

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 8 September 2016

TIME COMMENCED: 6:32 p.m.

PRESENT: COMMISSIONERS:

Debi Pitts
Rob Osborne (excused)
Wes Johnson
Taylor Walton
Wayne Winsor

CITY PLANNER:

Barry Burton

CITY RECORDER:

Elyse Greiner

CITY MANAGER:

Tom Smith

Transcriber: Minutes transcribed by Michelle Clark

A PUBLIC WORK MEETING was held at 6:00 p.m. to REVIEW AGENDA ITEMS

PLEDGE OF ALLEGIANCE: Commissioner Pitts

VISITORS: Chris Cave, Mike Ford, Diane Ford, Grant Thorson, Tim Grubb, Karen Cordon, Quinn Tucker, Thom Wight, Grady Brimley, and Kelly Parke.

APPROVAL OF MEETING MINUTES

- **August 25, 2016**

Commissioner Pitts moved to approve the meeting minutes of 25 August 2016 as written. Commissioner Johnson seconded the motion. Commissioners Pitts, Johnson, and Walton voted yes. Commissioner Winsor abstained as he was excused from the meeting. The motion carried.

APPROVAL OF THE AGENDA: Commissioner Johnson moved to approve the agenda as written. Commissioner Walton seconded the motion. Commissioners Pitts, Johnson, Winsor, and Walton voted yes. The motion carried.

DECLARATION OF CONFLICT OF INTEREST: None

Commissioner Johnson moved to open the public hearing request for property located at approx. 600 E. South Weber Dr., (Parcel 13-020-0056), approx. .85 acres, be rezoned from the Residential Low Zone (RL) to Residential Moderate Zone (RM), by applicant Grandon Brimley. Commissioner Pitts seconded the motion. Commissioners Pitts, Johnson, Winsor, and Walton voted yes. The motion carried.

******* PUBLIC HEARING *******

Public Hearing and action on Rezone: Request for property located at approx. 600 E. South Weber Dr., (Parcel 13-020-0056), approx. .85 acres, be rezoned from the Residential Low Zone (RL) to Residential Moderate Zone (RM), by applicant Grandon Brimley: This proposal is to rezone .85 acres of land in the R-LM zone to the R-M zone. The property contains an existing residence and a detached garage. Mr. Brimley would like to split the lot into two parcels, but existing zoning doesn't allow it. The property sits adjacent to two other subdivisions, the Bowman Old Farm Subdivision to the north and the Canyon Meadows Subdivision to the east. The lots in Canyon Meadows and Bowman Old Farm are approximately the same size as would these be, if subdivided. This request does not conform to the recommendations of the General Plan, which calls for low-moderate density residential in this location.

Grandon Brimley, 600 E. South Weber Drive, said he is requesting this because the lot size is larger than the neighbors. He said the lot isn't big enough for farm animals. He said the way it is does not benefit the community. He said if a house was located there, it would be a much better use of the property.

Tim Grubb, 6926 S. 475 E., said he lives in the area and doesn't have a problem with this request. He said it would fit in with the surrounding developments. He said lines on the master plan are not hard lines.

Commissioner Johnson moved to close the public hearing. Commissioner Pitts seconded the motion. Commissioners Pitts, Johnson, Winsor, and Walton voted yes. The motion carried.

******* PUBLIC HEARING CLOSED *******

Commissioner Walton doesn't have an issue with the request, but wonders if access on South Weber Drive is required by UDOT. Barry said he isn't sure the developer wouldn't need access approval because it is already there. Commissioner Winsor said this request does deviate from the general plan. Commissioner Johnson is concerned about setting a precedent, but also feels the Planning Commission should look at this case by case. He feels this is a good use of the property because it does go along with surrounding property. Commissioner Johnson asked about the canal. Mr. Brimley said it is already piped. Commissioner Pitts appreciates Mr. Brimley discussing the uniqueness of the property.

Commissioner Walton moved to recommend approval to the City Council of the Rezone Request for property located at approx. 600 E. South Weber Dr., (Parcel 13-020-0056), approx. .85 acres, be rezoned from the Residential Low Zone (RL) to Residential Moderate

Zone (RM), by applicant Grandon Brimley. Commissioner Johnson seconded the motion. Commissioners Pitts, Johnson, Winsor, and Walton voted yes. The motion carried.

Commissioner Pitts moved to open the public hearing for Land Use Ordinance Amendment to 10.05M6.6 (B) Buffer Yard Landscaping. Commissioner Johnson seconded the motion. Commissioners Pitts, Johnson, Winsor, and Walton voted yes. The motion carried.

