

**AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION**

May 3rd, 2023

The American Fork City Planning Commission met in a regular session on May 3rd, 2023 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Commissioners Present: Christine Anderson, Chris Christiansen, David Bird, Rodney Martin, Harold Dudley, Jenny Peay, Bruce Frandsen

Staff Present:

Patrick O'Brien	Development Services Director
Cody Opperman	Planner 1
Levi Burr	Engineer
Angela McKee	Admin Assistant

Others Present: Ken Berg, Seth Dickson, Amber Dickson

REGULAR SESSION

Chairwoman Anderson led the "Pledge of Allegiance"

Roll Call

COMMON CONSENT AGENDA

- 1. Minutes of the April 19, 2023 Planning Commission Regular Session.**

David Bird motioned to approve the minutes.

Harold Dudley seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Rodney Martin	AYE
David Bird	AYE
Harold Dudley	AYE
Jenny Peay	Abstain

The motion passed

PUBLIC HEARINGS

- 1. Public hearing and recommendation on a proposed code text
Amendment of the American Fork Municipal Code, amending section
15.16 referencing floodplain Management, to identify hazardous areas
within the city.**

Chairwoman Anderson: This item was initiated by staff and has been pulled by staff.

Patrick O'Brien: It was. We were waiting on our attorney to finish drafting. We'd hoped that we would have it but it turned out to be a little bit larger of a change that we needed, So we'll will bring it back when it's ready.

- 2. Public hearing and recommendation on a proposed Land Use Map
Amendment at approximately 5969 W 6800 North, on approximately 18.00**

acres; changing the Land Use Map from Residential Very-Low Density to the Design Industrial Land Use designation.

The applicant is applying for a Land Use Map Amendment for the property located at approximately 5969 West 6800 North, from Residential Low Density and Residential Very Low Density to the Design Industrial land use designation. All parcels consist of approximately 18 acres.

The City Council has requested to initiate this land use map amendment for the Christensen and Deer Park properties. The Deer Park Property has been through an initial land use map amendment for the northern part of their property for a Design Industrial land use before they annex into the City. The City Council has requested that Deer Park annex the entirety of their property, which would result in another land use map amendment for the south side of their property. Due to this decision, Council did not want to leave an island of Residential Low Density and Residential Very Low-Density land use from the Christensen property, which brought that property in for a land use map amendment.

Public Hearing Opened

No Comments

Public Hearing Closed

Harold Dudley moved that we recommend approval of the Land Use Map Amendment for approximately 18 acres of land, located at approximately 5969 W 6800 N, from Residential Low Density and Residential Very-Low Density to the Design Industrial Land Use designation, subject to any findings, conditions, and modifications found in the Staff Report, or recommended by the Fire Marshal.

Chris Christensen seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Rodney Martin	AYE
David Bird	AYE
Harold Dudley	AYE
Bruce Frandsen	AYE
Jenny Peay	AYE

The motion Passed

3. Public hearing and recommendation on a proposed Zone Change for approximately 0.26 acres of land located at approximately 303 W 480 S, from the Planned Residential (PR-3.0) Zone to the Residential (R1-9000) Zone.

The applicant is applying for a proposed Zone Change located at approximately 303 West 480 South, from the Planned Residential (PR-3.0) Zone to the R1-9000 Residential Zone. The entire parcel consists of approximately 0.26 acres. The land use designation is in conformance with proposed zone change, so no additional land use map amendment will be required. The PR- 3.0 zoning on the previous subdivision just north of it, I believe it was a Stone Creek subdivision, did not include it. It was not included on their plat and this was just kind of a piece of property that the applicant has purchased from Woodside. The applicant also owns the property just directly to the east. In order to create a buildable lot for a home, the R1-9000 would be the easiest choice, and probably the most beneficial choice for the applicant. If it were to stay in the PR 3.0 zone he would have to amend the final plat of the Stone Creek area, and get signatures from all the final plat owners or lot owners and then so on and so forth. We thought that the R1- 9000 zone

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would be an appropriate use and it still coincides with the residential load land density use.

Chairwoman Anderson: Thank you. Are there any questions from the Commission? Is the applicant here?

