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3 **PLEASANT GROVE CITY**  
4 **PLANNING COMMISSION MEETING MINUTES**  
5 September 22, 2022

6  
7 **PRESENT:** Chair Jeffrey Butler, Wendy Shirley, Karla Patten, Jim Martineau, Tim Clyde  
8  
9 **STAFF:** Daniel Cardenas, Community Development Director; Jacob Hawkins, City Planner; Aaron  
10 Wilson, City Engineer; Kara Kresser, Planning Assistant; Kirsten Haggard, Planning Tech

11  
12 **EXCUSED:** Peter Steele, Todd Fugal, Dustin Phillips, Lindsey Hargett

13  
14 Chair Jeffrey Butler called the meeting to order at 7:00 p.m.

15  
16 **Commission Business:**

17  
18 1. **Pledge of Allegiance and Opening Remarks:** Commissioner Wendy Shirley led the Pledge  
19 of Allegiance. Commissioner Karla Patten offered the opening remarks.

20  
21 2. **Agenda Approval.**

22  
23 • **MOTION:** Commissioner Jim Martineau moved to APPROVE the agenda.  
24 Commissioner Patten seconded the motion. The Commissioners unanimously voted  
25 "Aye". The motion carried.

26  
27 3. **Staff Reports:**

28  
29 • **MOTION:** Commissioner Tim Clyde moved to APPROVE the Staff Reports.  
30 Commissioner Martineau seconded the motion. The Commissioners unanimously  
31 voted "Aye". The motion carried.

32  
33 4. **Declaration of Conflicts and Abstentions from Commission Members.**

34  
35 There were no declarations or abstentions.

1   **ITEM 1 – Public Hearing: Text Amendment – Section 10-14-27-3A: Density of Allowed Uses**  
2   **(The Grove Zone District)**

3   The Boulevard Mixed-Use Overlay) Public Hearing to Consider the Request of McKay Christensen  
4   to Amend City Code Section 10-14-27-3A: Density of Allowed Uses, by Changing the Requirement  
5   for Certain Dedicated Uses, for Buildings, Parking Areas, Drive Aisles, and/or Outparcel Directly  
6   Fronting Pleasant Grove Boulevard, within a Minimum Buffer of Sixty-Four Feet (64'), only within  
7   the Grove Zone District- Boulevard Mixed-Use Overlay.

8  
9   Community Development Director, Daniel Cardenas, presented the staff report and stated that this  
10   item is a Code Text Amendment (Section 10-14-27-3A) to eliminate the commercial-only buffer in  
11   The Grove Zone District-Boulevard Mixed-Use Overlay Zone. On an aerial photograph, he identified  
12   the area impacted by the overlay and reviewed its historical development. He noted that the overlay  
13   zoning was approved and adopted by the Planning Commission and City Council in 2018. The  
14   overlay allows both residential and commercial uses with the understanding that a 64-foot area  
15   fronting Pleasant Grove Boulevard will only be for commercial uses. Further, the overlay requires  
16   that 25,000 square feet be dedicated for sales tax uses.

17  
18   Director Cardenas stated that McKay Christensen has submitted development applications for a plat  
19   and three site plans for commercial and residential development. The parking stalls for the residential  
20   units were to be part of the 64-foot commercial-only buffer area. The applicant was seeking to  
21   eliminate the buffer so that residents have dedicated parking along Pleasant Grove Boulevard in front  
22   of the proposed apartments. The applicant additionally offered to enter into a Development  
23   Agreement to provide extra landscaping in that residential area.

24  
25   Director Cardenas reported that this idea was previously heard by the Planning Commission about  
26   one year ago. At that time, the Planning Commission suggested it proceed by way of a Development  
27   Agreement. Director Cardenas stated that if the Planning Commission is amenable to approving the  
28   amendment, the City Attorney will work with the developer on the agreement to ensure that the  
29   needed conditions are included. In response to a question raised, Director Cardenas confirmed that  
30   the amendment only addresses the buffer and does not alter the requirement that 50% of any  
31   development be commercial. He explained that the Commission could approve the new language or  
32   require a Development Agreement to be approved by the City Council.

