



## SMITHFIELD CITY PLANNING COMMISSION MINUTES November 18, 2020

The Planning Commission of Smithfield City met in the City Council Chambers  
96 South Main, Smithfield, Utah at 6:30 p.m. on Wednesday, November 18, 2020

The following members were present constituting a quorum:

Members: Scott Gibbons (Chairman), Brooke Freidenberger, Jasilyn Heaps, Brian Higginbotham, Bob Holbrook, Stuart Reis, Juli Weber

City Staff: Clay Bodily, Brian Boudrero, Jon Wells, Mayor Jeff Barnes

Others in Attendance: Tayler Jensen, Aaron Jenson, Ben Elwood, Rick & Kristen Black, Travis Johnson, Cheryl Burgess, Alma Burgess, Lamont Poulsen, Connie Poulsen, Casey Hillyard, Jeff Jackson, Kip Panter, Lynn Godderidge, Lyle Coleman, Scott Parkinson, Star Coulbrooke, Mitch Butterfield, Jared Storrs, Nicole Henry, Todd Henry, Bryce Goodin, Chelise Elwood, Jason Elwood, Debbie Zilles

### **6:30 p.m. Meeting called to order by Chairman Gibbons**

Mayor Barnes introduced new alternate Commissioners Bob Holbrook and Brian Higginbotham and administered the oath of office.

### **Consideration of consent agenda and approval of meeting minutes**

After consideration by the Commission, Chairman Gibbons declared the meeting agenda and the minutes from the October 21, 2020 meeting to stand as submitted.

**RESIDENT INPUT** - None

### **AGENDA ITEMS**

Chairman Gibbons suggested incorporating training into future meetings. Commissioner Heaps said there are many valuable ones on the Utah League of Cities & Town website; she can recommend a few.

**Public Hearing**, no sooner than 6:40 P.M., for the purpose of discussing Ordinance 20-33, an Ordinance rezoning Parcel Numbers 08-118-0010 and 08-118-0014 from R-1-10 (Single-Family Residential 10,000 Square Feet), CC (Community Commercial) and A-3 (Agricultural 3-Acre) to CC (Community Commercial). The parcels are located at approximately 600 South 50 East.

**6:40 p.m. Public Hearing Opened**

**6:42 p.m. Public Hearing Closed**

Discussion and possible vote on Ordinance 20-33

David Winberg, the trustee for the property, is requesting a rezone of 3.62 acres (two parcels) to CC (Community Commercial). He has gone through the steps to adjust the parcel boundaries with the County. This came before the Commission earlier this year with a request to rezone to CC(MU), which was denied.

Mr. Bodily said the Commission did not feel that the Mixed-Use Overlay was the right fit for all three parcels, which is why that request was denied. There was discussion about creating commercial property along 600 South, which is part of tonight's request.

Commissioner Heaps said this seems like a good idea and fits in with the area.

**MOTION:** Motion made by Commissioner Heaps to forward a recommendation to the City Council to **approve** Ordinance 20-33, an Ordinance rezoning Parcel Numbers 08-118-0010 and 08-118-0014 from R-1-10 (Single-Family Residential 10,000 Square Feet), CC (Community Commercial) and A-3 (Agricultural 3-Acre) to CC (Community Commercial). The parcels are located at approximately 600 South 50 East. Commissioner Freidenberger seconded the motion. **Motion approved (7-0).**

Vote:

Aye: Freidenberger, Holbrook, Higginbotham, Gibbons, Reis, Heaps, Weber

**Public Hearing**, no sooner than 6:45 P.M., for the purpose of discussing for the purpose of discussing Ordinance 20-34, an Ordinance rezoning Parcel Number 08-118-0011 from A-3 (Agricultural 3-Acre) to RM (Multiple Family Residential). The parcel is located at approximately 650 South 100 East.

**6:47 p.m. Public Hearing Opened**

**6:48 p.m. Public Hearing Closed**

Discussion and possible vote on Ordinance 20-34

Commissioner Higginbotham asked what the concerns or questions were from the last submittal. Chairman Gibbons explained that a request for CC(MU) (Community Commercial – Mixed-Use Overlay) on this parcel did not make sense, however, the request to RM (Multiple Family Residential) fits with the adjacent property and what is located across the street.

