

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 9 March 2023

TIME COMMENCED: 6:00 p.m.

LOCATION: South Weber City Office @ 1600 East South Weber Drive, So. Weber, UT

PRESENT:

COMMISSIONERS:

**Gary Boatright
Jeremy Davis
Julie Losee
Marty McFadden
Chad Skola**

COMMUNITY SERVICE DIRECTOR: Trevor Cahoon

CITY ENGINEER: Brandon Jones

DEVELOPMENT COORDINATOR: Kimberli Guill

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Henry DeVarona, Jeff Clouse, Leland Martineau, Joseph Cook, and Michael Grant.

Commissioner Davis called the meeting to order and welcomed those in attendance.

1. Pledge of Allegiance: Commissioner Losee

2. Public Comment: Please respectfully follow these guidelines.

- Individuals may speak once for 3 minutes or less: Do not remark from the audience. State your name & city and direct comments to the entire Commission (Commission will not respond).

Paul Sturm of South Weber City directed his comments to agenda item #4 Preliminary Plan (35 lot Townhouse Plat), Rezone (from C-O to R-7), & Development Agreement (moved from 2/9/2023) for Deer Run Townhomes Parcel# 13-364-0001 2.914 acres located at 7897 S 2700 E by applicant: Joseph Cook of Deer Run Investments. He questioned if the acreage of the project is 2.914 or 3.175 acres. He expressed concern with items that are not included on the original draft and the fact that they do not appear to be following the South Weber City Design Standards. He queried how a 22' wide garage can be placed on a 23' lot. He opined there are incomplete items from the engineering review and questioned how South Weber City can take action on a preliminary plan when there is no current zone that would permit 35 townhomes on

2.914 acres. He explained his concerns with the project preliminary design concerning the Deer Hill Drive roadway between phases 1 and 2. He conveyed the road appears to be steep with a rise of approximately 20-25 ft. over a run of 133 ft., which may affect the egress up the road after a snowstorm. He noted at the top of the road is a pedestrian travelled sidewalk in which he recommended a 25 ft. flat pad be installed prior to the sidewalk for both site distance issues and the ability to stop prior to the sidewalk in inclement weather. He expressed this development is one of the first things anyone will see from US 89 and encouraged the developer to maintain the subdued earth tones to match the “country feel” the city has desired to maintain.

Michael Grant of South Weber City acknowledged agenda item #4 parcel #13-364-001 2.914 acres is proposed to be rezoned from C-O to R-7. He calculated the number of units per acre and queried how it is possible to have 35 units with this rezone.

3. Approval of Consent Agenda

- 26 January 2023 Minutes
- 9 February 2023 Minutes

Commissioner Skola moved to approve the consent agenda as amended. Commissioner McFadden seconded the motion. A roll call vote was taken. Commissioners Davis, Losee, McFadden, and Skola voted aye. Commissioner Boatright abstained as he was excused from the meeting. The motion carried.

4. Action on: Preliminary Plan (35 lot Townhouse Plat), Rezone (from C-O to R-7), & Development Agreement (moved from 2/9/2023) for Deer Run Townhomes Parcel# 13-364-0001 2.914 acres located at 7897 S 2700 E by applicant: Joseph Cook of Deer Run

Investments: Community Services Director Trevor Cahoon announced the developer submitted a notice which was forwarded to all Planning Commissioners and the City Attorney concerning Utah State code 10-9A-509. He explained the applicant feels they represented full application and are requesting a decision by the Planning Commission on the preliminary plan and the development agreement at tonight’s meeting in which the city has 45 days to comply with their request. Because of the provision in the Utah State Code the city is required to make decisions on those items tonight. As a result, this agenda item will not be able to be continued.

Mr. Cahoon reviewed questions he has received concerning the project. He noted there are a few different items on the total site with the initial application being 3.175 acres, which was taken from the Davis County plat map. The city required the developer to obtain a survey of the property. The plat itself has a measurement of 3.155 acres, which is the number the city is going with. He noted there are often discrepancies between the county and the survey and explained the 2.914 acres is just the site and excludes the storm water basin.