33  
34   The applicant, McKay Christensen was present representing Boulevard Development. He explained  
35   that Boulevard Development acquired the property two or three years ago from multiple property  
36   owners, including Pleasant Grove City. The early site plan concept was developed, which included  
37   different properties at a time when the City wanted a road on 100 South to be added. The addition of  
38   the road would divide the property and make the parcels irregular and difficult to sell or develop. To  
39   help resolve the issues, the developer was allowed a total of 268 units in exchange for putting the  
40   roadway in place. The 268 units have already been approved. He knew at that time that commercial  
41   development would be challenging and acknowledged that the 25,000 square-foot requirement of  
42   sales tax commercial space, including the commercial parking buffer, was in place. He stated that

1 office space was not possible because of the parking space that limited development to restaurants  
2 and retail.

3  
4 Mr. Christensen reported that they now have five applicants for the commercial space. He identified  
5 an existing two-story building, which will house Pritchett, a premier bridal salon that wishes to expand  
6 to Pleasant Grove. That company will occupy 20,000 square feet of retail space and a restaurant  
7 would be on one end. This arrangement will generate nearly 21,000 square feet of sales tax revenue.  
8 He provided details about how Pritchett will occupy the two floors of the building and indicated that  
9 they will only go forward if a contract is entered into with Pritchett. Mr. Christensen identified the  
10 Heirloom Building that will house a bakery and a pizzeria. For that building, the square footage for  
11 retail includes 1,500 square feet for the bakery and 3,800 square feet for the pizzeria. The total square  
12 footage could be 6,000 square feet.

13  
14 Mr. Christensen explained that their biggest challenge is parking for both commercial and residential.  
15 Because of the locations of the commercial and residential spaces, it made sense for residents to be  
16 able to park in front of their building and that the commercial customers be able to park near the  
17 businesses. To do this would require the reallocation of spaces. Mr. Christensen identified the 53  
18 spaces in front of the residences to be dedicated for residential use.

19  
20 He commented that the development overall will provide over 32,000 square feet of retail space which  
21 meets the intent of the zoning, which is 25,000 square feet of tax-generating use revenue for the area.  
22 He commented that the development did not make sense with the commercial-only restriction in  
23 place. If they did not want to remove the buffer, they would not be able to retain Pritchett.

24  
25 Commissioner Clyde asked what the applicant thought the intent was when the matter was heard one  
26 year ago and noted that the proposed change impacts what is being done in the area. The applicant  
27 stated that the intent was to ensure 25,000 square feet of sales tax generation. When asked about the  
28 City's intent that the 64-foot buffer was to maintain a commercial appearance of the area, the applicant  
29 stated that his understanding was that the buffer was to ensure that the 25,000 square-foot requirement  
30 is met. He explained that the apartments will be located in the same area. He also noted that the  
31 residential clubhouse looks like a retail business and with other retail businesses nearby, the  
32 residences will blend in.

33  
34 The proposed landscaping was discussed. The applicant identified the area as having extra  
35 landscaping and screening walls. He showed depictions of the proposed Landscaping Plan and noted  
36 that the parked cars will not be visible. Commissioner Martineau stated that the reason for the buffer  
37 was to have retail all along the area on the ground floor in that area. Mr. Christensen disagreed and  
38 stated that the idea was not to have commercial all along the buffer but rather 25,000 square feet of  
39 tax-generating units. The proposed project provides over 30,000 square feet of retail.

40  
41 Commissioner Martineau described how the Commission has, on multiple occasions, seen that after  
42 approval conditions have been revised from the original representations of what was to be developed.  
43 Mr. Christensen stated that they have no intention of having this development reversed, which was

1 why they submitted all of the applications at the same time. They are seeking a plan that makes sense  
2 for all. After further discussion, the applicant stated that if there is no approval, Pritchett will not  
3 agree to open a store here.