Ken Berg: Ken Berg with Berg Civil Engineering. This is the first step in a proposed subdivision that we have coming to you. You know if you go back to the photo, the adjoining property to the east, there's some wetlands in the rear of that parcel. If I could break the rules or if I had my choice, I would make that parcel PR 3.0 because that's an easier way to convey the conservation of the wetlands to the city because you can see the city already owns all those other wetlands. It can be done in that 9000 zone, It's just more work. Either of those parcels aren't big enough to qualify for a standalone PR-3.0 subdivision, so this is a good work around for us.

Christine Anderson: Okay, thank you. Any questions? All right.

Public Hearing Opened

No Comments

Public Hearing Closed

Bruce Frandsen moved that we give a positive recommendation to the City Council for the Loveridge Zone Change, located at approximately 303 W 480 S, subject to any findings, conditions, and modifications found in the Staff Report, or recommended by the Fire Marshal.

Jenny Peay seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Rodney Martin	AYE
David Bird	AYE
Harold Dudley	AYE
Bruce Frandsen	AYE
Jenny Peay	AYE

The motion Passed

4. Public hearing and recommendation on a proposed Land Use Map Amendment for approximately 1.26 acres of land located at approximately 400 South 860 East, from Planned Community to the Design Commercial Land Use designation.

The applicant is applying for a Land Use Map Amendment and Zone Change for the property located at approximately 400 S 860 E, from the Planned Community land use and PC zoning to the Design Commercial land use designation and GC-2 zoning designation. The parcel consists of approximately 1.26 acres. The applicant is planning to build 10-12 small business units for the parcel. The plan is to provide a smaller warehouse space for those 10-12 small business units. As the GC-2's permitted uses indicate, a retail/warehouse project will be permitted, but an office/warehouse project will not. A condition of approval is that a Right-of-way shall be dedicated to City along 860 East and 400 South to include future traffic signal at 860 East / 400 South and any auxiliary lanes as determined in a traffic impact study. Timing for the dedication to be within 60 days of approved zone

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change by deed or subdivision plat that is submitted to the city for review within 60 days of approved zone change.

Chairwoman Anderson: Thank you. Any other comment? I mean, any other comment from the applicant?

Public Hearing Opened

No Comments

Public Hearing Closed

Jenny Peay: Before we vote, can we talk about the right of way along 860 East?

Cody Opperman: Yes, Levi with engineering can talk about that a little more.

Levi Burr: Let me pull up the right of way map so I am clear on where we are at.

Patrick O'Brien: They'll likely need to dedicate some right of way during their final development. Right now, they're just trying to get the zone so that they can do what they want to do with it.

Cody Opperman: In the planning commission packet in the staff report, it talks about the condition of approval dedication for the right of way.

David Bird: I have another question. Can you go back to the map with all of the colors?

Patrick O'Brien: The zone and the land use?

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David Bird: Yes, that one right there. I see the surrounding things are GC-1 and GC-2 zones, but the area to the north that is yellow, what is the zoning on that? Are we creating an island?

Cody Opperman: That is going to be a PC zone.

Patrick O'Brien: That PC zone already exists, so it won't be in island. It will connect in this direction overall.

Cody Opperman: The property already has a commercial development on top of it as well. It is retail use for air conditioning and stuff like that. So really, it's kind of almost a non-conforming, legal, non-conforming status of commercial use on that PC zone right now.

Jenny Peay: Are they looking at any time to do that upper property, So you connect those GC-2 areas all together?

Cody Opperman: We are not sure. It's owned by a single property owner and also the PC zone area is owned by the same property owner. That property owner sold off what we have here today for the zone change already. I don't know if the applicant or the property owner just to the north of the parcel that we're talking about tonight is going to be doing any zone change or land use map amendment.

Patrick O'Brien: Their development potential is severely constrained by remaining in the PC zoning, so I can imagine that will likely change. We can't offer any guarantee, but we are hopeful that it will come in. The reason we say that we think something will come in is because the minimum area required for large scale planning community development is 100-acre project area. There are still some development options in PC for that. That wouldn't be apartment style building, but based on the market, the highest and best use is most likely to be apartments. It will likely change to GC-2 or GC-1 zone.

Cody Opperman: Levi has some cross sections to talk about the roadway for 860 south or 400 East.

Levi Burr: 60 south, on our map is a minor collector with three lanes, and there is a 72 foot right of way. 400 South, if I am correct, it's an arterial which is 100 foot right of way.

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Jenny Peay: Okay, so that takes up quite a large chunk on the bottom half of this property.