******* PUBLIC HEARING *******

Public Hearing and Action on Land Use Ordinance: Amendment to 10.05M6.6 (B) Buffer Yard Landscaping: Commissioner Winsor said it is proposed that Section 10.5M.6 (B) be amended to read:

B. Buffer Yard Landscaping: Buffer Yard D landscaping shall be required between the C-R zone and all residential zones, except where there are legal restrictions on the residential zoned property that prevent the construction of residences.

Commissioner Winsor asked for any public comment.

Tim Grubb, 6926 S. 475 E., asked Barry to explain this amendment. Barry discussed the reason for the amendment and said the original ordinance required a buffer between the CR Zone and Agriculture Zone.

Commissioner Johnson moved to close the public hearing. Commissioner Pitts seconded the motion. Commissioners Pitts, Johnson, Winsor, and Walton voted yes. The motion carried.

******* PUBLIC HEARING CLOSED *******

Commissioner Johnson moved to recommend approval for Land Use Ordinance Amendment to 10.05M6.6 (B) Buffer Yard Landscaping. Commissioner Walton seconded the motion. Commissioners Pitts, Johnson, Winsor, and Walton voted yes. The motion carried.

Discussion and Action on Conditional Use Permit: Application for South Weber Soccer Facility located at approx. 128 E. South Weber Dr. (Parcel 13-005-0033), approx. 12.21 acres, by developer Kelly Parke: Barry said this proposal is to build a private soccer practice facility which involves three different actions on the part of the Planning Commission, the rezone of the property, a one-lot subdivision and conditional use approval for the proposed use and layout.

Barry explained that the plans for this facility have been modified by adding a 52 stall overflow parking area and adding a buffer yard at the northeast corner of the site abutting the only adjacent residential property. This meets the requirements of the Planning Commission for parking. The buffer yard is contiguous to about 80' of the adjacent residential lot. According to

the ordinance, if this is a 75' buffer yard, 3 canopy trees, 4 under story trees, 17 shrubs and 9 evergreens would be required. The proposed buffer yard contains 2 under story trees and 3 shrubs. This does meet the ordinance requirement.

Barry referenced Brandon's memo of 31 August 2016 concerning the sewer easement.

Commissioner Walton moved to approve the Conditional Use Permit: Application for South Weber Soccer Facility located at approx. 128 E. South Weber Dr. (Parcel 13-005-0033), approx. 12.21 acres, by developer Kelly Parke subject to the following conditions:

- 1. The developer must meet the buffer yard requirement.**
- 2. Conditions set forth in the City Engineer's final review memo of 31 August 2016.**
- 3. Conditions set forth in the City Planner's final review memo of 1 September 2016.**
- 4. Contingent upon City Council approval of buffer yard amendment.**

Commissioner Johnson seconded the motion. Commissioners Pitts, Johnson, Walton, and Winsor voted yes. The motion carried.

Commissioner Johnson moved to open the public hearing for Commissioner Pitts seconded the motion. Commissioners Pitts, Johnson, Winsor, and Walton voted yes. The motion carried.

******* PUBLIC HEARING *******

Public Hearing and Action on Land Use Ordinance: Amendment to 10.01.100 Definitions, 10.05C.4 Conditional Uses, and 10.5H.5 Conditional Uses to allow for assisted living facilities: Tim Grubb, 6926 S. 475 E., said he supports the RH Zone and the definition. He is concerned about areas in the CH Zone.

Michael Poff, 939 E. South Weber Drive, referenced the State's definition of assisted living and would recommend the City take a look at it and tie it to the State license. Barry said the City is allowed to be more restrictive than State code.

Barry Burton's memo of 1 September 2016 is as follows:

It is proposed that Section 10.01.100 Definitions be amended to add a definition for assisted living facilities as shown below. This would be entirely new language.

ASSISTED LIVING FACILITY: An assisted living facility is a housing facility for people with disabilities or for adults who cannot or chose not to live independently, but rather live in a group living environment under the care of licensed professionals.

An assisted living facility does not house individuals under care for drug or alcohol rehabilitation, nor can one serve as transitional housing for individuals reentering society from the penal system.

It is proposed that Section 10.5C.4 (Conditional Uses, R-H Zone) be amended to add "Assisted Living Facilities" to the list of allowed conditional uses.

It is proposed that Section 10.5H.5 (Conditional Uses, C-H Zone) be amended to add “Assisted Living Facilities” to the list of allowed conditional uses.

