comfortable approving the application given its conformance with City ordinances. Chairman Thomas agreed, but suggested that the motion include a recommendation to adjust the plat to identify the full 80-foot road width for Mountain Road. He understands that the 40-foot width is for the center line, but most people that review plats do not understand that and the current configuration may be confusing.

Vice Chairman Mason made a motion to grant approval of application SUB 2021-07, preliminary approval of The Views at Rockwood Subdivision (36 lots), located at approximately 3850 N. 475 E., based on the findings and subject to the conditions listed in the staff report, and with the additional condition to adjust the plat to identify the full 80-foot road width for Mountain Road. Commissioner Lunt seconded the motion.

Voting on the motion:

Chairman Thomas	aye
Vice Chairman Mason	aye
Commissioner Arner	excused
Commissioner Barker	aye
Commissioner Lunt	aye
Commissioner Nancarrow	excused
Commissioner Webb	excused

The motion carried.

LEGISLATIVE ITEMS:

8. ZMA 2021-03 PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION ON A LEGISLATIVE APPLICATION TO REZONE PROPERTY FOR LAND LOCATED AT APPROXIMATELY 3650 NORTH 475 EAST FROM SINGLE FAMILY RESIDENTIAL (R-1-10) TO HILLSIDE PROTECTION (HP-1)
PRESENTER: BRANDON BELL, ASSOCIATE PLANNER

A staff memo from Associate Planner Bell explained when the City is considering a legislative matter, the Planning Commission is acting as a recommending body to the City Council. The City has wide discretion in taking legislative action. Examples of legislative actions are general plan, zoning map, and land use text amendments. Legislative actions require that the Planning Commission give a recommendation to the City Council. Typically, the criteria for making a decision related to a legislative matter, requires compatibility with the general plan and existing codes.

The applicant is requesting a zone change for the property located at approximately 3650 North 475 East from Single-Family Residential (R-1-10) to Hillside Protection Zone (HP-1). There is a subdivision application being processed concurrently with this request, and the proposed subdivision would connect the Cactus Ridge subdivision (on the east) and the Northview Estates subdivision (to the west) and fill in the area in between.

The HP zones requirement is that “the developer landowner shall provide site specific studies addressing the geomorphology, geology, faults, hydrology, slopes, soils, recharge, vegetation and wildlife, fire, and utility and parks constraints of the site.” A study has been provided generally for the hillside, and the applicant has provided a geotechnical report for this property. The City Engineer has found that this is sufficient for this property, and that the HP-1 zone is appropriate.

The proposed subdivision meets the requirements of applicable North Ogden City ordinances and conforms to the North Ogden City General Plan. The General Plan map calls for this property to be developed as low-density residential, which the HP-1 zone qualifies as. The property is within the Hillside Neighborhood.

Zoning and Land-Use Policy

The following policy consists of general statements to be used as guidelines. Such guidelines may on occasion conflict when several are compared. In such cases, the Planning Commission should prioritize the guidelines as they pertain to the specific parameters of the issue which is pending. All zoning requests should first be evaluated for their compliance with the General Plan.

General Guidelines:

- A definite edge should be established between the types of uses to protect the integrity of each use, except where the mixing of uses is recommended in the General Plan.
Staff Comment: The parcels in this subdivision are currently in two zones, with near identical uses in each zone. This rezone if approved, will consolidate these parcels into one zone designation.
- Zoning should reflect the existing use of property to the greatest extent possible, unless the area is in transition or is in conflict with the General Plan.
Staff Comment: The property around this area has been transitioning from vacant to residential.

- Where possible, properties which face each other across a local street, should be the same or a similar zone. Collector and arterial roads may be sufficient buffers to warrant different zones.
Staff Comment: This rezone would increase conformity with this guideline, by making all the properties across the streets from one another in the subdivision in the same zone.
- Zoning boundaries should not cut across individual lots or developments (i.e., placing the lot in two separate zones). Illogical boundaries should be redrawn to follow property or established geographical lines.
Staff Comment: This proposed zone change will enable the entire subdivision to be in the same zone, and ensure the property is in conformity with this guideline.

Residential Guidelines:

- Avoid isolating neighborhoods.
Staff Comment: The proposed zone change will not isolate the existing neighborhood.
- Require excellence in design.
Staff Comment: A building permit will be processed for the future homes or other buildings meeting city standards. The design of the subdivision in relation to City standards is being reviewed as part of the subdivision application.
- Consider development agreements to assure higher quality development.
Staff Comment: No development agreement is proposed.

The memo offered the following summary of Planning Commission considerations:

- Is the proposal consistent with the General Plan?
- How does the proposal relate to the Zoning and Land Use Policy guidelines?

The memo concluded staff recommends the Commission conduct the public hearing and receive public comment, consider the General Plan rezoning guidelines, and make a recommendation to the City Council. Staff recommends approval of the zoning map amendment from R-1-10 to HP-1. The Planning Commission can find that this application is consistent with the General Plan.

Mr. Bell reviewed the staff memo.

a. Chairman Thomas opened the Public Hearing at 7:25 p.m.

There were no public comments.

Vice Chairman Mason made a motion to close the Public Hearing. Commissioner Lunt seconded the motion.

Voting on the original motion:

Chairman Thomas	aye
Vice Chairman Mason	aye
Commissioner Arner	excused
Commissioner Barker	aye
Commissioner Lunt	aye
Commissioner Nancarrow	excused
Commissioner Webb	excused

The motion carried.