Levi Burr: Yes. Let me correct that 400 South is also a minor collector, not a major, but it does show a traffic signal there. There might need to be D acceleration lanes to turn right or left, so that would need to be analyzed.

Jenny Peay: So what's the cross section width on that?

Levi Burr: 72 feet I believe for the minor collector.

Chairwoman Anderson: If we don't have any other comment, we can move on to the Motion.

David Bird moved that we recommend approval of the Land Use Map Amendment for approximately 1.26 acres of land, located at approximately 400 S 860 E, from the Planned Community land use to the Design Commercial land use designation, subject to any findings, conditions, and modifications found in the Staff Report, or recommended by the Fire Marshal.

Rodney Martin seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Rodney Martin	AYE
David Bird	AYE
Harold Dudley	AYE
Bruce Frandsen	AYE
Jenny Peay	AYE

The motion Passed

5. Public hearing and recommendation on a proposed Zone Change for approximately 1.26 acres of land located at approximately 400 South 860 East, from the Planned Community (PC) Zone to the Planned Commercial (GC-2) Zone.

Cody Opperman: No, it's just land use change and zoning change to match what's going on.

Patrick O'Brien: As required by code that the zone and the land use conform with one another.

Public Hearing Opened

No Comments

Public Hearing Closed

Bruce Frandsen moved that we recommend approval of the Zone Change for approximately 1.26 acres of land, located at approximately 400 S 860 E, from the PC zone to the GC-2 zone designation, subject to any findings, conditions, and modifications found in the Staff Report, or recommended by the Fire Marshal.

Harold Dudley seconded the motion.

Voting was as follows:

Christine Anderson AYE

Chris Christiansen	AYE
Rodney Martin	AYE
David Bird	AYE
Harold Dudley	AYE
Bruce Frandsen	AYE
Jenny Peay	AYE

The motion Passed

ACTION ITEMS

- 1. Review and action on an application for an accessory structure in excess of 1,000 square feet, located in the area of 86 W 100 N in the Residential (R4-7500) Zone.**

The applicant is applying for site plan approval for the development of an accessory structure in the R4-7500 Zone, located at 86 W 100 N. The entire development parcel consists of 0.41 acres. The detached accessory structure exceeds the 1000 square foot requirement to be brought to the Planning Commission and Planning Commission will be the approval body for this structure. The accessory structure does not comply with Section's 17.5.105 and Section 17.5.106 as they can not have any livable or habitable space or operate any business out of them, resulting in the staff recommendation of tabling the item.

Chairwoman Anderson: Does engineering have any comment on this?

Levi Burr: We have not made a full review based on directions we were given.

Patrick O'Brien: The engineering division doesn't review these projects until the building permit stage.

Chairwoman Anderson: It looks like the applicant is here. You're welcome to step forward and tell us about your project. State your name for the record if you would.

Amber Dickson: I am Amber Dickson, and this is our property. We have a historic home up north, and there was an existing structure there previously that was sort of a garage. We decided that it would be better to build something new that was

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probably safer. It's intended use is a garage. As you mentioned, there are some changes which are sent over to you guys without those notes. So when our architecture was done, we think what happened is he just left some little notes on there from houses that he designs, and we didn't know that. Anyway, we thought those were pretty boilerplate. We've kind of redone that now, so hopefully it should be pretty clear that it's just basically a three car wide garage almost double deep. And then there's like a storage bay and then a small bathroom just because we have kind of a large property, with a big garden and it'd be nice to wash up after. There is no intended living space or kitchen or any of that.

Seth Dickson: Based on our meeting on Thursday, I think it was, it was really just those plans that had the notes. Unless I'm mistaken, I don't think we need to change anything else all I did was took the notes off. I uploaded that and so that should be what's there now.

Rodney Martin: I have a question for you, where is the access to the back of this property?

Amber Dickson: You can kind of see off to the right side. There's a driveway that the neighbor actually owns, but we have an easement, So we both use that. You can see kind of our cars parked back there.

Rodney Martin: Make sure that agreement lasts for generations.

Seth Dickson: It's legal, and you can see everything on the title report.

Cody Opperman: One more statement, because we need to review the plans and meet with staff again, recommendation is to table the item today, and then bring it back for another review and go on from there.

Patrick O'Brien: It's on the draft agenda for the next meeting. Now that we have the updated plans, we can put them in the packet and have those plans approved.

Seth Dickson: Does that push us back 2 more weeks then?