Commissioner Johnson moved to close the public hearing. Commissioner Walton seconded the motion. Commissioners Pitts, Johnson, Winsor, and Walton voted yes. The motion carried.

******* PUBLIC HEARING CLOSED *******

Commissioner Winsor suggested adding the word “State” in front of “licensed professional”. The Planning Commission discussed whether or not allowing this in the CH Zone. Barry suggested looking at the possibility of amending the general plan. Commissioner Winsor asked if this is being too restrictive. Commissioner Pitts is concerned because the Planning Commission hasn’t looked at all the areas in the CH Zone. Tim said he is requesting this because he has an RH Zone with his property. He suggested if someone is interested in assisted living then they should go through the same steps he has.

Commissioner Winsor moved to recommend approval of Land Use Ordinance Amendment to 10.01.100 Definitions, 10.05C.4 Conditional Uses, but not apply it to the CH Zone 10.5H.5 Conditional Uses to allow for assisted living facilities. He would also like to amend the definition to include the word “State”. Commissioner Johnson seconded the motion. Commissioners Pitts, Johnson, Winsor, and Walton voted yes. The motion carried.

Discussion and Action on Final Subdivision: application for Phase 1 and 2 of Old Maple Farms Subdivision (27 lots), located at approx. 475 E. 6650 S. (Parcels 13-006-0025, 13-006-0031, & 12-023-0022), 14.168 acres, by developers Mike and Diane Ford: Barry feels this development will help take some traffic off of 6650 South. He said the layout of the project looks good. He said there are some issues with the geotechnical report and ground water so if the developer adheres to Brandon’s memo of 1 September 2016 then he would recommend approval. Commissioner Winsor said this item was discussed in the work meeting and the developer said many of the items in Brandon’s memo have been addressed. Commissioner Winsor asked about the open space in Phase 2 identified as Parcel A. Barry said he is concerned about that. Chris Cave, of Reeves & Associates, said it has been included in the final plat and will be part of Lot #206. Commissioner Walton is concerned about the vicinity map. Chris said it has been changed.

Brandon Jones memo of 1 September 2016 is as follows:

Our office has completed a review of the Final Plat (dated August 3, 2016) and Improvement Plans (dated August 26, 2016) for the Old Maple Farms Subdivision Phases 1 & 2. We recommend approval subject to all of the following items being addressed prior to approval from the City Council.

GENERAL

1. Water Source. The Water Capital Facilities Plan (CFP) was adopted on June 14, 2016. We are nearing completion of the Impact Fee Facilities Plan (IFFP), after which Zions Bank Public Finance will finish the process with the Impact Fee Analysis (IFA). Once this is adopted, the provision for collecting Weber Basin's impact fee with each building permit will be in place. The collection of this impact fee will automatically contract the City for the additional culinary water needed for each new resident. Thus, ensuring that the City always maintains sufficient water supply. Due to noticing and implementation requirements, we anticipate the impact fees being in place by Spring 2017. We would recommend that no building permits be issued until these impact fees are in place.

2. Wetlands. The wetlands impacting this total development are along the Riverdale Bench Canal; which does not lie within Phases 1 or 2. The detention basin is being constructed such that there is enough capacity to serve these first two phases. In order to serve the master planned volume, the wetlands will need to be removed and mitigated for, but this can be done in subsequent phases. **Chris said that is the plan.**

3. Geotechnical Report. A geotechnical study was performed by GSH and a report dated March 22, 2016 was submitted. We recommend that all provisions of this report be complied with. **Chris said a note is on the plat that there will be no basements.**

4. Approval from other affected entities.

a. These plans should be submitted to the South Weber Irrigation Company, Central Weber Sewer District and the Riverdale Bench Canal Company for their review and approval. Letters from each entity approving the proposed connections, improvements, crossings, changes, etc. will be required prior to final approval. **Chris said notifications have been delivered.**

b. Weber Basin Water Conservancy District also has a culinary transmission line that crosses the north end of the property. The developer must obtain a license agreement to cross this line. This is needed for the storm drain crossing of the outfall line from the regional detention basin. **Chris said they have requested the license agreement.**

c. We received a letter from UDOT, dated October 29, 2014, granting approval for storm water discharge into the culvert under I-84 from the previous developer. This approval needs to be updated to reflect the current developer and improvements. **Chris said this has been addressed and they have requested an updated letter from UDOT.**

i. An Encroachment Permit from UDOT will be needed in order to make the connection to the culvert under I-84. This will require that final plans be submitted showing the details of the connection and how the flows will be restricted in order to not exceed the approved maximum flow rate.