Mr. Cahoon announced City Attorney Jayme Blakesley recommended the Planning Commission consider each item on agenda individually. He suggested beginning with the development agreement which is a legislative document for the City Council to consider. He added the Planning Commission has the prerogative in using their discretion and recommendation on this legislative item. A development agreement is a site-specific zoning document, while the R-7 Zone allows for up to 7 units per acre, the site-specific zoning code (development agreement) will allow for 35 units on the same acreage. Mr. Cahoon reminded the Planning Commission

they can make whatever recommendations to the development agreement. For example, amend it, leave the development agreement as is, or deny it, but it will still go to the City Council.

Mr. Cahoon explained City Attorney Jayme Blakesley recommended the Planning Commission consider the preliminary plan as if the development agreement was going to be approved by the City Council and whether that plan fits within the proposed development agreement. He reminded the Planning Commission that the city code allows them to make recommendations with conditions.

Mr. Cahoon reported city staff has reviewed the development submitted and found it to be a complete packet; however, there are some outstanding items that need to be corrected as noted in the city staff's memos. There are some plan approval letters needed from certain authorities, but they can be listed as a condition for approval. He acknowledged the city received an updated landscape plan today. He added the developer is still required to submit a final plat recommendation.

Joseph Cook and Jeff Clouse approached the Planning Commission. Mr. Cook noted the project amendments including width of the roads, parking spaces above city code, sidewalk locations, etc. He admitted the only item that has been difficult to abide by is the length of the driveway.

Commissioner Boatright queried why the developer changed from the original project when the developer had approval. Mr. Cook opined this project will be better for the city and developer considering the housing market. Commissioner Davis questioned the size of the garages for phase 4 and phase 5. Mr. Clouse explained the City Council is concerned with the Type A units because they don't have a driveway, and they suggested making the garage wider for those units. Commissioner Davis favored 22 ft. wide garage because it is difficult to park two vehicles in anything less than 22 ft.

Mr. Cahoon identified an amendment to the development agreement needs to address the minimum lot width of 23 ft. Commissioner Davis discussed the percentage of rental units and recommended adding language into the Covenants, Conditions, and Restrictions (CC&R's) provisions to limit the number of rental (regardless of length of term) units allowed to be no more than 50% rental units during construction and when the project is turned over to the Home Owners Association it will go to no more than 25% rental units. Commissioner Davis suggested a different color for the units. Mr. Clouse expressed the colors will be addressed at the architectural review. City Engineer Brandon Jones pointed out all the units scale 22 ft. Commissioner Davis preferred a 22 ft. wide garage.

Commissioner Losee doesn't agree with the 50% rental units during construction, but understands it needs to be flexible. She stated the draft identifies the extenuating circumstances for rental units and she would like it to be clearly defined because the conversation was specifically related to military assignments and ecclesiastical service. Mr. Cahoon explained the draft includes the reference to the city's internal accessory dwelling unit code that referenced the provisions for primary resident. Commissioner Losee expressed the two buildings with five units need to go to four units as per city code. She doesn't favor the 10 ft. setback for units on 2700

East because this is a heavily travelled road. She did notice there is no landing zone, which was a request from the last meeting.

Project engineer Leland Martineau reviewed the site plan sight zone triangles. He noted the two different entrances into the project with plans to install two stop signs. He explained based upon the grading plan, the entrance on the lower side is approximately 5% and the other is approximately 6%, which is 20 to 1 and is less than ADA specifications.

Mr. Cook addressed a greater setback of 10 ft. is not acceptable for the developer and if that is stipulation, then they will go back to the previous project. He expressed Commissioner Losee's suggestion to reduce the five-unit buildings to four units doesn't work for them either.