**MOTION:** Motion made by Chairman Gibbons to forward a recommendation to the City Council to **approve** Ordinance 20-34, an Ordinance rezoning Parcel Number 08-118-0011 from A-3 (Agricultural 3-Acre) to RM (Multiple Family Residential). The parcel is located at approximately 650 South 100 East. Commissioner Heaps seconded the motion. **Motion approved (7-0).**

Vote:

Aye: Freidenberger, Holbrook, Higginbotham, Gibbons, Reis, Heaps, Weber

Discussion and possible vote on the Conditional Use Permit request by Mitch Butterfield to renovate a home at 143 North 100 West on a nonconforming lot. Parcel 08-082-0077.

Councilmember Wells clarified that this is technically not a Conditional Use Permit, however, staff wanted the Commission to review the request. Mr. Butterfield would like to build a small addition onto the back of his home. His home is a nonconforming structure on the property so this would be an expansion of the nonconforming structure. An addition is a permitted land use and there are no conditions that can be placed on the request. The home is nonconforming because the carport is close to the property line and the lot does not meet the frontage requirements for the zone. The south addition (side yard) is closer than 10' to the property, however, there is a provision in the ordinance that if the width of the lot is smaller than what is required, the side yard is allowed to be reduced by the same percentage. In this case it is 30%.

Mitch Butterfield said he purchased the home 28 years ago and they have put a lot of work into it over the years. They are financially able to make these additions now.

**MOTION:** Motion made by Commissioner Heaps to **approve** the Conditional Use Permit request by request by Mitch Butterfield to renovate a home at 143 North 100 West on a non-conforming lot. Parcel 08-082-0077. Commissioner Freidenberger seconded the motion. **Motion approved (7-0).**

Vote:

Aye: Freidenberger, Holbrook, Higginbotham, Gibbons, Reis, Heaps, Weber

Discussion and possible vote on the request by Blue Ox Development for approval of the Final Plat for The Cove Phase 1, a 16-lot/unit subdivision located at approximately 30 South 1200 East. Zoned R-1-12 (Single-Family Residential 12,000 Square Feet).

Aaron Jensen said a dedicated right-of-way for utilities has been added. Mr. Bodily confirmed that this has been reviewed by the Subdivision Technical Review Committee (STRC) and everything has been addressed.

Mr. Bodily clarified for Commissioner Higginbotham that there is a sump in each of the intersections to handle storm water. The utilities are not outlined on the map because this review is for the land use (lot size, location, etc.); utilities were reviewed in the STRC.

Chairman Gibbons noted that the temporary turnarounds will be extended. Mr. Bodily said they also must be paved. Mr. Jensen said Phase 2 will likely be coming soon.

**MOTION:** Motion made by Commissioner Weber to **approve** the request by Blue Ox Development for approval of the Final Plat for The Cove Phase 1, a 16-lot/unit subdivision located at approximately 30 South 1200 East. Zoned R-1-12 (Single-Family Residential 12,000 Square Feet). Commissioner Higginbotham seconded the motion. **Motion approved (7-0).**

Vote:

Aye: Freidenberger, Holbrook, Higginbotham, Gibbons, Reis, Heaps, Weber

**Public Hearing**, no sooner than 7:00 p.m., for the purpose of discussing Ordinance 20-35, an Ordinance rezoning Parcel Numbers 08-039-0015, 08-089-0004 and 08-089-0003 from A-10 (Agricultural 10-Acre) to R-1-10 (Single-Family Residential 10,000 Square Feet). The parcels are located west of approximately 350 North 800 West and total approximately 29.04 acres.

### **7:00 p.m. Public Hearing Opened**

Kristen Black submitted a signed petition that was received and reviewed by the Commission prior to the meeting. The letter was signed by Rick & Kristen Black, Alma & Cheryl Burgess, Bob & Julie Bair, Guy & Domini Jardine, Kip & Jenifer Panter, Brian & Annie Bair, Connie Poulsen, Lance & Julie Walker and Jean Hansen. She wanted to ensure the voices of those who signed were being recognized and heard. The subject property borders County property which is currently zoned Agricultural (AG). The City's Master Plan calls out this area as AG and she is asking the Commission to honor and follow that plan. This type of development will take away from the homes that have been there for years. She moved to her home 19 years ago because she wanted open space. She realizes that growth occurs, and with that comes new development, however, it is important, to look at what is already existing in the area. Consideration should be given to farmers who are trying to continue to farm their land. She encouraged the Commission to review the Cache County Comprehensive Plan. It is important that municipalities within the County stay uniform with what the County is trying to do. It is vital to create a buffer so all parties can be happy. Pushing residential development right to the border will not serve a purpose for the County or the municipality. County residents are on a minimum of 5 acres, if this property could be zoned/developed similarly, she would have no problem, however, she is opposed to the request for a rezone to R-1-10 (Single-Family 10,000 Square Feet).