5. Regional Detention Basin and the Riverdale Bench Canal. The plans propose to build the Regional Detention Basin in two phases. This first phase being proposed leaves the Riverdale Bench Canal in place. The second phase will relocate the Canal so that the basin can be built to its full capacity. The volume provided and the functionality of this first phase is sufficient for Phases 1 and 2, as well as for additional offsite drainage.

6. Cost Share Agreement. A draft of the Cost Share Agreement (including the associated exhibits) has been provided. This Agreement establishes the amount of money owed to the Developers for upsizing the detention basin and storm water piping flowing into the basin. This upsizing accounts for existing developed ground that is not otherwise detained and future development. The revenue for making this payment to the Developers comes from storm water utility fees for the existing developed ground and from storm water impact fees for the areas where future development will occur.

PHASE 1 & 2 PLATS

7. The streets need to be given names. We would recommend names, rather than numbers due the fact that they do not stay on the same coordinate grid. The stub street to the north should be “Kingston Drive,” as it will eventually connect to the existing Kingston Drive. **Chris said they are waiting to hear from Brandon Jones.**

8. Addresses for the lots are still needed. These will be provided by our office as soon as the names for the streets are provided by the Developer.

9. If either Phase 1 or the Phase 2 plat is not recorded at the same time as the other, then a temporary turnaround easement will need to be provided.

10. Phase 1 Plat. Parcel #13-006-0023 (north side of new road at the east end) no longer exists. The surveyor needs to ensure that nothing is platted over any property that is not owned by the Developer.

11. The following note should be added: “All lots are subject to the requirements of the Geotechnical Report prepared by GSH, dated March 22, 2016”. **completed**

12. All lots should be labeled with an “R” restriction with the following note explaining the restriction: “R = Basements are not allowed, due to the presence of high groundwater and no land drain system available.” **completed**

13. Phase 1 Plat. There is an existing South Weber City storm drain easement across Poff’s and Wynn’s property. A note should be added to the plat indicating that this easement will be vacated with the recordation of the plat. **completed**

14. The language of the Owners Dedication needs to be changed. We can provide an example. **completed**

15. All existing buildings and/or structures that are to be removed should be shown and labeled accordingly. **completed**

16. The Project Site is not shown in the correct location on the Vicinity Map.

17. Phase 2 Plat. The Boundary Description needs to correctly reference the lot in Phase 1 that it is referencing. **completed**

IMPROVEMENT PLANS

18. The streets and labeling of the sheets should be updated throughout the drawings. **completed**

19. Previously it was thought that the waterline needed to be upsized through this development. However, upon completion of the Water CFP, it has been determined that none of the waterlines in this development need to be upsized; 8" everywhere is sufficient.

20. Culinary water valves should be placed on all legs of every intersection. **completed**

21. Sheet #10. Inlet boxes need to be added at the upstream radii of the cul-de-sac. **completed**

22. Sheet #13. Approval from the Riverdale Bench Canal Company will be required in order to dig across the Canal. Approval will also be needed from Central Weber Sewer District in order to be able to make the proposed sewer connection. **Chris said they have sent plans to them**

Barry Burton's memo of 2 September 2016 is as follows:

NOTE: Most of this review was developed for the August 11 meeting. New information has been added in italics.

Plat/Layout: The proposed layout of lots and streets is as proposed in the preliminary plat with the minor changes staff requested. All lots conform to the area and lot width requirements. There are no street names/numbers or addresses on the plats, but Brandon will provide all except street names. I would recommend the street stubbing to the north on Phase 1 be named Kingston Drive as it is intended to connect to the existing Kingston Drive in the future.

There is parcel of land in Phase 1 called parcel A which is a remnant of land left over from the lot that developers had to purchase to get access to 475 East. The plat indicates this parcel will be owned and maintained by the developers, Fords Inc. The problem with this plan is the developers will have no incentive to maintain this parcel once the development is complete and it will likely become an unmaintained parcel. This parcel should be either conveyed to the neighboring property owner to the south or included in lot 101. This will give some assurance the parcel will be maintained.

Wetlands: There are no jurisdictional wetlands on Phases 1 or 2.

Geotechnical: The geotechnical report indicates there is high groundwater which will impact home construction. Developers are not proposing to install a land drain system; therefore, I recommend we require a note on the plats indicating no basements are allowed.