Commissioner Losee further explained her concerns with safety for pedestrians with the site distance that five units create verses four units. Mr. Jones pointed out the project meets the standards, and the developer is following the standard.

Commissioner Losee identified the date on the development agreement needs to be updated from 2021 to 2023. Commissioner McFadden asked for clarity on the lot width. Mr. Jones replied the site plan shows the garage width at 22 ft., but the floor plan shows different widths. Mr. Cahoon explained the developer requested the width of the garage for the Type B building at 20 ft. The 23 ft. is the lot width. Mr. Martineau stated the lot width is 23 ft.

Further discussion took place regarding the percentage of rental units during construction. Mr. Jones suggested the Planning Commission make sure the assigned time frame is specific. Commissioner Davis added it should be included in the CC&R's for the subdivision. It was decided 50% rentals during construction and 25% rental at project completion

Trevor Cahoon's memo for Deer Run Townhomes Preliminary is as follows:

ITEMS FOR PLANNING COMMISSION REVIEW:

- **Preliminary Plat.** Preliminary Plat Items to Consider:
 - Legal Description: This has been supplied
 - Subdivision Name: The Subdivision name appears on the plat and is consistent with the application that has been submitted.
 - Lot Sizes and Orientation: Complete. This is a townhome plat with zero lot lines. The development agreement allows for this configuration.
 - Parcel Numbers or Lot Numbers of Surrounding Properties: When recording the plat, it is necessary to indicate the parcel identification numbers or the lot number for adjoining subdivisions. This plat will need this updated information for the final plat.
 - Right-of-Way (ROW) Dedication: The ROW has been indicated on the drawings. This development is utilizing Private ROWs.
 - Utility Easements: The General Utility Easement required for property has been indicated on the plat.
 - Signature Boxes: Signature Boxes will be required for the Final Plat.

- **Site Plan:** The multi-family use requires the submission of a site plan to the Planning Commission for approval.
- **Architectural Review:** The project requires an architectural site plan review.
- **Improvement Plans:** Developer has submitted improvement plans to be included in the submission. Staff is comfortable with the approval of these plans on the condition that the proposed fencing between the detention basin and the canal be corrected or clarified. No approval letter from WBWCD was provided. Also, although there are no changes proposed for the utilities crossing the DWCCC ROW, the previously approved plans proposed grading of materials inside the ROW and retaining walls along the ROW line, while the revised plans do not appear to include any grading or retaining walls. While these changes may be acceptable to DWCCC, an approval letter documenting such approval is still needed. Conditional approval may be granted but must include this requirement.
- **Development Agreement:** Deer Run Investments has an approved Development Agreement and project located at approximately 7870 S 2700 E. This project is currently in the Commercial-Overlay Zone and has an entitled use commonly referred to as “The Lofts”.

The developer has since reached out to the city and requested to submit a new project. In a meeting with the City Council, they presented an alternative site plan and asked if they can begin the process of a development agreement. The City Council Directed the Mayor to convene a development agreement committee and begin the process of negotiations.

The developer submitted a draft development agreement to the city. The committee met and reviewed the recommendations and sent their revisions to the developer. Through the conversations, the main concerns that were expressed by the Committee were the look and feel of the units and the spacing of the buildings.

The City Council has reviewed the draft agreement and has indicated that they are comfortable with the proposal moving forward but limited the requested density to no more than 35 units. The developer has come back with a proposal that meets the density criteria. The developer and The Planning Commission has submitted some revisions on the drafted development agreement, and they will review both the revised copy and the original draft to make a determination. Some items that were not on the original draft include:

- Addition of minimum lot width for the development of 23 feet
 - Exclusion of Certain Units from having a 22'x22' garage.
 - Specifying in writing the need to provide rock, stone, or masonry wainscoting on all sides of the structure.
 - Addition of language in the rental provision to allow for rental units if the majority of the project is under ownership of the developer or provisions for those in extenuating circumstances.
 - Clarifying the timeline for the development agreement stating that if work has not commenced in the time frame on the vertical construction of the project in the 5 years, then it shall be void.
- **Landscape Plan:** A landscape plan was submitted. Overall, the plan is complete, however there are some minor revisions that are needed. The Planning Commission can choose to move forward with a conditional approval with the following provisions.