Rick Black said they moved to the County because they wanted space, quiet, lack of neighbor problems, and low crime. He has been in law enforcement for the last 36 years and said high-density housing brings crime. He does not want that on his doorstep and does not want to deal with things like noise, traffic, congestion and other problems that neighborhoods traditionally bring. He asked the Commission to consider the needs of the residents and protect their way of life. This decision will impact everyone who surrounds it.

Those in the audience who stood in agreement were Lamont & Connie Poulsen, Scott Parkinson, Casey Hillyard, Cheryl & Alma Burgess, and Kip Panter.

Lamont Poulsen farms the ground for the current landowner and borders the property on the south. There are 600 cattle on the south side of the property. He has had discussions with Visionary Homes while doing a border adjustment to get it annexed in. The reason the pump station is down there is because they thought it would be financially beneficial – at the last minute – to put it where it is. The purpose of the annexation was to access the pump station; however, homes had already been approved and built with no sewer connection. Visionary Homes approached him because they needed to come through his property to get power. 10,000 SF lots that border the County is unreasonable. The Commission needs to look out for the citizens.

Commissioner Freidenberger asked if permission was given to run power through the land. Mr. Poulsen said it was not, they ran it through the road. Mr. Bodily explained that Rocky Mountain Power controls power issues. Mr. Poulsen said the homes were there long before the pump station. Mr. Bodily said the pump station was approved accordingly and has been recorded for those homes.

Cheryl Burgess sent an email to the Commission, which was received and reviewed prior the meeting. The letter was signed by Alma & Cheryl Burgess, Jill C. Speth, Jill Cannell Speth & Michael D. Cannell (Cannel Family Trust). Her property shares a border with the subject property, and she is opposed to the request. Her farm has been in her family since the 1800's and she is asking the Commission to honor the integrity of Smithfield and of those who live, farm and have had livelihoods there for generations. The City's long-term land use plan indicates that the area should remain AG, with 5+ acres per lot. She is concerned with small lots going in and the continual approval of multi-family dwellings. When young families grow and kids grow up and begin driving, there will be parking problems. She encouraged the Commission to give families room to grow and consider the quality of living. High-density housing is transient. She also noted that there is a phone pole in the street that a vehicle can hit.

Alma Burgess pointed out that that there is a plan, and a reason for the plan. This decision will affect a lot of people and he wants the Commission to be thoughtful and responsible.

James Elwood said a development like this lends itself to having homes for children to be able to live in the area. He does not agree that inviting people to live in the community brings crime. He is in favor of a landowner's right and the investments made.

Scott Parkinson works in real estate and travels around. He is concerned with the rapid rate of growth in Weber and Davis Counties. There is a need for housing, but it should be done correctly. He asked the Commission to consider providing a transitional/buffer area and not rush a decision. He wants property values to remain and putting in small lots will affect those values.

Casey Hillyard lives east of the proposed development. He has lived in Smithfield his entire life. They have horses and enjoy riding them around in this area and do not want to be closed in by housing. He would like to see AG preserved in the community. Roads are a concern as traffic has increased because of the elementary school. He does not think the current roads would be able to handle the type of traffic this development would create.

**7:28 p.m. Public Hearing Closed**

## Discussion and possible vote on Ordinance 20-35

Jeff Jackson, from Visionary Homes, said they are aware of the phone pole, as noted by Ms. Burgess. They did everything in their power to get the pole moved before the streets were completed, however, that is dictated by Rocky Mountain Power's schedule. The goal was to get the streets paved before the weather worsened. The annexation of this property was not for the lift station, it was done with the intent to develop the land. The lift station location was chosen to prepare for future growth and development. The annexation was already in the works before the location of the lift station was determined. The power through Mr. Poulsen's property was not before the lift station, once the power grid reaches a certain capacity, a new leg must be brought into the area. The development by the school and phase 2 tapped out the circuit that feeds the area, so a new leg was brought in off 100 North. The reason Mr. Poulsen was approached about putting it in his property versus the street was to consider future needs. Everyone desires the ability for home ownership and not everyone can afford large lots. Currently a linear foot of road on a City street costs between \$650-\$800 per foot. The cost for improving a 10,000 SF lot (not including the land cost) is \$52,000-\$64,000 per lot; a 12,000 SF lot is \$65,000-\$80,000 per lot; .5-acre lot is \$97,500-\$120,000 per lot and a 1-acre lot is \$136,000-\$168,000. He asked how young families will be able to afford those. He understands the concerns of the adjacent residents, but also asked that the other 75,000 residents' concerns be represented. The first three phases have already sold. There is a small section of people who still want large lots, but a smaller percentage of people can afford them. Farmland is not preserved with larger lots, because the land will be chewed up faster than with smart, smaller development. A buffer of larger lots can be added to the perimeter of the development, with the smaller lots located in the middle. The housing market has 200+ active listings, which is usually between 400-600 listings. Demand is pushing the costs up.