Recommendation: I recommend approval of the final plats of Phases 1 & 2 with the provision that addresses, street names and a note indicating "No Basements" be added prior to City Council action. *I further recommend that developers be required to convey Parcel A to the neighboring property owner to the south or included in lot 101.*

Commissioner Winsor said all existing utilities need to be to grade (see Sheet #4). Barry suggested having Brandon take a look at the depth of cover over the existing storm drain as it proceeds west to 475 East and confirm there is sufficient for the dead load and live load.

Commissioner Johnson said this is a large development and could potentially use 6650 South. He questions what the City is going to do about it. Tom said that is why we wanted to upgrade Old Fort Road and it was denied. Barry said the City has looked at various options with one-way road, dead ending it, etc. He said the City staff is looking at signage. He said there is some discussion in improving a portion of 6650 with the Bambrough property. Commissioner Johnson said residents on 6650 have expressed concerns with increased traffic. Commissioner Winsor said this development is trying to do what they can to direct traffic to the west.

Commissioner Walton moved to recommend approval of the Final Subdivision application for Phase 1 and 2 of Old Maple Farms Subdivision (27 lots), located at approx. 475 E. 6650 S. (Parcels 13-006-0025, 13-006-0031, & 12-023-0022), 14.168 acres, by developers Mike and Diane Ford subject to the following conditions:

- 1. Conditions set forth in City Engineer's memo of 1 September 2016.**
- 2. City Engineer to confirm depth of cover over the section of road identified in Sheet 4.**

Commissioner Pitts seconded the motion. Commissioners Pitts, Johnson, Winsor, and Walton voted yes. The motion carried.

PUBLIC COMMENTS:

Tim Grubb, 6926 S. 475 E., made discussed Old Maple Farms Subdivision and suggested changing the recording of Parcel A maintenance to be attached to the property owner. He also suggested making sure existing fences don't create boundary issues.

PLANNING COMMISSION ITEMS:

Commissioner Winsor:

Buffer Yard Ordinance: He would like City staff to take a look at the Buffer Yard Ordinance.

Commissioner Johnson:

Meeting on September 20th: This meeting will be held with Weber Pathway to discuss trails in South Weber City.

CITY MANAGER ITEMS:

September 13th & September 20th: He suggested the Planning Commission liaison attend the City Council meetings on September 13th & 20th. He also requested that Barry Burton attend the meeting on September 13th.

ADJOURNED: Commissioner Pitts moved to adjourn the Planning Commission meeting at 7:32 p.m. Commissioner Winsor seconded the motion. Commissioners Johnson, Pitts, Winsor, and Walton voted yes. The motion carried.

APPROVED: _____ Date
Co-Chairperson: Wayne Winsor

Transcriber: Michelle Clark

Attest: _____
City Recorder: Elyse Greiner

SOUTH WEBER CITY PLANNING COMMISSION MEETING WORK MEETING

DATE OF MEETING: 8 September 2016

TIME COMMENCED: 6:00 p.m.

PRESENT: COMMISSIONERS:

Debi Pitts
Rob Osborne (excused)
Wes Johnson
Wayne Winsor
Taylor Walton

CITY PLANNER:

Barry Burton

CITY RECORDER:

Elyse Greiner

CITY MANAGER:

Tom Smith

Transcriber: Minutes transcribed by Michelle Clark

VISITORS: Grady Brimley, Tim Grubb, Mike Ford, Diane Ford, Chris Cave, and Grant Thorson.

Approval of Meeting Minutes:

- **25 August 2016**

There were no amendments to the minutes.

Public Hearing and action on Rezone: Request for property located at approx. 600 E. South Weber Dr., (Parcel 13-020-0056), approx. .85 acres, be rezoned from the Residential Low Zone (RL) to Residential Moderate Zone (RM), by applicant Grandon Brimley: Barry Burton, City Planner, said this proposal is to rezone .85 acres of land in the R-LM zone to the R-M zone. He said the property contains an existing residence and a detached garage. He said Mr. Brimley would like to split the lot into two parcels, but existing zoning doesn't allow it. The property sits adjacent to two other subdivisions, the Bowman Old Farm Subdivision to the north and the Canyon Meadows Subdivision to the east. The lots in Canyon Meadows and Bowman Old Farm are approximately the same size as would these be, if subdivided. Barry said this request does not conform to the recommendations of the General Plan, which calls for low-moderate density residential in this location. He said surrounding lots are much smaller than that lot and splitting the lot will make it comparable to the surrounding lots. Barry said the applicant makes a good point in that the lot is not large enough to pasture farm animals and would not be out of character with adjacent lots. Commissioner Winsor said it is currently zoned Residential Low (RL). The general plan projected Residential Low Moderate (RLM). Barry said there is not enough property for RLM. Commissioner Johnson would like to know how it is going to be divided because there is only one driveway. Grady Brimley, 600 E. South Weber Drive, explained that the four car garage will be removed for the second house. He said the original