Patrick O'Brien: Unfortunately, yes.

Chairwoman Anderson: Is it more beneficial for the applicant if we table rather than deny, so they don't have to start from scratch?

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Bruce Frandsen: So we're not able to recommend approval as long as the offending notes on the plans are removed? Then the staff can say, 'hey, they're removed, we're good to go'? I mean, do we have that authority?

Harold Dudley: We are at the point that we are recommending approval, so can we say we recommend approval as long as this is done?

Patrick O'Brien: Yeah, It could be something that if you make that approval, we still have the requirement of the adequate assurance document that needs to be filled in and provided to the applicant. Then we would just check it at that point to make sure that all of those notes have been removed. This would make it so you will be making a final approval tonight, and we will be doing an administrative function afterwards. That would save them the two weeks. We're happy to do that, if they're okay with that. It just relies on us having to do it as outlined and not having it taken care of at the top level with you guys. But if you guys are comfortable with that, then having those notes removed before the meeting should happen on Thursday. If someone can just look at it and confirm that, then we can do that. You will approve the document or the plans with the condition of those notes being removed and also having the adequate assurance documents signed before having a certificate of occupancy issued, we're fine with that on the staff side.

Jenny Peay: I have one question for you Patrick, are we at any point going to allow external reviews? Is that on the table?

Patrick O'Brien: It's up for discussion. There's a lot of things that we would need to do at that point. We need to do an impact fee analysis most likely, and probably have a couple of training sessions amongst Council and planning commission and see where we want to go in terms of excessiveness of these. We have a lot of large accessory structures throughout the city. A small little room and bathroom above an existing garage would have less of an impact than something that's got essentially four bedrooms where you've got a brand new house that you've got a lot more people on because we now only have three parking stalls total, and would probably need more. There's a lot of things that we need to go through. It is on our list from our moderate-income housing plan. It's something that we want to bring up for discussion. I don't know where we're going to go with it, though.

Bruce Frandsen: That's the current plan we sent to the state and said we were going to resolve that this year.

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Patrick O'Brien: September of this year.

Bruce Frandsen: I think we need to get working on that, there are lots of places in the city that those could go.

Patrick O'Brien: A lot of the reason for waiting is because if we were to try starting something, like we have done in the past, we started something last September or October, when the state pulls the rug out from underneath us in January, February or March and now we have to change it all again. So we wanted to see where they were going to go with this specific legislative session and they did make some changes. So we'll do that, it's just number two on our list. It's number one on our priority list of those other things. We just have to get our stationarity planned on first because there was a there's a requirement statutorily for that.

Bruce Frandsen: Okay, thank you.

Chris Christensen: I would like to comment that there was a situation like this before, so when we make these recommendations, they can look at it by the issuance of a building permit, versus the certificate of occupancy. Just a little suggestion there.

Bruce Frandsen: That's a good point

Patrick O'Brien: Thanks for clarifying.

Chairwoman Anderson: Okay, then we are ready for a motion.

Rodney Martin moved that we approve the Accessory Structure in excess of 1,000 square feet, located in the area of 86 West 100 North in the Residential (R4-7500) Zone, subject to any conditions found in the Staff Report and providing their plans reflect what is required by staff in removal of anything indicating an ADU possibility, and that that happens before the building permit is issued. Also required is the adequate assurance Documents are in place signed and delivered.

Chris Christensen seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Rodney Martin	AYE
David Bird	AYE
Harold Dudley	AYE
Bruce Frandsen	AYE
Jenny Peay	AYE

The motion passed

Patrick O'Brien: You are good to submit the plans to the building division tomorrow morning.

Seth Dickson: What about the Adequate Document?

Patrick O'Brien: We'll get that to you. It's an adequate assurance document. It's just something that needs to be recorded on the property that says you won't use it for a habitation purpose. If we change code like Mr. Frandsen said and have detached accessory structures allowed for habitation in the future, that can be pulled off.

2. Review and action on a site plan for Bridges at Fox Hollow Plat A located in the area of 1040 N 350 E, in the Planned Residential (PR-3.0) Zone.