4  
5 Commissioner Shirley stated that the Commission wants to assure that there is 25,000 square feet of  
6 commercial space. Pritchett would be great but her concern went beyond that. She expressed concern  
7 if there were only 190 residential units about the sufficiency of the roadways and traffic issues as well  
8 as needing a balance between residential and commercial uses. She was not sure they were seeing  
9 enough commercial space in that area. The applicant acknowledged the difference of opinion about  
10 how the requirements for commercial space are met but stated that they are providing enough  
11 commercial space to meet the 25,000-square-foot requirement.

12  
13 Chair Butler asked about the number of stalls on the front of the building for commercial and  
14 residential spaces. The applicant stated that for the residential units, there will be 53 spaces, which  
15 will be used at night. For commercial spaces, he estimated there will be 118 stalls for Pritchett and  
16 33 stalls for the other two businesses. There was discussion regarding the parking issues recognizing  
17 normal business hours and resident needs and that issues will arise if the commercial tenants move  
18 away.

19  
20 Director Cardenas stated that there are issues to be resolved when an area contains residential and  
21 commercial uses. The issues are complicated but will be addressed when determining what conditions  
22 to be applied. He noted that this depends on the plans built as approved. If they are changed the  
23 developer will need to return to the Planning Commission. The applicant stated that they were being  
24 as open as possible.

25  
26 It was suggested that the plans be approved before the Code Text Amendment is completed to reduce  
27 the risk of facing a switch in what was developed. The applicant stated that they are trying to go  
28 through the process the right way. He was adamant about the need for clarity regarding the parking  
29 for all tenants by possibly including information in the Covenants, Conditions, and Restrictions  
30 (CC&Rs). It was noted that the amendment impacts more than this project. The applicant stated that  
31 they were open to discussion to figure out how to accomplish this.

32  
33 Chair Butler opened the public hearing. There were no public comments. The Chair closed the public  
34 hearing and invited the Commission to either continue the discussion regarding this item or he would  
35 entertain a motion if no further discussion was necessary.

36  
37 Chair Butler asked Director Cardenas for further comment. Director Cardenas stated that parking, in  
38 general, is usually behind the residential units with retail parking in front. Parking, however, is a  
39 matter of design. The three site plans that were submitted were determined to comply with the  
40 requirement for 25,000 square feet for commercial use. He stated that this matter could be approached  
41 in a variety of ways to meet the needs of all. There was discussion regarding the pros and cons of  
42 approval of the amendment, the significance of not having development plans in place, and what

1 conditions could be applied. Director Cardenas offered multiple options for the Commission to  
2 consider.

3  
4 **MOTION:** Commissioner Clyde moved that the Planning Commission forward a recommendation  
5 of APPROVAL to the City Council for the request of McKay Christensen to amend City Code Section  
6 10-14-27-3A: Density of Allowed Uses ( by Changing the Requirement for Certain Dedicated Uses,  
7 for Buildings, Parking Areas, Drive Aisles, and/or Outparcel Directly Fronting Pleasant Grove  
8 Boulevard, within a Minimum Buffer of Sixty-Four Feet (64'), only within the Grove Zone District-  
9 Boulevard Mixed-Use Overlay (BMU) Zone; and adopting the exhibits, conditions, and findings of  
10 the staff report, and as modified by the condition below:

11  
12 1. There is a development agreement with the City that mitigates the impact of the  
13 residential units along Pleasant Grove Boulevard with landscaping and such.

14  
15 Commissioner Martineau seconded the motion. The Planning Commissioners unanimously voted  
16 "Aye." The motion carried.

17  
18 **ITEM 2 – Public Hearing: Rezone – Located at Approximately 202 South Pleasant Grove**  
19 **Boulevard**

20 **(Sam White Lane Neighborhood)**

21 Public Hearing to Consider the Request of Boulevard Development, LLC to Apply the BMU  
22 (Boulevard Mixed Use) Overlay to Approximately .7 acres on Property Currently Zoned The Grove  
23 Zone – Commercial Sales Subdistrict and CS-2 (Commercial Sales – 2) Zone located at  
24 Approximately 202 South Pleasant Grove Boulevard.