The Public Hearing was closed at 7:26 p.m.

Commissioner Lunt made a motion to forward a positive recommendation to the City Council regarding ZMA 2021-03, legislative application to rezone property for land located at approximately 3650 North 475 East from single family residential (R-1-10) to Hillside Protection (HP-1), based on the findings and subject to the conditions listed in the staff report. Commissioner Barker seconded the motion.

Voting on the original motion:

Chairman Thomas	aye
Vice Chairman Mason	aye
Commissioner Arner	excused
Commissioner Barker	aye
Commissioner Lunt	aye
Commissioner Nancarrow	excused
Commissioner Webb	excused

The motion carried.

9. **ZTA 2019-06 DISCUSSION AND REVIEW OF SECTIONS 3 AND 4 OF THE REORGANIZED LAND DEVELOPMENT CODE**
PRESENTER: SCOTT HESS, PLANNING DIRECTOR

Planning Director Hess noted the Commission reviewed Sections 1 and 2 of the Land Development Code during their June 16 meeting; tonight's agenda item is a continuation of the review of the documents and the focus tonight will be Sections 3 and 4. He introduced John Janson, Principal of Planning Solutions, who provided the Commission with an overview of changes that have been proposed in Sections 3 and 4 of the City's Land Use Code since the body's last review of the text; he used the following chart to provide the overview:

Summary Changes to Section 3

1. Combined PUDs (formerly PRUDs) with Group Dwellings (now called Attached Dwelling Units) – moved processing to Section 1.
 - Updated density calculations to reflect the various zones;
 - Some new requirements and graphics;
 - Increased emphasis on preservation of natural features and trails
2. Home Occupations – more simple list of possible uses, processed as permitted uses.
3. TV Satellite, dish antennas – updated to reflect smaller dishes and antennas due to tech advances.
4. Wireless Telecommunications – updated as to Federal and State Law – promotes stealth installations – processed as a permitted use in certain zones.
5. Sexually Oriented Businesses – updated as per State Law and only allowed in the Manufacturing Zone.
6. Conditional Use Chapter – fully updated and moved to Section 1.
7. Residential fencing moved to Supplementary Regulations in Section 2.

8. Parking – various updates including simplified lot standards, with new graphics, clarified tandem parking and parking lot landscaping.
9. Landscaping – new buffer area standards when a commercial use is next to residential use.
10. Signs – new graphics, simplifies electronic message display language.

Summary Changes to Section 4

1. Subdivision Ordinance - dropped PUDs (previously addressed), emphasized sensitive lands, moved definitions to Section 1, clarified submittal requirements, more references to Public Works standards instead of including them here, Planning Department manages the final plat approval, updated plat vacations as per State Law.
2. HP zones – only minor modifications pending new Sensitive Lands ordinance.
3. Minor Subdivisions – updated language as per State Law, administrative approval for up to 10 lots.
4. Development Improvements – more references to PW standards, clarifies requirements for double frontage lots, encourage secondary water with option of a deferral agreement if unavailable, 5' sidewalks, trails updates.
5. Condominiums – processing the same as a subdivision but with additional State required paperwork.
6. Boundary Line Adjustments – updated as per State Law.
7. PC and CC to consider amendment to block lengths.
8. PC and CC to consider policy review of 11-23-5: Special Exception for Sidewalk item A.4 with regards to 10% escrow.

Throughout Mr. Janson's presentation, he engaged in high level discussion with the Commission regarding topics such as loading/unloading zones in parking areas; charging stations for electric vehicles; consideration of varied modes of transportation, such as electronic scooters; adjustments to the City's nuisance code enforcement section regarding landscape maintenance during drought conditions and associated changes in section three of the land use code; simplification of the final plat approval process; and block length regulations. Planning Director Hess indicated he will work with Mr. Janson to adjust the two sections responsive to the Commission's feedback tonight and an updated document will be presented to the group in the near future.

10. **REMARKS - PLANNING COMMISSIONERS:**

There were no additional Planning Commission remarks.

11. **REPORT - PLANNING DIRECTOR:**

Mr. Hess reviewed the calendar of Planning Commission and City Council meetings for the remainder of the month and for August; he also briefly discussed a few pending agenda items.

12. **REMARKS – CITY MANAGER/ATTORNEY**

Mr. Call asked for help from the Commission in reminding their neighbors of the City's secondary water regulations and that secondary systems will likely be shut off much earlier than residents are typically

accustomed to. He noted that the City Council has discussed allowing residents to water trees and shrubs with culinary water, but the City is advising that residents wait to install any new landscaping until the spring of 2022. Fines for violating water usage regulations will carry fairly steep fines. He then provided the Commission with information regarding the upcoming City employee party and indicated they are invited to attend.

13. **ADJOURNMENT**

Commissioner Barker made a motion to adjourn the meeting. Vice Chairman Mason seconded the motion.

Voting on the motion:

Chairman Thomas	aye
Vice Chairman Mason	aye
Commissioner Arner	excused
Commissioner Barker	aye
Commissioner Lunt	aye
Commissioner Nancarrow	excused
Commissioner Webb	excused

The motion carried.

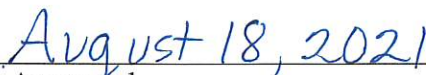
The meeting adjourned at 8:24 pm



Eric Thomas, Planning Commission Chair



Joyce Pierson, Deputy City Recorder



Date Approved