

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

REGULAR MEETING

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

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

VISITORS:

REGULAR MEETING

The Planning Commission meeting was called to order by Chairman Curtis Tanner at 7:02 pm. The Pledge of Allegiance was led by Commissioner Chris Martineau and Chairman Sam Brady gave a prayer for the opening ceremony.

2. APPROVAL OF MINUTES FROM PREVIOUS MEETING:

Commissioner Susan Hunt made a motion to approve the minutes from January 24, 2017. The motion was seconded by Commissioner Chris Martineau and it was unanimously approved.

3. ITEMS FROM THE PUBLIC:

There was nothing presented from the public.

4. NEW BUSINESS:

4.1 Review and Discuss Title 10, Chapter 18; Flag Lot Ordinance

City Planner Jeff Oyler reported that he had looked at the Flag Lot Ordinance closely and he didn't see anything that couldn't also be incorporated into the City's PUD ordinance. He pointed out two parts of the flag lot ordinance that he thought should be included in the PUD. One section mentioned that the development of the lot should not block development in the City and another mentioned that all the homeowners in a subdivision must approve the flag lot and give their approval in writing. City Planner Oyler then went on to go through some of the PUD ordinance that would need to be studied to make sure it will meet the needs of the City. He mentioned that it states the original lot must be 2 acres in order to meet the requirements. He went through the density table and pointed out that in the example of an R1-12 zone a 2 acre lot could be divided into 6 potential units which may need to be looked at before approving. He pointed out a development in the City that has 8 units on 2 acres and it is too tight and the City Staff would not recommend that dense of a development. City Planner Oyler and the City Staff discussed setbacks for these additional lots and the way developers will manipulate the system and say a certain area is a side yard in order to have a smaller setback. City Planner Oyler

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recommends a set perimeter all around the structure in order to guarantee that the structure is not encroaching on a neighboring home or subdivision. Commissioner Sam Brady brought up the point that currently decks were not included as structures and they could encroach another ten feet toward the neighboring homes and in some zones can come within 10 feet of the neighboring yard. He pointed out that if it is a patio that encroaches within ten feet that isn't as invasive as a deck that looks out over the fence into the neighboring yard.

City Planner Oyler next brought up the 40% rule of open space. He pointed out that open space must be able to be enjoyed by the public. Therefore a fenced in private open space is not counted in that 40% of open green space required. He mentioned that other cities range from 40%-60% so the City of Fruit Heights is in that range but on the low side. He and the Planning Commission discussed sidewalks and parking strips are not included in the green space on public streets but the parking strip may be included in a private development.

The Planning Commission and City Planner Oyler discussed parking and the requirement of the developer to provide two and a half parking stalls per unit. That is in line with neighboring cities which require between two to three stalls. If the units have a two car garage and a normal driveway they easily meet that requirement. City Planner Oyler emphasized that a 9x20 driveway was the minimum size. Access was also discussed and it was determined that a road width of 27 feet was in line with the required 26 feet from the Fire Department.

The City Planner and the Planning Commission discussed R-3 zones and that currently the ordinance mentioned 10 -25 units per acre. City Planner Oyler mentioned that there are not any R-3 zones open in the City at this time and he would be surprised if the City would allow a rezone that dense. Commissioner Chris Martineau mentioned that in an area like Apple Acres an R-3 zone may be feasible and desirable and that the City should keep an open mind. City Planner Oyler mentioned that he thinks a mixed use option would be more desirable.

Commissioner Susan Hunt questioned if there would need to be a statement forbidding flag lots. It was determined that if something is not stated in an ordinance then it cannot be done so there would be no need to forbid it. She also asked about the timing of these two ordinances and City Planner Oyler proposed that he would present at the next meeting a draft of the language to update the PUD. After the language was agreed upon by the Planning Commission then he would propose that they do away with the flag ordinance and update the PUD ordinance at the same meeting.

Chairman Curtis Tanner asked to be excused at this time.

Commissioner Chris Martineau brought up a scenario where a developer was working on a cul-de-sac where a couple of flag lots would be perfect at the top of the cul-de-sac. If everyone who purchased a lot in the subdivision was aware and it was part of the original plan and plat that it wasn't a bad thing. He mentioned Fairway Cove as an example. He agreed that after a plat had been approved and developed that flag lots should not be able to be added afterwards. City Planner Jeff Oyler agreed that there were times it had worked but he also mentioned cases where it didn't work even though it was part of the original plan. He agrees that there may be cases that it would be beneficial or needed to

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have a flag lot and agreed to come up with some possible solutions. He asked the Planning Commission to think about if 2 acres was the correct number for the PUD requirement. That is the hinge point for the entire PUD ordinance. He also agreed to look at possible solutions for the deck encroachment also.

5. OLD BUSINESS:

5.1 Update on Rock Loft Estates

City Planner Oyler reported that the Rock Loft Estates developer is still interested in developing part of the east bench. The developer is trying different approaches to working things out with Hights Creek.

6. UPCOMING CALENDAR EVENTS:

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

7. REPORTS:

7.1 City Planner- Jeff Oyler

7.2 City Manager- Brandon Green

8. ADJOURNMENT:

Commissioner Susan Hunt made a motion to adjourn and it was seconded by Commissioner Chris Martineau. It was agreed upon unanimously and the Planning Commission Meeting was adjourned at 8:17 pm.

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

Not approved until signed



Kelli Rollins
Recording Secretary

Date Approved by the Planning Commission: March 28, 2017