25  
26 Director Cardenas presented the staff report and stated that the applicant, the neighboring property  
27 owner, is requesting that the subject property be covered by the Boulevard Mixed Use ("BMU")  
28 Overlay. That action would add an allowance for 16 more apartment units to the applicant's proposed  
29 project.

30  
31 The subject property at 202 South Pleasant Grove Boulevard was previously approved for a used car  
32 lot, however, because access and easement disputes arose that resulted in litigation, the lot was not  
33 constructed. Director Cardenas explained that because the Overlay is more restrictive with respect to  
34 permitted uses, some commercial opportunities will be lost, including used car lots. Staff  
35 recommended denial of the rezone because there is no benefit for the City, it does not serve the best  
36 interests of the public and is not consistent with the goals and policies of the General Plan. City  
37 Engineer, Aaron Wilson, was asked to speak to the issue of access. He stated that access can currently  
38 be restricted by another property owner.

39  
40 The applicant, McKay Christensen, reported that the subject property was sold to Mr. Patricio, an  
41 adjacent apartment owner. The parcel sold but is landlocked with no ingress or egress. This resulted  
42 in litigation. Mr. Christensen described a series of improvements he made to his property and  
43 negotiations with Mr. Patricio offering to provide him with access through his property, which would

1 cost around \$150,000. The agreement was that in exchange, Mr. Patricio would allow his property  
2 to be considered part of the applicant's property and increase the number of residential units allowed.  
3 The property owner agreed. Per their agreement, the property owner would get access to and from  
4 the property and be able to develop it commercially or sell it. Mr. Christensen would get the benefit  
5 of 16 additional apartment units.

6  
7 Mr. Christensen stated that the proposed apartment building contains 209 units, which includes the  
8 16 units requested. He also stated that Mr. Patricio has a contract with Rabbit Rental for van rentals.  
9

10 Commissioner Clyde asked how the agreement added additional units to the project. Mr. Christensen  
11 stated that with the Overlay if they acquire more land they can build more units. Their property is  
12 currently 11.7 acres in size. If they can use the Apex Motor property as part of the calculation, the  
13 acreage would be over 12 acres and qualify for a greater number of units per acre. He noted that the  
14 subject property must remain commercial.

15  
16 Chair Butler opened the public hearing. There were no public comments. The Chair closed the public  
17 hearing and invited the Commission to either continue the discussion regarding this item or he would  
18 entertain a motion if no further discussion was necessary.

19  
20 There was discussion regarding making the landlocked property useable and the agreement between  
21 the parties. It was noted that there might be other ways to accomplish this without a rezone. The  
22 options available were to deny the motion or approve it with conditions.

23  
24 A member of the public asked to speak. Chair Butler re-opened the public hearing.

25  
26 *Selena Medena*, a resident, asked if Mr. Patricio was informed of tonight's meeting. Mr. Christensen  
27 stated he was informed of tonight's meeting. Ms. Medena then offered her opinions about the  
28 landscaping and barrier walls for the first item and asked that they consider restricting the height of  
29 the landscaping.

30  
31 There were no further public comments. The public hearing was reclosed.

32  
33 **MOTION:** Commissioner Martineau moved the Planning Commission to forward a  
34 recommendation of DENIAL for the request of McKay Christensen for the rezone of approximately  
35 .7 acres, for the property located at approximately 202 South Pleasant Grove Boulevard, from the CS-  
36 2 (Commercial Sales 2) Zone to the Grove Boulevard Mixed-Use Overlay, based on the following  
37 finding:

38  
39 1. It is unknown what will happen to that piece of property in the future; it restricts it  
40 beyond what they want to do and it opens it up to residential.

41  
42 Commissioner Shirley seconded the motion. The Commissioners unanimously voted "Aye". The  
43 motion carried.

