

MINUTES
FRUIT HEIGHTS CITY
PLANNING COMMISSION MEETING
910 South Mountain Road
April 26, 2016

REGULAR MEETING

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

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

VISITORS:

REGULAR MEETING

The Planning Commission meeting was called to order by Chairman Curtis Tanner at 7:08pm. The Pledge of Allegiance was led by Council Member Diane Anderson and Commissioner Sam Brady gave a prayer for the opening ceremony.

1. APPROVAL OF MINUTES FROM PREVIOUS MEETING:

The Approval of Minutes from February 8, 2016 was tabled until the next meeting.

2. ITEMS FROM THE PUBLIC:

There was nothing presented from the public.

3. PUBLIC HEARING:

There was not a public hearing.

4. NEW BUSINESS:

5. OLD BUSINESS: 00:03:12

a. Review and Discuss Updates to the City's Noise Ordinance.

City Manager Green brought the final draft of the proposed Noise Ordinance to the Planning Commission for approval. The Planning Commission recommended a few minor changes and corrected some typographical and numbering errors. They questioned what the fine was for a Class B misdemeanor and City Planner Jeff Oyler informed them it would be \$1,000. Commissioner Paul Wood inquired about who is authorized for enforcement. City Planner Oyler responded that it would be City Manager Green and whoever he authorizes as the zoning administrator. Chairman Curtis Tanner mentioned an incidence about a year ago involving the church near Peachtree Subdivision. The fire alarm had accidentally been pulled and because the church wasn't on Kaysville Fire Department's map they refused to come and turn off the alarm. It went off for 90 minutes until they located someone else with a key to get into the box and turn off the alarm.

Commissioner Sam Brady made a motion to forward the Noise Ordinance to the City Council for final approval with the changes noted earlier. Commissioner Chris Martineau seconded the motion and it was approved unanimously.

b. Discuss and Update on the Raymond Property proposed development

City Manager Green updated the Planning Commission on the status of the development of newly named, Rockloft Estates. The annexation has been noticed completely and he assumes that the re-zone application will be coming soon. City Planner Jeff Oyler mentioned that this development is moving slow and that the developer has the list of the concerns that will need to be addressed before moving forward. There are numerous issues to be resolved, including geo-technical concerns from Geo-Strata. Baer's Creek will need to be altered and that application has been submitted to the County.

City Planner Oyler is recommending that the City approve the annexation, re-zoning application, the development agreement and the preliminary plat all together. There are too many small and large issues that must be resolved before the City takes any steps to approving this subdivision. The development agreement is vital and it would be prudent to make sure the issues listed in that agreement must be resolved before any rezoning or annexation is approved.

The Planning Commission and City Staff discussed issues that the subdivision may encounter. Making sure all the lots are buildable is a huge priority before anything is approved. The Planning Commission discussed their responsibility to future home owners. They also discussed future trail access.

6. UPCOMING CALENDAR EVENTS:

7. REPORTS:

A. City Manager- Brandon Green

City Manager Brandon Green mentioned that street, water and storm drain projects have already begun in the City. He also informed the Planning Commission that the Highway 89 UDOT Barrier Project would begin next week. The Planning Commission had questions regarding the future plans of Highway 89 and asked about the input the City would have in the project. City Manager Green and City Planner Oyler both reassured the Planning Commission that UDOT was very approachable and respectful about listening to the desires of the City. Commissioner Sam Brady requested that the City really stay on top of UDOT especially regarding any plans for future sound barriers.

B. Planner- Jeff Oyler

City Planner Jeff Oyler mentioned that if the Planning Commission has not attended the Food Truck night on Monday nights then they need to come by and witness this wonderful event.

Commissioner Sam Brady thanked the City for the good new dirt going in down at the baseball diamond and Commissioner Chris Martineau praised the City on the beautiful trail at Nicholls Park.

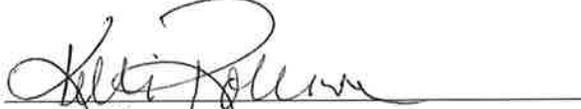
ADJOURNMENT: 01:25:27

April 26, 2015

Commissioner Chris Martineau 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 8:33 pm.

I HEREBY CERTIFY that the foregoing is a true, accurate and complete record of the Fruit Heights City Planning Commission meeting held April 26, 2016.

Not approved until signed



Kelli Rollins
Recording Secretary

Date Approved by the Planning Commission: June 28, 2016