

COMMITTEE OF THE WHOLE RECAP

NOVEMBER 18, 2025

1. CALL TO ORDER – 4:00 pm

2. DISCUSSION TOPICS

- a. Discussion Regarding a Proposed Future Land Use Map Amendment and Rezone to Professional Office (P-O) for Approximately 86.14 Acres at 6170 West 7800 South to Support a Future HCA Hospital and Related Development

Senior Planner Tayler Jensen presented the proposal to support a future HCA freestanding hospital and development. He noted that an IOZ overlay would likely be submitted later to address residential and mixed-use components.

Council Members supported amending the FLUM to Professional Office for the southern portion intended for the hospital (60 acres). Regarding zoning, Council reached consensus to rezone the entire area to P-O with the understanding that the northern 40 acres would carry a FLUM designation indicating residential use and an IOZ overlay once a detailed proposal was submitted. Regarding density for the northern 40 acres, Council indicated support for medium density residential (approximately 6-10 units per acre) with the higher density located closer to the freeway and hospital rather than adjacent to existing homes.

- b. Discussion of a Proposed Future Land Use Map Amendment for the Conceptual Morelia Plaza II Shopping Center

Associate Planner Mark Forsythe presented the request from Erick Martinez to amend the Future Land Use Map (FLUM) from Professional Office to Commercial and rezone the property to SC-1 and noted surrounding uses, existing constraints, and ongoing discussions for easements on a private road.

Council Members discussed concerns with traffic, drive-through placement, and access. They supported rezoning the FLUM to commercial and encouraged the applicant to engage with nearby residents to refine the site layout and resolve access issues.

Adrian Miranda (developer) indicated willingness to adjust the concept based on feedback and would continue working through access problems.

- c. Discussion Regarding a Petition from Ross Dinsdale/Ivory Homes and Mark Murdoch/Gardner Development for a Future Land Use Map Amendment, Rezone to Southwest Quadrant Mixed Use, and Master Development Plan for 838 acres located at 7382 West New Bingham Highway

Senior Planner Tayler Jensen presented the proposal and asked for Council direction regarding land use mix, residential unit counts, and development standards.

Council discussed the proposed mix of residential, commercial, and industrial uses. Council Members expressed a preference for at least 60% of the project to remain commercial/industrial and did not support counting the industrial acreage toward residential calculations. A maximum count for each residential pod was requested. Concerns regarding the overall density, available water capacity, and the impact of entitled units in the broader area were voiced. They expressed a preference for

industrial use east of Stokesley's property and below the trail rather than residential use and emphasized a need for highest and best use of the remaining undeveloped land. Council asked that setbacks be addressed within the sub-area plan or written directly into the development agreement with further detail before reconsidering a reduced 3-foot setback.

Additional information from the Utilities Department regarding water availability and infrastructure needs was requested before moving forward.

The applicants appreciated the discussion noting they would provide additional materials, including revised land use scenarios, buffering approaches, and unit counts at a future work session.

d. Discussion of the Transportation Impact Fee Study

Administrative Services Director Danyce Steck and Economic Development Director David Dobbins proposed adjustments to Transportation Impact Fees and provided examples for restaurants, office, and warehouse projects comparing the proposed fee with surrounding communities. The recommendation given was to classify restaurants under the commercial retail fee schedule with a 25% discount applied for a rate of \$418 per trip. It was recommended that annual fee increase 5-10% until the next study update.

Council discussed the balance between remaining competitive for economic development and ensuring fees reflect true infrastructure impact. It was noted that incentives could be used selectively for high-priority projects and that developers could request an alternative fee based on the full study.

Council unanimously supported the proposed fee structure as presented. Staff will return with a formal fee proposal for action at the December 2 council meeting.

e. Discussion on Issuing a Request for Proposal (RFP) for a Housing and Land Use Study

Chair Whitelock asked Council Members to consider issuing an RFP to evaluate the city's long-term housing needs, land-use balance, and impacts on the tax base.

Council Members generally supported obtaining independent, data-driven analysis to inform future planning efforts. Concerns were raised about cost, the potential for differing interpretations of results, and whether current staff data might already be sufficient.

Staff noted that the study could supplement the General Plan update and help clarify the appropriate mix of land uses to sustain the city financially, as some existing assumptions may be outdated or incomplete.

Council Members Bedore, Bloom, Green, and Shelton expressed support and Chair Whitelock directed staff to prepare an RFP for the study.

3. ADMINISTRATIVE ITEMS

Chair Whitelock thanked the Council for responding to the Historical Society survey and asked if they were okay with staff preparing a financial report form similar to the one used for the Art's Council. Council Members Bedore, Bloom, Green, Shelton, and Whitelock supported moving forward.

4. ADJOURN – 6:10 pm