

MINUTES  
FRUIT HEIGHTS CITY  
PLANNING COMMISSION MEETING  
910 South Mountain Road  
January 24, 2016

**REGULAR MEETING**

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

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

**VISITORS:** Robert Keet, Dayen James, Caleb Whitlock, Luke Simmons

**REGULAR MEETING**

The Planning Commission meeting was called to order by Chairman Curtis Tanner at 7:07 pm. The Pledge of Allegiance was led by Commissioner Paul Wood and Chairman Curtis Tanner 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 November 22, 2016 with amendments. The motion was seconded by Commissioner Susan Hunt and it was unanimously approved.*

**2. ITEMS FROM THE PUBLIC:**

There was nothing presented from the public.

**3. NEW BUSINESS:**

**A. Review and Discuss Title 10, Chapter 18; Flag Lot Ordinance**

City Planner Jeff Oyler informed the Planning Commission that the City Council had approved a moratorium on the flag lot ordinance. The Planning Commission has less than six months to prepare a recommendation of what to do with the ordinance. The City Staff is recommending to eliminate the ordinance altogether. City Planner Oyler recommends that the City look at the PUD ordinance to incorporate changes if needed.

The Planning Commission and City Staff discussed that because of the problems associated with flag lots most cities have done away with all flag lot ordinances. The City's current flag lot is not defensible. City Planner Oyler is confident that almost any situation can be accommodated through the PUD ordinance. The current PUD ordinance already has a lot of important detail in it already and is a better place to make changes. It will require that the applicant put more thought and planning into their designs. The Planning Commission and City Staff discussed conditional use and the trend in government to do away with conditional uses. The PUD requires a minimum of 2 acres and forces people to cooperate with

their neighbors and to plan on a subdivision that makes sense. City Planner Oyler recommends looking at the PUD ordinance at the next meeting.

The Planning Commission asked about any outstanding applications for flag lots. City Manager Green reported that there were not any applications that hadn't already been developed and if there were they would be grandfathered under the old ordinance. He was asked about the potential for more flag lots which is too difficult to predict. Commissioner Chris Martineau mentioned that when people see plans and purchase a lot in a subdivision they make that purchase with the thought that the subdivision will stay that way. When people put in a flag lot in their backyard it does cause problems. With a PUD it is laid out from the beginning and everyone is aware from the beginning. The PUD requires homeowners to work together.

The Planning Commission and City Staff discussed the need for a public hearing and also discussed what changes would need to be done to the PUD ordinance. City Planner Oyler doesn't expect that many changes would need to be made. He says that he will look at the PUD and come to the next meeting prepared to recommend changes.

City Planner Jeff Oyler and City Planner Green recommend looking at all conditional use ordinances and being proactive about making those changes.

**4. OLD BUSINESS:**

**5. UPCOMING CALENDAR EVENTS:**

a. **Strategic Planning Meeting February 7, 2017**

b. **Conflict of Interest Training, Open and Public Meetings Training March 7, 2017 at 6:00**

**6. REPORTS:**

**A. City Planner- Jeff Oyler**

City Planner Oyler reported that the east bench subdivision developer is still interested and hasn't given up.

**B. City Manager- Brandon Green**

The Planning Commissioners expressed appreciation for the great job the City Staff did at snow removal. The Commissioners asked about the upcoming project on Highway 89. They expressed concern about the Lloyd Road and Main Street intersection. They expressed concern about losing their road and asked about other alternatives such as restricting trucks on Highway 89 similar to Legacy.

**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 8:12 pm.*

I HEREBY CERTIFY that the foregoing is a true, accurate and complete record of the Fruit Heights City Planning Commission meeting held January 24, 2016.

*Not approved until signed*

January 24, 2016



Kelli Rollins  
Recording Secretary

Date Approved by the Planning Commission: February 28, 2017