

48 safety concern of the road with the traffic. At the neighborhood meeting it was addressed that
49 there would be walk ways on the east side but it would be delayed until the road is redesigned.
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51 Bryan Jex is a property owner to the west of the development. His concern as well is
52 maintaining access for the irrigation water and the lack of a buffer between his property and
53 the development. Mr. Jex is concerned that when he waters his property it could flood to the
54 development.
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56 Steve Maddox with Edge Homes is not opposed to working with the City regarding the
57 walkway along the east side of the development.
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59 Chairman Gonzales asked if it has been discussed to widen 2550 East.
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61 Mr. Johnson said yes, there is plenty of room for everything they are proposing. The City is
62 proposing that improvements be put off until the road is redesigned. Mr. Johnson said the
63 developer can install a fence but the sidewalk and gutter would be delayed. Mr. Johnson said
64 the City does not have the funds so it will happen with development.
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66 Chairman Gonzales asked about a traffic study.
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68 Mr. Johnson said the master plan shows a traffic study for the area.
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70 Steve Maddox addressed that they will continue the irrigation water to the property owners for
71 farming and they will build a berm between the development and the Jex property. Also, the
72 homes will sit up and the basements would only be a couple feet in the ground.
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74 Commissioner Heap reviewed the traffic flow and peak hours.
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76 Mr. Anderson said as development occurs that brings upgrades. The City currently and in the
77 past does not have the funds to build roads before development happens.
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79 Commissioner Heap would like to see a traffic study done on 2550 East.
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81 Chairman Gonzales reviewed the concerns: electric boxes; 2550 East traffic & safety issues;
82 pedestrian walkway; irrigation water; other alternatives for funding the road.
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84 Commissioner Heap **moved** to table the Mayfield Zone Change to get further traffic study
85 information on 2550 East for the full road not just in front of the development.
86

87 The motion died for lack of second.
88

89 Discussion regarding the traffic on 2550 East.
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91 Janene Baadsgaard the property owner north of the development said that her son attends the
92 high school and it is very dangerous for him to walk home as well as the students that live in
93 the Legacy Farms development. If there is going to be development then now is the time to
94 make it safe.

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Commissioner Fallon said if a traffic study is already done and already shows it is bad then another traffic study will just show that it is worse.

Steve Maddox agrees with the comments and recommends working with the City to get half of the road done and the City figure out the rest.

Commissioner Swenson asked what improvements are in front of the high school.

Ginnie Snyder said they were told when the high school was coming that the road would be addressed and explained that they changed their driveway from the east to the south so they didn't have to back out onto 2550 East. There is room for a sidewalk but the City would not let us finish the east side on 2550 East because they want to wait until the redesign. They call the police often on the speeding cars.

Commissioner Fallon clarified as per Mr. Johnson that the road could not be built yet but the sidewalk and the fence could be.

Chairman Gonzales asked Dave Anderson if the Planning Commission can pass this with a no vote to be able to involve the City Council because this is a budget issue. Mr. Gonzales believes that the City Council needs to be included in this discussion and how do we support the growth without causing more safety concerns.

Mr. Anderson said that staff didn't think that the traffic issue was the main problem. But working with the development to help start the improvements of the road to make it better is a great idea. The Planning Commission can continue this to discuss this further with the City Council. Mr. Anderson reviewed some of the recommendation options for a motion.

Mr. Gonzales would like to have the City Council & Planning Commission meet for a work session before the next City Council meeting to discuss this item.

Commissioner Heap **moved** to recommend **approval** of the Mayfield Zone Change subject to the following conditions:

1. The Engineering Department and the developer collect information prior to the February 18th meeting of what improvements could work.
2. Present the information at the work session planned for February 18, 2013 at 5:15 pm and the Planning Commission makes a recommendation from there to the City Council.

Commissioner Fallon **seconded**.

Chairman Gonzales **moved** to **amend the motion** that if City Council cannot meet, that the Planning Commission tables the item until the next Planning Commission meeting.

Commissioner Fallon **seconded**.

Chairman Gonzales asked for a roll call vote and the motion **passed** all in favor.

142 Commissioner Heap addressed what he is asking for is what improvements can go in with the
143 existing infrastructure, what are some options. Commissioner Heap would like to meet with
144 staff with road improvements to the north of the property as well.

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146 PRELIMINARY PLATS
147 Mayfield
148 Applicant: Edge Homes
149 General Plan: Low Density Residential
150 Zoning: Exclusive Agriculture existing, R-1-12 proposed
151 Location: 2550 East 130 North

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153 Chairman Gonzales moved to table the Mayfield Preliminary Plat until a decision has been
154 made on the Mayfield Zone Change.

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156 Commissioner Heap **seconded** and the motion **passed** all in favor.

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158 ZONE CHANGE
159 River Pointe (staff will recommend this be continued)
160 Applicant: Dave Adams
161 General Plan: Low Density Residential
162 Zoning: Rural Residential existing, R-1-12 proposed
163 Location: 900 South 1200 West

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165 Mr. Anderson explained that notices were sent two weeks ago for a public hearing. Staff is
166 recommending only discussion tonight because everything is not ready. The proposed
167 development is comparable to the neighboring development to the east which is River Cove.