- Trees are being shown in the park strip along 2700 East. This was originally a requirement of the C-O Zone. However, most of the trees are in the sight triangles of the driveway access points and will therefore be an obstruction for drivers to be able to see oncoming vehicles. Any trees or other vegetation inside the sight triangles should be removed (this includes sight triangles at the intersection of Deer Run Drive and 2700 East). Landscaping still needs to be provided in the park strip (including along Deer Run Drive).
- Include an irrigation plan for the detention basin.
- Update the landscape plan to include the section that is labeled as “Road Dedication”. Currently, there is no landscape proposed, however, even though that portion has been dedicated to the city as part of the ROW it would still need to be landscaped with the remainder of the site. Staff would also recommend putting into the Development Agreement the provision that the HOA will continue to maintain this area as part of the overall landscaping.

This is a new project. Therefore, any previous approvals do not have bearing on this project.

APPROVALS PREVIOUSLY GRANTED BY PLANNING COMMISSION

N/A

RECOMMENDATIONS PREVIOUSLY GRANTED BY PLANNING COMMISSION

N/A

STAFF REVIEW SUMMARY

City Staff has done a review of and have reviewed the following items:

Planning Review:

PL-1: ZONING

The current zoning for this project is Commercial Overlay (C-O). The development agreement illustrates the need for the Applicant to rezone the property to Residential Multi-Family Seven (R-7). They have submitted an application for this rezone in conjunction with the project.

Because the City has initiated the process to remove the R-7 zone and install a new zoning code, City staff advised the applicant to proceed with the R-7 zoning until a comparable zone is on the books. At which point the development agreement can be amended prior to approval and the rezone request can be amended as well if the zoning code changes.

PL-2: PROJECT SIZE

The project is approximately 3.175 acres. A portion of the project is located to the north of the canal. This area will be used for a storm water basin.

PL-3: LOT AREAS

In the development agreement we do not have a minimum lot size.

PL-4: LOT WIDTH

Minimum widths on the new R5 code have the minimum townhome width set at 24 feet. This will need to be updated in the Development Agreement to include a minimum lot width section to accommodate the 23-foot width. This has been added to the development agreement draft.

PL-5: SETBACKS

Setbacks are delimited through the Development Agreement as follows:

- a. 10 feet minimum from any public street;
- b. 10 feet front setback from any private street;
- c. 10 feet side setback from any private street
- d. 10 feet minimum from any property line; and
- e. 10 feet minimum from any other non-attached structure.

PL-6: ACCESS

There are no concerns from City Staff about the access points of this development. A full civil set is not required at this stage of development. The developer has provided sight triangle diagrams for the access points.

PL-7: ROADS

The developer will be constructing a private ROW loop. The specifications utilized in the design meet the City Standards. The development utilizes shared private driveways. This will not be considered a roadway for the project but will be constructed with concrete. From the Development Agreement:

- Developer shall be entitled to use Private Roadway Street Section B with only one (1)-6' wide sidewalk adjacent to the right of way, so long as a second sidewalk services the front facade of the residences and connects to a public right of way without having to cross a road. Private alleyways/driveways shall be 32' wide from building to building. All guest parking must have adjacent connections to the pedestrian rights of way through means of pedestrian walking path or sidewalk.

PL-8: LANDSCAPING

The developer has submitted a landscape plan. At least 15% of the total site shall be thoroughly landscaped and meet the requirements of Title 10 Chapter 15 of South Weber City Code. The plan is sufficient for the code. More detail is needed for the irrigation plan of the storm water basin. There are trees that are put in the park strip. Some changes need to happen to ensure sight triangles are maintained.