Bridges at Fox Hollow Final Plat "A" consists of 6 lots in a Conservation Subdivision Project. Plat "A" is part of multiple plats for the Bridges at Fox Hollow Development and this plat contains 3.38 acres. The applicant is asking for a

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reduction to the required side setbacks for Bridges at Fox Hollow Final Plat "A." The required side setback for the Conservation Subdivision Project is a minimum of 8' with a combined total for the two sides yards of 20'. They are requesting to have a minimum of 5' for each of their interior lots side setbacks and 5' for a corner lots interior side setback. The Planning Commission can recommend such a reduction upon a finding that those setbacks are appropriate for the proper development of the lots and that such reduction will not result in the establishment of a hazardous condition.

Chairwoman Anderson: Thank you. Any questions?

Harold Dudley: There is a reduction in the total of 20'?

Cody Opperman: It's going to be a total of 10 feet per sidestep combined. So five and five on each side.

Chairwoman Anderson: I just have a question for planning. We have, in the past, made this kind of finding that a five-foot setback is adequate, what's been the experience in those areas?

Cody Opperman: There have been some things coming up in the lakeshore landing. Situations where some individuals have purchased trailers but have realized that they don't have a place to actually store them when they get up to the five-foot setback. We've had people come in and ask to pave the front yard to kind of put the trailer in the front yard. That's something that you guys maybe want to discuss or think about is that with five feet or five-foot side setback, how would things kind of translate to try to get into their backyards or have any kind of storage or trailers on each of those sides?

Chairwoman Anderson: Would they be allowed to put in window wells or AC units on the side yard if they had this setback?

Patrick O'Brien: I think the AC units, yes. I am not sure about the window wells because I think that could potentially protrude into the easement.

Levi Burr: So we don't allow any structure to be in the setbacks. Whoever interprets if it's a structure or part of the structure, which I would interpret it to be, then it would not be allowed in the easement.

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Jenny Peay: So are we calculating the window well as part of the structure or not part of the structure?

Ken Berg: Typically, when we have homes that we ask for these setbacks, It's not actually the home or even the window wells. It's actually the roof line and the eaves that they don't allow to extend out into the easement. So in your mind, if you're thinking of the home, the soffit of the roof can be in the five foot setback and usually have one or two feet underneath the roof to the house. So the actual measurement to the house is more like six, six and a half or even seven feet from the property line to the actual home.

Jenny Peay: They don't pick up the foundation of the home?

Harold Dudley: They don't allow the overhang.

Ken Berg: So that by default shifts it over.

Chairwoman Anderson: So it ends up being more like 12 feet possibly?

Ken Berg: Possibly. It's really about keeping that eve line right at 5 feet, so on a 60-foot-wide lot, you could have the potential for a three car garage to make those units as big as possible so that people park their stuff inside, not outside.

Chairwoman Anderson: Did you address the window wells and A/C units?

Ken Berg: I think they would fall under the eve, and not be an issue.

Patrick O'Brien: We don't have anything in our code that would prohibit AC units being put in there. Our building inspectors would prefer, as well as our fire marshal, that if there are reductions, and stuff like that is being put into the side yards, it just impedes access to everything.

Ken Berg: It would also be the homeowner's risk. If the public utility wanted to use the side yards, they have the right to do that. The homeowner would repair after they are done.

Chairwoman Anderson: Is the public utility five feet on each property?

Ken Berg: Yes.

Chairwoman Anderson: So basically the entire side yard would be a public utility easement?

Ken Berg: Correct.

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Chairwoman Anderson: Any other questions for the applicant at this point? Engineering, did I give you a chance to comment on this?

Levi Burr: Bridges at fox hollow plat A is what we are on?

Chairwoman Anderson: Yes.

Levi Burr: It's just the comments that they will be addressing. We met with Ken and he's agreed to address them. The cul-de-sacs need to meet our standards; There is also potential for a wetlands there, but they're going through the process of determining those not to be wetlands as far as I understand. We're just waiting for that verification from the Army Corps of Engineers. There might have been another thing but that's what comes to my head right now.

Chairwoman Anderson: Would you need to have that verification from the other engineers before you are comfortable proceeding?

Levi Burr: I would say yes, we need that before we could pave the road. Just because I believe that wetland is in that area, so we need that confirmation. I believe Plan B there's no wetlands identified in it and so that one wouldn't have a concern but we'll get to that in a little bit. I think this could be approved with conditions.

Jenny Peay: Do we also need to get fire to review and approve that?