house will remain. Tom asked what justifies it going against the general plan. Commissioner Johnson is concerned about what kind of precedent this might set for the future. Barry said it wouldn't be out of character with surrounding properties.

Public Hearing and Action on Land Use Ordinance: Amendment to 10.05M6.6 (B) Buffer Yard Landscaping: Barry said this item was brought to the Planning Commission's attention when the soccer facility came before the Planning Commission. He said at that time, the City code required a buffer between recreation property and agricultural property. He said this property is unique because it is located in the Hill Air Force Base noise zone. Commissioner Johnson pointed out that this amendment will help with water conservation.

It is proposed that Section 10.5M.6 (B) be amended to read:

B. Buffer Yard Landscaping: Buffer Yard D landscaping shall be required between the C-R zone and all residential zones, except where there are legal restrictions on the residential zoned property that prevent the construction of residences.

Discussion and Action on Conditional Use Permit: Application for South Weber Soccer Facility located at approx. 128 E. South Weber Dr. (Parcel 13-005-0033), approx. 12.21 acres, by developer Kelly Parke: This proposal to build a private soccer practice facility which involves three different actions on the part of the Planning Commission, the rezone of the property, a one-lot subdivision and conditional use approval for the proposed use and layout.

Barry explained that the plans for this facility have been modified by adding a 52 stall overflow parking area and adding a buffer yard at the northeast corner of the site abutting the only adjacent residential property. This meets the requirements of the Planning Commission for parking. The buffer yard is contiguous to about 80' of the adjacent residential lot. According to the ordinance, if this is a 75' buffer yard, 3 canopy trees, 4 under story trees, 17 shrubs and 9 evergreens would be required. The proposed buffer yard contains 2 under story trees and 3 shrubs. This does meet the ordinance requirement.

Barry recommended tabling this item until detailed plans for providing the required buffer yard is submitted.

Public Hearing and Action on Land Use Ordinance: Amendment to 10.01.100 Definitions, 10.05C.4 Conditional Uses, and 10.5H.5 Conditional Uses to allow for assisted living facilities: Barry said it is proposed that Section 10.01.100 Definitions be amended to add a definition for assisted living facilities as shown below.

ASSISTED LIVING FACILITY: An assisted living facility is a housing facility for people with disabilities or for adults who cannot or chose not to live independently, but rather live in a group living environment under the care of licensed professionals.

An assisted living facility does not house individuals under care for drug or alcohol rehabilitation, nor can one serve as transitional housing for individuals reentering society from the penal system.

It is proposed that Section 10.5C.4 (Conditional Uses, R-H Zone) be amended to add “Assisted Living Facilities” to the list of allowed conditional uses.

It is proposed that Section 10.5H.5 (Conditional Uses, C-H Zone) be amended to add “Assisted Living Facilities” to the list of allowed conditional uses.

Commissioner Walton was concerned about the C-H Zone. Barry pointed out on the City map locations in the City where assisted living could be a possibility. Commissioner Johnson brought up assisted living facilities that include rehabilitation. Commissioner Pitts said it could be a temporary disability. Barry feels that rehab could be an accessory use.

Discussion and Action on Final Subdivision: application for Phase 1 and 2 of Old Maple Farms Subdivision (27 lots), located at approx. 475 E. 6650 S. (Parcels 13-006-0025, 13-006-0031, & 12-023-0022), 14.168 acres, by developers Mike and Diane Ford: Barry said his biggest issue is that there is a parcel in this development off of 475 East known as Parcel A, the note on the plat said the owner will maintain that piece. Chris Cave said that parcel will be included with the maintenance of the apartment complex. Barry suggested including that in the parcel so that it has one property id number and one tax id number.

Commissioner Winsor asked if the developer is aware of the items in Brandon’s memo of 1 September 2016. Chris said they have completed those items.

APPROVED:

Co-Chairperson: Wayne Winsor **Date**

Transcriber: Michelle Clark

Attest: _____
City Recorder: Elyse Greiner