Commissioner Reis was raised on a farm and understands the concerns that have been brought up. Growth is happening and people are moving to the area, the dilemma to consider is how to handle that growth. 100 families buying 5 acres would eat up 500 acres of land. Farmland preservation is done by increasing density. Buffer zones seem to be a good compromise.

Commissioner Higginbotham said if this approved, where does it end? The Future Land Use Plan should be followed.

Commissioner Freidenberger asked how much the last Master Plan update cost and how long it took. Mr. Bodily said it was completed in 2017 and took a substantial amount of time and money to finish. She said the Plan should be honored.

Commissioner Heaps understands the tension around updating the Future Land Use Map because everything is changing so quickly, but the Commission has made some difficult decisions regarding increasing density in other areas to preserve the land west of 800 West. Changing this would be counter to those decisions. The Plan should be followed.

Commissioner Weber works for one of the largest employers in the Valley and her job is to hire and bring people to the area and there are not enough places to live. There is

Chairman Gibbons said the Commission should rule on the applicant's specific request, without telling them what they should or should not do.

**MOTION:** Motion made by Commissioner Higginbotham to forward a recommendation to the City Council to **deny** Ordinance 20-35, an Ordinance rezoning Parcel Numbers 08-039-0015, 08-089-0004 and 08-089-0003 from A-10 (Agricultural 10-Acre) to R-1-10 (Single-Family Residential 10,000 Square Feet). The parcels are located west of approximately 350 North 800 West and total approximately 29.04 acres. Commissioner Holbrook seconded the motion. **Motion approved (6-1).**

Vote:

Aye: Freidenberger, Holbrook, Higginbotham, Gibbons, Heaps, Weber

Nay: Reis

**Public Hearing**, no sooner than 7:15 p.m., for the purpose of discussing Ordinance Ordinance 20-36, an Ordinance rezoning Parcel Number 08-083-0046 from RA-1 (Residential Agricultural 1-Acre) to R-1-10 (Single-Family Residential 10,000 Square Feet). The parcel is located at 625 West 200 South and is 2.00 acres.

### 7:54 p.m. Public Hearing Opened

Jared Storrs has lived across the street for 19 years. In the last few years, there have been requests to rezone in the area (most recently the Buchanan Dairy). He is concerned that if this is approved, every time a landowner wants to have their kids live on the land, it can be rezoned. He would like to keep zoning the way it is. Adding one home is not a big deal, but if this happens a lot it will impact schools and infrastructure.

Nicole Henry bought the Buchanan Dairy and one of the subdivided lots and it has been a mess with the well issue. She moved from Wellsville for the same issues. If one person can do it, then everyone can do it, which will not keep the integrity of the area.

### 8:00 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 20-36

Ben Elwood presented letters of support from the neighbors to the east and west. The R-1-10 zone is the most economically feasible to develop two acres into two lots. The intention is to move his father-in-law into the existing home and build a home behind that one. The City already has an easement down the property line for the sewer. The Future Land Use Plan has this area as MLDR (Medium-Low Density Residential). Everything to the west is 2-acre lots, this is currently zoned as 1-acre lots, but the City does not allow any inner block development past 400 West. An R-1-12 zone would also work. If he must put a road back to the other lot, it would eat into the 1-acre.

James Elwood bought the property 40 years ago with the intent to have land for their children to build on. 20 years ago, a rezone was submitted and denied, the Plan has since been updated. He needs help with the maintenance of the property and believes a land owner should have rights.

Councilmember Wells advised that MLDR (Medium-Low Density Residential) allows for 1-2 dwelling units/acre and MDR (Medium Density Residential) allows 3-5 units/acre. The area to the west of this parcel is MLDR. The R-1-10 falls under the MDR category. Each zone has different requirements for frontage.

Chairman Gibbons said one of the challenges is this parcel is two acres, but there is not enough frontage for two RA-1 lots. Mr. Elwood said he would have to do a land swap with the property to the west to make that work. The frontage is the issue, not the square footage or lot size.