PL-9: ARCHITECTURAL REVIEW

The developer has submitted renderings for a similar project they have completed in North Salt Lake for review.

PL-10: FENCING

A six (6) foot tall solid vinyl, masonry, or equivalent fence shall be required between the development and all lower density residential zones and along the Davis Weber Canal. Fencing shall be rated to withstand the proper wind load dictated in South Weber City Standards.

PL-11: SITE PLAN

The developer has included 26 separate and distinct parking spaces for guest parking. This is more than adequate for the development. Each phase also has enough guest parking to cover each phase through development.

PL-12: OPEN SPACE

From the Development Agreement: Open space shall be accessible to the residents of the Development and configured in a manner to promote outdoor leisure. The development requires 19,000 square feet of open space. The total open space that is within the main project area is sufficient for the development.

PL-13: DESIGN STANDARDS

The development agreement has various design criteria that are listed for the development. The developer has supplied renderings as mentioned previously. The standards reflected in the document are:

- a. Exterior Finishes. All structures within the development shall use durable materials on exterior finishes, including brick, stone, Hardie board, architectural metal, or engineered wood on all four (4) of the building's facades. Aluminum or vinyl siding shall not be used as an exterior finish. Exterior finishes shall be substantially similar to Exhibit C.
- b. Architectural Variation. The structures within the development shall provide variable articulation in their design. Articulation shall be required on each side of the structures.
- c. Garage Dimensions. Individual garages shall be constructed to reasonably accommodate two standard vehicles, measured no less than 22 feet in width and length. The developer shall be required to utilize 18-foot garage doors.
- d. Driveways. In areas of the development that use single driveways to access one unit, driveways shall be no less than 20 feet in length to the back of the sidewalk.
- e. Roof Style. Roof design shall not include the use of flat roofs.

EN-1: GENERAL

- There is no additional will serve letters needed for the project.
- Letters or communication have been received from South Weber Water Improvement District, Davis and Weber Counties Canal Company acknowledging the development changes, a plan approval letter is still needed for DWCCC as well as a plan approval letter from Weber Basin Water Conservancy District.
- The developer has received addendums for their Traffic and Geotechnical Studies required for the development.

EN-2: PLAT

- Items received comply with the requirements for a preliminary plat.

EN-3: SITE & IMPROVEMENT PLANS

- The proposed fencing between the detention basin and the canal does not follow the property/ROW line. This puts property owned by the developer on the inside of the fence. This seems unnecessary and causes concern for maintenance of the property on the inside of the fence. The developer either needs to put the fence along the property line or provide an explanation as to why the fencing needs to be in the proposed location.

EN-4: LANDSCAPE PLANTS

- Trees in Park strip / Sight Triangles. Trees are being shown in the park strip along 2700 East. This was originally a requirement of the C-O Zone. However, most of the trees are in the sight triangles of the driveway access points and will therefore be an obstruction for drivers to be able to see oncoming vehicles. Any trees or other vegetation inside the sight triangles should be removed (this includes sight triangles at the intersection of Deer Run Drive and 2700 East). Landscaping still needs to be provided in the park strip (including along Deer Run Drive).
- Irrigation Plans. No irrigation plan was provided for the detention basin area.
- Dedication Area. The area labeled as “Road Dedication” does not show any landscaping. This area is still part of the project and needs to be landscaped.

Brandon Jones, City Engineer’s memo of 2 March 2023 is as follows:

MEMORANDUM

TO: Joseph Cook & Henry DeVarona (Sunset Builders) – Developer
Leland Martineau (Entellus) – Developer’s Engineer

FROM: Brandon K. Jones, P.E.
South Weber City Engineer

CC: Trevor Cahoon – South Weber Community Services Director
Kim Guill – South Weber Development Coordinator

RE: **DEER RUN TOWNHOMES**
Engineering Review #1
[Engineering Review #2](#)

Date: January 25, 2023
[March 2, 2023](#)

--- RESUBMITTAL REQUIRED ---

Our office has completed a review of the preliminary submittal received on January 18, 2023, for the Deer Run Townhomes Development, located on the same property of the former Lofts at Deer Run Development. [Subsequent plans were submitted to the City on February 23, 2023.](#) We offer the following comments:

GENERAL

E1. Will Serve Letters.