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169 Mr. Anderson reviewed a few of the issues that still need to be addressed:

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171 - A portion of the property was filled with construction debris years ago,
172 - 40 foot right-of-way next to the river for flood control and maintenance,
173 - Access from the street to the 40 foot right-of-way,
174 - Warner property becomes a lot in the subdivision, with improvements,
175 - Fencing along all current properties.

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177 Mr. Anderson presented the concept plan. Mr. Anderson pointed out the road accesses and
178 said the road connecting to 900 South encroaches on the neighboring property that would need
179 to be addressed as well.

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181 Discussion took place regarding road accesses.

182
183 Vic Hansen, the engineer for this development, expressed that this layout is a concept plan and
184 is not the final plan. The intent is to continue the River Cove development with a Zone Change
185 and a Master Planned Development. They will include the Warner property as a lot and
186 improvements and will take care of the boundary line issue. Mr. Hansen said they had a soil
187 study done to help identify what is in the ground. What is recommended from the geo-
188 technical study is to excavate or remove what is under the dirt so there are no voids.

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190 Commissioner Swenson asked the developer what the plans are for along the river.
191
192 Vic Hansen said the requirement from the City is the 40-foot easement and the City does what
193 they want with it.
194
195 Mr. Anderson said the 40 foot right-of-way would be constructed as an all-weather road.
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197 Commissioner Swenson commented that the Creer property to the west floods all the time,
198 how will it be stopped from flooding the development.
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200 Vic Hansen said there is a big drop in elevation between the Creer property and Barney
201 property. Mr. Hansen expressed that the flood plain is a concern.
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203 Chairman Gonzales asked about the plans for fencing.
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205 Vic Hansen said the existing along River Cove is vinyl and they would match that throughout
206 the development as well as the back of the current property owners.
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208 Chairman Gonzales welcomed public comment.
209
210 Howard Creer pointed out his property next to the Barney's. There is a triangle portion that is
211 on the concept plan where a road will be. It is not the Barney property, it is his. This has been
212 a problem for years of the Barney's using his property.
213
214 Mr. Anderson pointed out the boundary line for the Creer property and said that the City
215 cannot approve a plat without all property owners consent.
216
217 Commissioner Heap stated that the City requires a title report for all plats.
218
219 Blake Barney said the developers are not happy but he commends the City for implementing
220 the 40-foot easement for flood control. Mr. Barney reviewed the flooding in the 1980's. Mr.
221 Barney addressed the lane access on Mr. Creer's property.
222
223 Lisa Olsen, a property owner adjacent to the proposed development said that there is a lot of
224 the debris behind the Warner property. Ms. Olsen is concerned whether there is anything bad
225 or harmful in the soil that could go airborne. Ms. Olsen is thankful for the fencing that will be
226 put up that will help protect her animals from new neighbors. Ms. Olsen asked if the FEMA
227 report changed regarding the flood plain after the River Cove development.
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229 Mr. Anderson said yes in 2011.
230
231 Dave Dudley pointed out his home and the shared private driveway with the Barney's and is
232 concerned if that private driveway would become an access road.
233
234 Blake Barney stated that property will not be sold.
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236 Vic Hansen apologized for the confusion with Mr. Creer and they will meet with Mr. Creer and
237 make sure we do what is right. Mr. Hansen said they will work with the soils engineer and the
238 City to address the soil issues. Mr. Hansen reviewed the process for the soil testing.
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240 Chairman Gonzales reviewed some the concerns presented: property lines, flood areas, geo
241 soil testing, fencing.
242

243 Commissioner Gonzales **moved** to **continue** the River Pointe Zone Change until further
244 evaluations are conducted.
245

246 Commissioner Swenson **seconded** and the motion **passed** all in favor.
247

248 Mr. Anderson asked if the Planning Commission is comfortable with design.
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250 Chairman Gonzales expressed that his concern is the points of access and water.
251

252 **OTHER BUSINESS**
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254 **Discussion on proposed changes to Title 15 and modification to the General Plan.**
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256 Mr. Anderson said that staff anticipates advertising for a public hearing in March to present
257 these proposed changes to Title 15.
258

259 Mr. Anderson reviewed the proposed changes to the following:
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- 261 1. Driveway Slopes
- 262 2. Pedestrian Connections
- 263 3. Impact fees for existing lots/structures
- 264 4. Minor Plat Amendment Process
- 265 5. Master Planned Developments
- 266 6. Subdivision Waiver
- 267 7. Two Points of access
- 268 8. Dedication of corridor next to river
- 269 9. Local street connectivity
- 270 10. Hearing Requirement
- 271 11. Agricultural Sales
- 272 12. Definitions
- 273 13. Notices

274
275 Commissioner Gonzales **moved** to **adjourn**.

276 Commissioner Heap **seconded** and the motion **passed** all in favor at 8:27pm.
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278 **Adopted:** April 2, 2014
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Angie Warner, Deputy Recorder