Chairman Gibbons pointed out that a few years ago when the Buchanan Dairy was proposed for a rezone, it was met with quite a bit of disagreement and the proposal was subsequently withdrawn due to the opposition. He is concerned that if the door is opened for this situation, other neighbors would have to be afforded the same opportunity. He recognizes an owner's property rights, but property is zoned for a reason. He is not inclined to approve this request.

Commissioner Higginbotham understands that the applicant is stuck because the way it is zoned does not allow them to do what they want. He appreciates the intent and the reason for the request and questioned whether there was an option for a conditional land use agreement. Chairman Gibbons said there could be options other than a rezone. Commissioner Heaps questioned accessory dwelling units. Councilmember Wells said the ordinance would have to be amended to allow for that. Commissioner Higginbotham's suggestion is what used to be termed a variance, and this situation does not qualify for that.

Commissioner Freidenberger asked if the project could be continued so the applicant could explore other options. Councilmember Wall said it can be continued for a month, an accessory dwelling unit ordinance would take longer than a month to draft and adopt. Chairman Gibbons pointed out that the Commission's decision is only a recommendation to the City Council, who will ultimately make the decision. Currently the lot does not meet the requirements for any other zone.

Chairman Gibbons said the challenge with a continuance is that nothing will likely change within a month to offer a better solution, however, the applicant can continue to work with staff.

**MOTION:** Motion made by Commissioner Heaps to forward a recommendation to the City Council to **continue** Ordinance 20-36, an Ordinance rezoning Parcel Number 08-083-0046 from RA-1 (Residential Agricultural 1-Acre) to R-1-10 (Single-Family Residential 10,000 Square Feet). The parcel is located at 625 West 200 South and is 2.00 acres. Commissioner Freidenberger seconded the motion.

**Motion approved (7-0).**

Vote:

Aye: Freidenberger, Holbrook, Higginbotham, Gibbons, Reis, Heaps, Weber

Discussion on proposed Ordinance 19-15, an Ordinance adding in its entirety to the current Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.81 “Master Planned Community (MPC) Zone”, Sections 17.81.010 “Purpose”, 17.81.020 “Allowed Uses”, 17.81.030 “Definitions”, 17.81.040 “Rezone Required”, 17.81.050 “Development Standards”, 17.81.060 “Open Space”, 17.81.070 “Streets, Circulation & Parking”, 17.81.080 “Walking/Biking Trails”, 17.81.090 “Landscaping”, 17.81.100 “Density Bonuses”, 17.81.110 “Approval Process”, 17.81.120 “Failure to Progress”, 17.81.130 “Development Agreement”, and 17.81.140 “Modification of Approved Plan”.

Commissioner Heaps outlined the history of this ordinance over the past two years. The objective is to offer more options for different types of housing. This will allow for a mix of housing, with single-family as the primary use, to build a community that includes trails and amenities. The challenge in working through this was to come up with appropriate ratios and bonus densities to ensure it is what the City wants and will work for developers. The goal is for smarter infill growth, rather than just continual spreading out. The mix of housing types will offer more alternatives for a life cycle of housing needs. This type of development could be used as a buffer zone and help preserve AG land. It would likely be used on the outskirts of town.

Chairman Gibbons said the City Council has strongly supported and encouraged this concept.

Commissioner Freidenberger wants to ensure there is verbiage added to protect the City and the user, e.g. having 75% of open space, grouped in the same area to be more usable. She suggested increasing the open space minimum to 15%, which is common for an MPC. She said Sunrise Park should serve as a precedent for the use of a detention pond as open space, with gradual slopes and landscaping. This ordinance should be fine-tuned and have enough “teeth” to enforce good development. Commissioner Higginbotham agreed and suggested changing the walking/biking trail language from “should” to “shall”.

Commissioner Freidenberger sent Mr. Boudrero some language from the Cache County Trails Department specifically for Smithfield. She will email it to the members as well.

Commissioner Higginbotham appreciated the alleys in the Stone Haven development so that children do not have to walk all the way around the development to go to school. Little things like this help make it kid friendly.

Commissioner Heaps does not think open space needs to be increased as it has been discussed at length during the process. Density bonuses will play a part in the open space, as will yards associated with single-family homes. Commissioner Freidenberger said most MPCs that she has researched averaged 15-150 acres with 20% open space (not including density bonuses). Open space grouping was a common element.

