

June 2, 2022
Planning Commission Work Session
Virtual Meeting
6:03 p.m.

Commissioners Present: Chairman Julie Jones, Vice Chairman Marcus Wager, Commissioner Jan Kerr, Commissioner Stephan Moss (came at 6:06 p.m.), Commissioner Beth Thompson, Commissioner Blake Broadhead, Commissioner Ryan Vaughn

Commissioners Absent: None.

City Council Present: None.

City Staff Present: Robert Barnhill; City Administrator
Chris Crockett; City Attorney
Tyra Bischoff; Deputy Recorder

Others Present: Gene Stephens, Daniel Stephens, Brad V. Johnson, Jim Flint

1. 6:00 p.m. - Work Session
A. Discussion on Ordinance 22-D

Chairman Jones called the meeting to order and gave a roll call.

City Administrator Robert Barnhill explained the requested Ordinance 22-D Development Overlay Zone of Olsen Orchards. The overlay will be accompanied by a development agreement. Development agreements and zone changes are legislative actions but the planning commission can give recommendations to City Council. He noted that a public hearing has already been done. He said that they are not under any obligation to approve the ordinance but to negotiate with the applicant with a proposal that will benefit the city. Mr. Barnhill said he has the feedback from the public hearing and original drafts they can review. He said that this proposes a custom law that would be adopted for this development. He said that the city would be drafting codes that apply only to this development. He mentioned what is adopted in this plan and outlined in the text of this agreement will be the law that will be followed, so the details are important.

Mr. Barnhill pointed out that in Section 8, of the Development Agreement that it addresses in word some of the infrastructure and improvement concerns. He said we will want to make sure to work out all the details on this agreement before it is finalized. For example, the quality of playground equipment and light fixtures in the park areas, along with the grooming and landscaping of the wetland areas. The agreement should have a standard of quality that will be referred to as needed for this project.

Mr. Barnhill said the developer presented an updated map of the proposed development (Concept 6.0) at the beginning of this meeting. This plan looked like they addressed some of the concerns the Planning Commission had with previous versions. He pointed out some of these adjustments and noted the size of some of the lots. On this new proposed map, the developers adjusted the total dwellings from 222 down to 205 units.

Commissioner Moss asked and was given the answer of the current zone in this development as R 1/3 acre lots which is 15,000 square feet lots.

Chairman Jones asked what the allotment for townhome was in the R1/3 zone for this property. Mr. Barnhill stated that that acreage size allows 88 single family and 38 multi-family units which gives 136

total residential units. He noted that this density was done before they purchased five more acres which would allow for 15 more single family units.

Commissioner Broadhead and Chairman Jones mentioned the 1200 west trail in the proposed plans by the wetlands not being connected. Then Ms. Jones pointed out that there are more homes on the south end by these wetlands (which the commissioners wanted to see less homes in that area). They also discussed that the concept 6.0 plan, they have removed some of the green space and a playground area.

Mr. Jim Flint discussed the wetland delineation study. He mentioned that he was surprised how large the delineated wetland area was on the south end of the property. He said as shown in concept 6.0 they had to move the road (3825 South) further north because of this research. Mr. Barnhill informed the commission that if the road is in a delineated wetland area, the applicant would have to obtain a permit from Army Corp of Engineers.

They looked over the updated proposed map and Chairman Jones commented that she feels that lots 1-9 should be removed. Commissioner Moss mentioned that taking out those lots would improve that area and maybe have more park space. Commissioner Kerr expressed that it is unfortunate the wetlands were bigger than expected.

Mr. Barnhill suggested moving the runoff pond in the southwest corner of the development to allow a possible solution to the trail connect issue. Mr. Flint responded by explaining the complication that might arise if it was moved further east. Commissioner Moss recommended that they put the trail behind lots 1-9 or remove lot 9 to make it into a trailhead. Gene Stephens said that to connect the trail they might need to get approval from the Army Corp of Engineers. He explained that with a 1/10 acre disturbance of a delineated wetland area the Army Corp of Engineers will give a response within 60 days for a permit.

Mr. Barnhill reminded the commissioners that the city wants this to be beneficial to the developer but also has to be something that the city will get value from or commensurate amenities. He said for example, will it give the citizens a place to go and enjoy or just a place for the city to maintain. The commissioners continued to review the different proposed concept plans and discussed improvements. They brainstormed and made many comments and suggestions on moving or removing certain lots. They also discussed different placements of the park with bowery and playground areas.

Commissioner Kerr suggested that 3700 South be connected as an outlet to Highway 89. Then get rid of where Hargis Hill comes off Highway 89 to make Hargis Hill safer. Mr. Jim Flint said there is a significant drop off and that UDOT won't allow it. Mr. Barnhill said that would be a big development challenge but an interesting idea. Chairman Jones commented that it would probably affect the pre-existing utilities.

The conversation returned back to the parks, green space, and trails. Commissioner Thompson does not think it benefits the city to have to maintain so many parks. Commissioner Broadhead wants a better trail system. The final consensus of the commissioners was that the plan still needs more discussion and adjustments.

3. Adjourn

The meeting ended at 6:53 p.m.