1 Director Cardenas reported that the item will be presented to the City Council on October 4, 2022.

2

3

4 **ITEM 3 - Public Hearing: Vicinity Plan Amendment – Located at Approximately 200 South**

5 **1050 East**

6 **(Battle Creek Neighborhood)**

7 Public Hearing to Consider the Request of Blossom Hill, LLC for a Vicinity Plan Amendment,

8 Approximately located at 200 South 1050 East in the R1-9 (Single-Family Residential) Zone.

9

10 **ITEM 4 - Public Hearing: Preliminary Subdivision Plat – Located at Approximately 200 South**

11 **1050 East**

12 **(Battle Creek Neighborhood)**

13 Public Hearing to Consider the Request of Blossom Hill, LLC for a 41-Lot Preliminary Subdivision

14 Plat, called Blossom Hill Plat A on 17.47 Acres, Approximately located at 200 South 1050 East in

15 the R1-9 (Single-Family Residential) Zone.

16

17 **ITEM 5 – Public Hearing: Preliminary Subdivision Plat – Located at Approximately 96 South**

18 **1050 East (Battle Creek Neighborhood)**

19 Public Hearing to Consider the Request of Blossom Hill, LLC for a One-Lot Preliminary Subdivision

20 Plat, called Blossom Hill Plat B on 0.55 Acres, Approximately located at 96 South 1050 East in the

21 R1-9 (Single-Family Residential) Zone.

22 Chair Butler announced that Items 3, 4, and 5 will be discussed at the same time but voted upon

23 separately.

24

25 City Planner, Jacob Hawkins, presented the staff reports and stated that all three items pertain to

26 Blossom Hills, LLC, which is located at approximately 200 South 1050 East in the R1-9 (Single-  
27 Family Residential) Zone. The applicant has requested approval of a Vicinity Plan Amendment and

28 two subdivision plats. On the Vicinity Plan Map, the three accesses to the property were identified

29 at 200 South, 1050 East, and 1185 E. Planner Hawkins reported that the proposed Vicinity Plan

30 reduces some streets in the development and creates a more centralized right-of-way to a main

31 corridor at 140 South, with two existing access points north and south. He referenced the existing lot

32 on the left side of the map and noted its unique shape. He stated that the Commission would be able

33 to see how it had been adjusted with the rest of the project. He then used the proposed Plat 'A' map

34 and stated that each of the 41 lots behind the existing home is larger than the required 9,000 square

35 feet with a minimum width of 85 feet, which complies with the zoning ordinances.

36

37 The only area of concern reported was 1185 East due to the grading issues identified in the area. The

38 developer had been working with the Engineering Department to ensure that all of the grading is

39 acceptable. He also reported that the developer would be required to obtain letters of approval from

40 the adjacent property owners to the north so that the grading done on their properties is acceptable.

41 These requirements will make the overall grading more uniform.

1 Planner Hawkins then displayed the proposed Plat 'B' map that includes only the existing lot due to  
2 separate ownership. Recording of the two plats will be done at the same time. Staff recommended  
3 approval of Plats A and B with conditions set forth in the staff report.

4

5 Commissioner Clyde asked for more information about the grading issues. Engineer Wilson stated  
6 that the grade is very steep in some locations and requires geotechnical reports to be updated and  
7 further clarification provided. These actions should be part of the conditions. He stated that the  
8 Engineering Department wanted to make sure that the properties, particularly to the north, are  
9 properly done. He also noted that in some areas there will be a substantial amount of fill, which  
10 requires a lot of grading to be done. He stated that the developer is aware of the issues.

11

12 The applicant, Russ Wilson, was present representing Symphony Homes and Symphony  
13 Development. He stated that Lots 124 through 128 sit on a ridge and have backyards with a steep  
14 decline. Lots 131 and 132 sit at the bottom of that slope. It was determined that extending the  
15 backyards to include the slope was a better use of the land. There was further discussion about the  
16 details of the grading, the steepness of the drop-offs, the percentage of road inclines, and the use of  
17 fill. It was confirmed that the Engineering Department was working with the developer on these  
18 issues.