Chairman Gibbons pointed out that the City has a park system and the intent of this ordinance is not to create mini parks. Open space does not necessarily need to be clustered in one area to be effective. Commissioner Freidenberger said it could be a walkway around a detention pond, like Sunrise Park trail.

Chairman Gibbons pointed out that in 17.81.040 “A *site plan detailing the developer’s intent for the entire parcel under consideration for rezone shall be submitted and reviewed as part of the rezone request*”. The developer will have to provide the information for the project at the time of application. The site plan can be reviewed at that time before it is approved. Commissioner Freidenberger said specific verbiage would serve to protect the City

Mr. Boudrero said some of the numbers can be reviewed, however, the plan must have a balance. If it becomes too stringent or difficult it will never be used by developers. Chairman Gibbons agreed that it must have some flexibility in order to entice developers to consider it.

Commissioner Higginbotham is supportive of the concept, but does not believe it will work on five (5) acres, he thinks the minimum should be increased. Commissioner Heaps said five acres is just the starting point.

Mr. Boudrero said the percentage of requirements and the inclusion of single-family homes will preclude the ability to “jam pack condos in”

Commissioner Freidenberger wants Smithfield to remain beautiful and the open space to be usable. Commissioner Weber noted that beautiful can be subjective.

Councilmember Wells agreed that this will likely not work on five (5) acres. If a good percentage of open space is in one spot, it may be more usable; small neighborhood parks have been successful throughout the City.

Chairman Gibbons said if open space is forced to be grouped, walking and/or biking trails could be lost. Commissioner Freidenberger said it could be conditioned as contiguous, but open space should be a high priority. Councilmember Wells said it could be conditioned so that walking trails are separate from open space. Commissioner Freidenberger said these developments could be in areas where there are no nearby parks so this is an important element.

Commissioner Heaps said this is designed to be a standalone zone rather than an overlay. Mr. Boudrero said that would be staff’s preference. Commissioner Freidenberger said the Commission would not be able to control the design as much if it is considered a zone, therefore, it should be specific.

Jeff Jackson said this will probably not work on five (5) acres. Developers will look at how to get the most units/acre, open space is already built in with the density bonuses. He would prefer open space be “interconnected” rather than grouped into one space. City sidewalks should not count toward open space. The idea needs to offer flexibility to allow for more creativity. Because so much information is required up front, the Commission will have control over what is approved. Form based codes are difficult; he feels the verbiage does not have to be so specific to work because the Commission will have oversight.

Commissioner Higginbotham has a hard time envisioning how this would work on less than 10 acres.

Mr. Boudrero said density versus open space is tied together and has been carefully considered and discussed.

Commissioner Freidenberger suggested 10% open space with at least 50% grouped together and interconnected and increase the minimum lot size from 5 to 15.

Commissioner Heaps would agree with increasing the minimum acreage but is less inclined to increase open space or change the balance between open space and density. She likes the flexibility of the way it is currently set up. She agrees with incorporating interconnected into the open space requirement.

Commissioner Freidenberger requested if that if detention ponds are considered as part of open space, they be required to be gradually sloped and usable. Mr. Boudrero said there should not be density bonus for storm drainage, that is a standard requirement.

Commissioner Freidenberger does not want open space fragmented throughout the project. Commissioner Heaps said interconnectability should be emphasized, rather than a specific percentage. Mr. Boudrero reminded the Commission that they will be able to review the plan prior to approval.

Commissioner Freidenberger said there is a need for more open space.

Commissioner Holbrook said it needs to be attractive to developers or it will not be used.

The Commission recommended the following changes to be incorporated into the draft:

- ✓ 17.81.050 A. Project Size and 17.181.060: change minimum from ~~five (5)~~ **fifteen (15)** acres in size.
- ✓ 17.81.030 Public Space – add “**interconnected**”.
- ✓ 17.81.080 Walking/Biking Trails A. An MPC ~~should~~ **shall** incorporate walking and biking trails and pathways for the use and enjoyment of residents. The trails and pathways may vary in width, but shall not be less than five (5') wide.

**MOTION:** Motion made by Commissioner Heaps to set a public hearing for Ordinance 19-15 to the December 16, 2020 meeting, with the incorporation of the changes discussed. Commissioner Weber seconded the motion. **Motion approved (7-0).**

Vote:

Aye: Freidenberger, Holbrook, Higginbotham, Gibbons, Reis, Heaps, Weber

**MEETING ADJOURNED** at 9:53 p.m.

Minutes submitted by Debbie Zilles

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Scott Gibbons, Chairman