Cody Opperman: He has reviewed it. He had some comments on the whole plan set as well, similar to what Levi has been talking about with the temporary cul-de-sac structure, but he's comfortable with proceeding as conditioned or approving with conditions. The applicant has provided a new plan set already for review. We just as a staff before the packet was made, we couldn't have done a thorough review on it. We'll be looking at it again closely but we're confident that he will be addressing all the conditions.

Chairwoman Anderson: I have a question for the applicant. Without having side-yard space for storage, does this subdivision have any kind of area for parking larger vehicles like RV's and things like that available to the residents?

Ken Berg: No, they don't. As part of the CCNRs for this proposed development, they're discouraging parking outside. They'll know right up front that those things aren't allowed in this type of development.

Chairwoman Anderson: So parking an RV out front wouldn't be allowed?

Ken Berg: It would be restricted by the CCNR's and the HOA.

Jenny Peay: It is an HOA then?

Ken Berg: Yes.

David Bird moved that we give a positive recommendation to the City Council for the Bridges at Fox Hollow Plat "A" Final Plat Amendment, located at approximately 1040 N 350 E, subject to any findings, conditions, and modifications found in the Staff Report, or recommended by the Fire Marshal.

Rodney Martin seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	NAY
Rodney Martin	AYE
David Bird	AYE
Harold Dudley	AYE
Bruce Frandsen	AYE
Jenny Peay	AYE

The motion Passed

3. Review and action on a site plan for Bridges at Fox Hollow Plat B located in the area of 1040 N 390 E, in the Planned Residential (PR-3.0) Zone.

Bridges at Fox Hollow Final Plat "B" consists of 6 lots in a Flexible Lot Project. Plat "B" is part of multiple plats for the Bridges at Fox Hollow Development and this plat contains 2.19 acres. The Flexible Lot Project has multiple sized lots for single family development, ranging from 7500 – 16000 square feet or larger.

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Jenny Peay: Can we talk about that HOA parcel with the 20-foot sewer easement on there?

Ken Berg: No because you already approved it, so we don't want to go back, but yes, we can.

Jenny Peay: I just wondered if that will not be developed. Will it just be an open space, is that what we're looking at?

Cody Opperman: I think there is a club house involved.

Ken Berg: If you remember from the original plans, it is proposed as a clubhouse and a parking lot for that associated clubhouse. That sewer easement runs through the parking lot.

Jenny Peay: Okay perfect, thank you.

Harold: I didn't look at these as close as I should have before, that just seems weird shaped. That is a future plat? Between 350 and the back of lots 201, 202?

Ken Berg: Yeah, so just as part of the subdivision management, keeping a balance of open space and conservation easement, it'll just be in the future plat to be an open area,

Harold Dudley: I see, it will just be an open area.

Ken Berg: I know It's weird, but those are just the rules they make.

Chairwoman Anderson: Will they be fenced yards or just open yards to the open space there? Are there other HOA rules about that?

Ken Berg: Not that I am aware of.

Jenny Peay: I apologize, I got the two mixed up.

Harold Dudley moved that we give a positive recommendation to the City Council for the Bridges at Fox Hollow Plat "B" Final Plat, located at approximately 1040 N 390 E, subject to any findings, conditions, and modifications found in the Staff Report, or recommended by the Fire Marshal.

Chris Christensen seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Rodney Martin	AYE
David Bird	AYE
Harold Dudley	AYE
Bruce Frandsen	AYE
Jenny Peay	AYE

The motion passed

Upcoming Projects

Patrick O'Brien informed the commissioners of projects in the TOD area, along with some planned industrial projects that will be requiring zone changes and land use amendments. These projects will be coming before the planning commission in the next few meetings. He also reminded them that we are currently working on our station area plan as one of our long-range plans for the city.

OTHER BUSINESS

Patrick O'Brien discussed the possibility of not holding a planning commission meeting on the 5th of July, due to the holiday. He advised that the City Council will not be holding their meeting that week, or the week of the 24th of July. The commissioners decided they would cancel the July 5th meeting.

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The final discussion was about changing the planning commission meeting time from 7:00 pm to 6:00 pm. The commissioners agreed to change the meeting time to 6:00 pm, if the mayor approved.

ADJOURNMENT

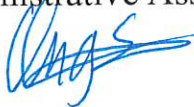
Harold motioned to adjourn the meeting.

Rod seconded the motion.

Meeting adjourned 8:07 PM

Angela McKee

Administrative Assistant



The order of agenda items may change to accommodate the needs of the commissioners, public and staff.