

MINUTES
FRUIT HEIGHTS CITY
PLANNING COMMISSION MEETING
910 South Mountain Road
March 28, 2017

REGULAR MEETING

PLANNING COMMISSIONERS PRESENT: Commissioners Sam Brady, Susan Hunt, Chris Martineau, Paul Wood, Chairman Curtis Tanner and City Council Member Diane Anderson were all present.

STAFF PRESENT: City Manager Brandon Green and Recording Secretary Kelli Rollins were present. City Planner Jeff Oyler was excused

VISITORS: Keith Lloyd

REGULAR MEETING

The Planning Commission meeting was called to order by Chairman Curtis Tanner at 7:03 pm. The Pledge of Allegiance was led by Commissioner Paul Wood and Council Member Diane Anderson gave a prayer for the opening ceremony.

1. APPROVAL OF MINUTES FROM PREVIOUS MEETING:

Commissioner Chris Martineau made a motion to approve the minutes from February 28, 2017. The motion was seconded by Commissioner Susan Hunt and it was unanimously approved.

2. ITEMS FROM THE PUBLIC:

Mr. Keith Lloyd of Main Street addressed the Planning Commission to ask their opinion on a small piece of property located to the west of Cherry Hill and south of Apple Acres. There is currently not any way to access this small piece of property. UDOT will not allow it from Main Street and the City cannot allow it from Hidden Valley. The only access to the property is through his Mr. Lloyd's son's property to the east. Mr. Lloyd is considering contacting the current owner and acquiring that piece of property. He was thinking of perhaps putting up a 6 foot fence and using it as a staging property for Cherry Hill or perhaps storing his boats and perhaps renting some space to his neighbors to store their boats behind the fence. He recognized that he would have to keep the line of sight on the corner for the intersection.

The property is currently zoned a C-2 which does not provide for storage. The property would have to be rezoned if he planned to use it as storage. C-1 is the zone which lists storage but it describes more of a building warehouse type of storage.

The Planning Commission discussed that this property is the face of Cherry Hill and also the City and that open storage or a staging area would seem to detract rather than add. They briefly discussed an enclosed storage unit but determined that there wouldn't be enough room to put that on this property. It was also suggested that he set the fence back and landscape with grass and trees in front of the fence.

The Planning Commission did not recommend that Mr. Lloyd move forward with his plans to purchase the property with the idea to have a staging area or storage.

The Planning Commission and City Staff discussed the need to go through the ordinances and remove conditional uses as the state law now requires. The Planning Commission questioned City Manager Green about the ownership of Apple Acres and he informed them that it is currently owned by an investment group in Colorado.

3. NEW BUSINESS:

3.1 Review/Discuss/Approve/Deny Lanes End II Subdivision Amendment

City Manager Brandon Green presented the proposed amendment to this subdivision which would take 3 lots and divide them into 2 lots instead. The three lots currently labeled 214R, 215R and 216 would divide the middle lot between the others and these two lots if approved would become Lot 1A and 2A-R. He mentioned that these have been tricky lots to build on because they are large homes on a small lot. There is not any problem with the County or the City Staff approving this amendment. The Planning Commission questioned and determined that if future owners could come to the City and ask to change these lots from 2 back to three and sell it then they would be allowed to request that amendment.

Chairman Chris Martineau made a motion to approve the Lane's End Farm Subdivision Phase II Amendment. It was seconded by Susan Hunt and was approved unanimously.

3.2 Discuss Revisions/Updates to the R-1-10 Zone

City Manager Brandon Green presented the current R-1-10 Zone and pointed out that it was the only zone that had specific wording regarding the amount of space that would be required on the *garage or driveway side*. This wording has the potential to cause problems. All the other zones just mention the measurements of eight feet and ten feet or eighteen feet total combined side yards. They suggested changing the wording to match the other zones taking out the verbiage regarding the garage or driveway side and require a total of eighteen feet with no side less than eight feet. City Manager Green agreed to draft for the next Planning Commission meeting.

3.3 Discuss Terms of Current Planning Commission Members

City Manager Brandon Green reminded Commissioner Sam Brady and Chairman Curtis Tanner that if they were interested in remaining on the Planning Commission that they would need to reapply for the positions. As they both expressed an interest in remaining on the Planning Commission, City Manager Green agreed to send them the required applications.

City Manager Green also reminded those who had missed the annual ethics training and open meeting training meeting that they would need to watch a training video that he would send them.

4. OLD BUSINESS:

4.1 Discuss revisions/updates to the Flag Lot Ordinance

City Planner Oyler was not able to attend and the Planning Commission requested that City Manager Green ask him to send them a draft of the PUD ordinance when he had it ready.

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5. UPCOMING CALENDAR EVENTS:

6. REPORTS:

6.1 City Planner- Jeff Oyler

6.2 City Manager- Brandon Green

City Manager Green reported that next week the City would be going out for bid for 3 projects. The Mountain Road storm drain project would need to be finished before the Tour of Utah that would be coming back to Fruit Heights on August 4, 2017.

He informed the Planning Commission that there would be a small subdivision east of Burton Elementary on Green Road. It would be for 4 lots and the developer would be applying for a rezone. He also mentioned that the Rock Loft Estates developer is still moving ahead with the east bench development. Phase 2 of Green Farms would also be starting soon.

7. ADJOURNMENT:

Commissioner Susan Hunt made a motion to adjourn and it was seconded by Commissioner Sam Brady. It was agreed upon unanimously and the Planning Commission Meeting was adjourned at 8:06 pm.

I HEREBY CERTIFY that the foregoing is a true, accurate and complete record of the Fruit Heights City Planning Commission meeting held March 28, 2017.

Not approved until signed



Kelli Rollins
Recording Secretary

Date Approved by the Planning Commission: *April 25, 2017*