19

20 Chair Butler opened the public hearing.

21

22 *Stan Walker*, the property owner next to Lots 130 and 131, was concerned about the property line  
23 being wrongly changed from what had been marked as the boundary by a fence line for many years.  
24 He stated that many years ago there was a verbal agreement that the property line was marked by a  
25 fence that was constructed 80 to 85 years ago. He cited a State Statute regarding boundaries in  
26 support. The new property line reduces his land by an unknown amount. He stated that at the time  
27 of the initial development, he was informed by the City that the developer would take the sidewalk  
28 and gutter past his property and construct a retaining wall. The developer had indicated that they  
29 would not do that work.

30

31 *Clint Sanderson*, the property owner above Lot 133, reported that the drop from his property to Lot  
32 133 is approximately 18 feet. He was informed that the developer wants to cut into three feet of his  
33 driveway so the grade can be lowered, which will impede access to his driveway and possibly interfere  
34 with his ability to park his trailer where he has parked it for the past eight years. He also thought that  
35 the developers wanted to take property from them without any compensation, which made him  
36 distrustful. His other concerns pertained to fire equipment access at the stem roads. The design and  
37 purpose of the stem road were described by Engineer Wilson who also reported that the developer is  
38 required to adhere to Engineering and Fire Department regulations. It was noted that one of the  
39 conditions being sought was the Letters of Approval being required for the neighbors with grading  
40 issues.

41

42 *Tara Gersbach*, the property owner east of Lots 123 and 124, had concerns about the water drainage  
43 control and how the costly system she was required to put in was being addressed. She asked what

1 building, if any, was to be put on Lot 123 as she was informed that they would never build on that  
2 lot. Ms. Gersbach stated that she has a view lot. There is a 10-foot drop from her property to the next  
3 and she was worried about the height of any proposed home. Engineer Wilson described what was  
4 being done in the area to help mitigate drainage issues.

5  
6 *Libby Hammond*, the property owner between Lots 120 and 121, expressed concern about flooding  
7 and what was to be done with the nearby gully. She was informed that there would be fill for that  
8 area and graded. It was again noted that part of the engineering process is to ensure that the area is  
9 buildable. Chair Butler stated that the developer has to make the lots buildable. The proposed plans  
10 may change when the realities of the sites become evident. She asked what type of building was to  
11 be done. It was noted that the decision had not yet been made.

12  
13 *Chris Schow*, the property owner that backs Lot 132, which is at the base of his home had concerns  
14 about water control on the vacant land to the north of Lots 131 and 132. He has a storm drain but  
15 questioned whether it is in a natural wash area. There was discussion regarding the property owners'  
16 responsibilities for water maintenance. Clarifications were offered regarding stem roads. Mr. Schow  
17 also expressed concern about fire equipment access. He was informed that drainage and access  
18 matters will be addressed during development of the project.

19  
20 *Craig Fenn*, the property owner bordering Lot 139, was concerned about drainage and erosion issues.  
21 The drainage plans for the area were described. Mr. Fenn indicated that he has a 13 to 14-foot drop-  
22 off. He stated that if the drainpipe had been installed, most of the concerns would be corrected.

23  
24 *Matthew Halcroft* asked of anyone to the north of Lot 133 will be required to provide a letter  
25 approving grading. He asked if that letter requirement applies to Lots 135 and 136. He was informed  
26 that the letter applies to the other two lots. If it was determined that there was a grading issue with  
27 his lot, a Letter of Agreement would be required. He is a 26-year resident and stated that the fence  
28 has always been considered the property line.

29  
30 *Emily Dawe*, was concerned about speeding, which is already an issue. The presence of a hill invites  
31 speeding without concern for small children who live in the area. She asked about a speed bump and  
32 was informed that they are not allowed on major roads. Signs such as "Children at Play" could be  
33 requested and speed bumps could be applied for on lesser streets.

34  
35 There were no further public comments. The Chair closed the public hearing and invited the  
36 Commission to either continue the discussion regarding this item or he would entertain a motion if  
37 no further discussion was necessary.

38  
39 It was noted that the issue of the property line would be addressed.