A. No additional “will serve” documentation is needed.

E2. **Plan Review Approval Letters.** Even though there is a current development plan approved for the property, final plans for this new concept and layout must be sent to and an approval letter received from the following entities: WBWCD, SWWID, and DWCCC.

[-We acknowledge receipt of an email from SWWID indicating that they will provide an addendum letter following their next Board meeting indicating that they are aware of the revised development, but since there are no proposed changes to their facilities that](#)

the previous approval still applies.

-We also acknowledge receipt of a letter from Leland K. Martineau, P.E. (Development Engineer) certifying that there are no changes to anything within the DWCCC Right-of-Way between the previously approved plans and the current revised plans.

NOT COMPLETE – No approval letter from WBWCD was provided. Also, although there are no changes proposed for the utilities crossing the DWCCC ROW, the previously approved plans proposed grading of materials inside the ROW and retaining walls along the ROW line, while the revised plans do not appear to include any grading or retaining walls. While these changes may be acceptable to DWCCC, an approval letter documenting such approval is still needed.

E3. Updated Studies. Even though there is a current development plan approved for the property, plans for this new concept and layout need to be sent to A-Trans and CMT. They do not need to provide new reports, but they do need to provide an official addendum or update to their original studies that address any changes relative to the change in layout and use.

COMPLETE – A Land Use Change Review Addendum, dated January 16, 2023, was provided by A-Trans related to potential traffic impact. Due to the reduction in units, the proposed daily trips are about 60% less than the previously approved plans, and 3 access points were reduced to 2. Therefore, the previous traffic impact study is still applicable.

-Also, Addendum Letter No. 3, dated January 23, 2023, was provided by CMT related to geotechnical considerations. This addendum indicates that the previous “...recommendations remain applicable for the updated, proposed use and additional geotechnical study is not required at this time.”

E4. Private Utilities. The on-site water, sewer, and storm drain system facilities will be privately owned. An Ownership and Maintenance Agreement will be required to clearly establish ownership and address long-term maintenance. We will provide a draft for review.

COMPLETE FOR PRELIMINARY – This will be part of Final Approval.

PLAT

E5. Phasing. The proposed phasing seems counterintuitive as Phase 1 requires a lot of out-of-phase utility installation through later phases. We just want to be sure that the developer is aware that each phase will have to be self-sufficient.

COMPLETE

E6. Road Dedication. There is a space piece of ground on the northwest corner of the Deer Run Dr / 2700 East intersection that is shown as being dedicated to the road. We need some explanation as to why this is being proposed.

COMPLETE

E7. Missing parcel. The open space parcel (Parcel A) appears to have an additional parcel immediately adjacent to the south that is not included. This should be included.

COMPLETE FOR PRELIMINARY – The use, fencing, and maintenance of the property between the existing fence along the Canal and the property/ROW line will need to be addressed and agreed to between the Developer and DWCCC prior to Final Approval. This is not a plat item. It is related to Item E2 above.

E8. Property/Ownership Table. The preliminary plat needs to be updated to show the proposed ownership of the property correctly. For example, the private road is being shown as open space, but should be shown as Limited Common. Please review all areas

and update accordingly.

COMPLETE

E9. Addresses. Addresses for the lots will be provided by our office with the next review.

COMPLETE – Provided addresses to Developer.

IMPROVEMENT PLANS

E10. Usable Open Space. The usable open space figure shows a portion of the dog park on property that is not shown as being owned by the developer. This is likely tied to the same issue mentioned above in E7.

