5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and consider recommendation on a Preliminary Plan for Crimson Canyon, located at approximately 300 N. 350 E. Craig Flowers-Owner. Development Solutions-Applicant.

Kevin Rudd stated that this subdivision about 3-4 years ago was submitted and they took it to Preliminary plan approval, and then about 6 months ago they got an extension. That extension on the Preliminary plan expired in September and so the applicant has to resubmit and go through that process again. It is exactly as you originally saw it. It is a standard subdivision. The zoning is RE-12.5, which is minimum lot size 12,500 sq feet and these lots conform to that. This has on-site retaining and goes through the retention basin and feeds through an underground line to Red Mountain Estates street and it also provides some overflow over the surface. That will come forward in the construction drawings and the design of that. There is an existing home where Craig Flowers lives. The TRC has reviewed this and it complies with our subdivision ordinance, and even though this was submitted years ago, it complies with the current ordinance as well and staff brings this forward with recommendation for approval.

MOTION: Commissioner Bryan Pack moved to approve recommendation on a Preliminary Plan for Crimson Canyon, located at approximately 300 N. 350 E. Craig Flowers-Owner. Development Solutions-Applicant.

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

Commissioner Adel Murphy	AYE
Chairman Jeff Loris	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	AYE
Commissioner Lance Anderson	AYE

B. Discuss and Review possible locations for High Density Zoning.

Kevin Rudd stated last meeting we discussed possible areas and lots in the old township and possibly creating some high density residential in the city. There was some hesitation on that, but the Planning Commission did show interest in creating different land use options when it comes to high density residential. We discussed at that time that perhaps within the high density residential and the land use, creating two tiers. Tier One would be an R-1-5 which is a single family residential on a 5,000 sq foot lot, and then we currently have an R-2-6 for duplexes on 6,000 sq foot lot. Maybe we would want to discuss changing that to a larger size lot. Tier Two would be multi-family housing; RM would be apartments, condos townhomes, and then there are RM townhouse only, which is restricted to attached townhomes. When Tier One came forward for a change, the neighbors could feel this was a little more neighbor-friendly, more so than apartments and townhomes. It would give another option when someone comes in to do high density residential. Everyone worries and questions what zone will they be when an applicant comes in, and we don't know until they do the zone change. With Tier One or Tier Two the neighbors would know up front what will be there. It provides more options for the Planning Commission and the City Council and gives the neighbors and public on a land use change to know what will actually go in there. **Commissioner Adel Murphy** inquired if someone wants to come in on a Tier Two and we say no it would be better to be a Tier One, we could recommend that? **Kevin Rudd** stated absolutely. It would be an option if someone came in and requested