40  
41 **MOTION:** Commissioner Patten moved to recommend APPROVAL of the request of Blossom Hill,  
42 LLC for a Vicinity Plan Amendment for property located at approximately 200 South 1050 East in

1 the R1-9 (Single-Family Residence) Zone; and adopting the exhibits, conditions, and findings of the  
2 staff report, and as modified by the condition below:

3

4 1. All Final Planning, Engineering, and Fire Department requirements are met.

5

6 Commissioner Clyde seconded the motion. The Commissioners unanimously voted "Aye". The  
7 motion carried.

8

9 **MOTION:** Commissioner Shirley moved that the Planning Commission forward a recommendation  
10 of APPROVAL for the request of Blossom Hill, LLC for Preliminary Subdivision Plat 'A' for  
11 property located at approximately 200 South 1050 East in the R1-9 (Single-Family Residential) Zone;  
12 and adopting the exhibits, conditions and as modified by the conditions below:

13

14 1. All final Planning, Engineering, and Fire Department requirements are met.

15

16 2. A Letter of Approval shall be obtained from the adjacent property owners above Lots  
17 130 and 133 to permit the developer to adjust the grading of the property.

18

19 Commissioner Clyde seconded the motion. The Commissioners unanimously voted "Aye". The  
20 motion carried.

21

22 **MOTION:** Commissioner Clyde moved that the Planning Commission forward a positive  
23 recommendation of APPROVAL for the request of Blossom Hill LLC for Preliminary Subdivision  
24 Plat 'B' for property located at approximately 96 South 1050 East in the R1-9 (Single-Family  
25 Residential) Zone, and adopting the exhibits, conditions, and findings of the staff report, and as  
26 modified by the condition below:

27

28 1. All Final Planning, Engineering, and fire Department requirements are met.

29

30 Commissioner Patten seconded the motion. The Commissioners unanimously voted "Aye". The  
31 motion carried.

32

33 **ITEM 6 – Public Hearing: Preliminary Subdivision Plat – Located at Approximately 2761**  
**North Canyon Road (Manila Neighborhood)**

35 Public Hearing to Consider the Request of Daniel Hyde for a Two-Lot Preliminary Subdivision Plat,  
36 Called Hawkes Landing Plat 'C' on 1.06 Acres, Approximately located at 2761 North Canyon Road  
37 in the Rural Residential (RR) Zone.

38

39 Planner Hawkins presented the staff report and stated that Hawkes Landing Plat 'C' was originally  
40 approved as Plat "A" in 2019. The applicant is requesting to adjust the internal property line between  
41 the two lots contained in the plat by 21 feet. Both properties meet the minimum requirement of five  
42 acres. No other changes were requested. Staff recommended approval. The applicant, Daniel Hyde,  
43 was present but had no additional information to offer.

1  
2 Chair Butler opened the public hearing. There were no public comments. The Chair closed the public  
3 hearing and invited the Commission to either continue the discussion regarding this item or he would  
4 entertain a motion if no further discussion was necessary.

5  
6 **MOTION:** Commissioner Clyde moved that the Planning Commission forward a positive  
7 recommendation of APPROVAL for the request of Daniel Hyde for the two-lot subdivision plat called  
8 Hawkes Landing Plat 'C' located at approximately 2761 North Canyon Road on property zoned rural  
9 residential; and adopting the exhibits, conditions, and findings of the staff report, and as modified by  
10 the condition below:

11  
12 1. All Final Planning, Engineering, and Fire Department requirements are met.

13  
14 Commissioner Martineau seconded the motion. The Commissioners unanimously voted "Aye". The  
15 motion carried.

16  
17 **ITEM 7 – Review and Approve the Minutes from the September 8, 2022, Planning Commission  
18 Meeting.**

19  
20 **MOTION:** Commissioner Martineau moved to APPROVE the minutes of September 8, 2022, as  
21 printed. Commissioner Patten seconded the motion. The Commissioners unanimously voted "Aye".  
22 The motion carried.

23  
24 **MOTION:** Commissioner Clyde moved to ADJOURN the meeting at 9:35 p.m. Commissioner  
25 Martineau seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

26  
27   
28 Planning Commission Chair

30   
31 Kara Kresser, Planning Tech

33  
34   
35 Date Approved