NOT COMPLETE – The dog park has been removed. However, the proposed fencing between the detention basin and the canal does not follow the property/ROW line. This puts property owned by the developer on the inside of the fence. This seems unnecessary and causes concern for maintenance of the property on the inside of the fence. Please put the fence along the property line or provide an explanation as to why the fencing needs to be in the proposed location.

LANDSCAPE PLANS

E11. Trees in Parkstrip / Sight Triangles. Trees are being shown in the park strip along 2700 East. This was originally a requirement of the C-O Zone. However, most of the trees are in the sight triangles of the driveway access points and will therefore be an obstruction for drivers to be able to see oncoming vehicles. Any trees or other vegetation inside the sight triangles should be removed (this includes sight triangles at the intersection of Deer Run Drive and 2700 East). Landscaping still needs to be provided in the park strip (Including along Deer Run Drive).

E12. Irrigation Plans. No irrigation plan was provided for the detention basin area.

E13. Dedication Area. The area labeled as “Road Dedication” does not show any landscaping. This area is still part of the project and needs to be landscaped.

Commissioner McFadden moved to recommend to the City Council the approval of the Development Agreement for Deer Run Townhomes Parcel# 13-364-0001 2.914 acres located at 7897 S 2700 E by applicant: Joseph Cook of Deer Run Investments subject to the following:

- 1. Approval of 23 ft. lot width.**
- 2. Minimum garage width of 22 ft.**
- 3. Add language in CC&Rs for rental units to include 50% during construction and drop to 25% within a year of the final certificate of occupancy is issued.**
- 4. ~~Earth tone design standards~~**

Further discussion took place regarding the earth tone design standards. **Commissioner Boatright moved to amend the motion to delete item #4. Commissioner McFadden agreed.**

Commissioner Skola seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, McFadden, and Skola voted aye. Commissioner Lossee voted nay. The motion carried 4 to 1.

Commissioner Davis moved to approve the Preliminary Plan (35 lot Townhouse Plat) for Deer Run Townhomes Parcel# 13-364-0001 2.914 acres located at 7897 S 2700 E by applicant: Joseph Cook of Deer Run Investments subject to the following:

1. The Development Agreement to be approved by the City Council.
2. Items listed in the Community Services Director Trevor Cahoon's memo (See above).
3. Items listed in City Engineer Brandon Jones memo of 2 March 2023 (See above).

Commissioner Boatright seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, McFadden, and Skola voted aye. Commissioner Losee voted nay. The motion carried 4 to 1.

Commissioner Boatright moved to recommend approval of the rezone from C-O to R-7 for Deer Run Townhomes Parcel# 13-364-0001 2.914 acres located at 7897 S 2700 E by applicant: Joseph Cook of Deer Run Investments. Commissioner McFadden seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, McFadden, and Skola voted aye. The motion carried.

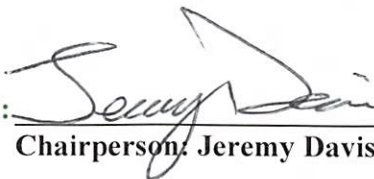
5. Planning Commissioner Comments:

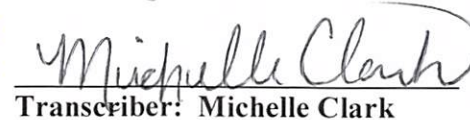
Commissioner Boatright: thanked the Public Works Department for the recent snow removal this year.

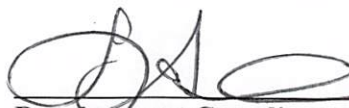
ADJOURN: Commissioner Losee moved to adjourn the Planning Commission meeting at 7:22 p.m. Commissioner McFadden seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, McFadden, and Skola voted aye. The motion carried.



Attest:

APPROVED:  Date 05-11-2023
Chairperson: Jeremy Davis


Transcriber: Michelle Clark


Development Coordinator: Kimberli Guill
City Recorder: Lisa Smith