

MINUTES
PLANNING COMMISSION MEETING
FRUIT HEIGHTS CITY
910 South Mountain Road
February 22, 2022

WELCOME: Chairman Curtis Tanner called the meeting to order at 7:02 PM.

PLEDGE & OPENING CEREMONY: The Pledge of Allegiance was led by Chairman Curtis Tanner, and the meeting was opened with Council Member Diane Anderson offering a word of prayer.

PLANNING COMMISSION MEMBERS PRESENT: Planning Commissioners Brian Bare, Carrie Carroll and Curtis Tanner (Chairman) were present. City Council Member Diane Anderson was present as well. Commissioner Sam Brady and Kevin Paulsen were not present.

CITY STAFF PRESENT: City Manager Brandon Green, City Planner Jeff Oyler, City Engineer Brandon Jones, Hailee Ballingham and City Recording Secretary Amy Gardiner were present.

VISITORS: Matt Lowe, Steve Droste, and Scott Justensen were present.

REVIEW AND APPROVAL OF MINUTES FROM PREVIOUS MEETING:

Planning Commission Meeting January 25, 2022

Planning Commission members discussed the draft minutes that previously had been provided to them for the January 25, 2022 Planning Commission Meeting.

After brief discussion, Commissioner Brian Bare made a motion to approve the minutes for the January 25, 2022 Planning Commission meeting. The motion was seconded by Commissioner Carrie Carroll and it was approved unanimously.

SUBDIVISION REVIEW:

Review/Discuss/Approve/Deny Preliminary Plat for Rock Loft Ridge Estates (Jeff Oyler)

City Planner Jeff Oyler shared maps of the proposed plat for Rock Loft Ridge Estates with the Planning Commission. He explained that there were four areas that were not being approved at this time including: an area that is needed to be annexed, an area that is still dealing with GeoTech issues, an area that will be traded with the Forest Service and an area that will be a Planned Residential Unit Development (PRUD). He also emphasized that they were not approving a geotechnical map this evening.

City Planner Jeff Oyler went over aspects of the proposed plat including:

- Street configurations
- Minimum size of buildable space on each lot
- Final grade of lots
- Buildable areas shown on plat with hatch marks

- The power line corridor is considered a buildable area - there is room to allow lot owners to not build under power lines but it is allowed by Rocky Mountain Power.
- Unstable hillside that is not allowed to be disrupted
- Plat does not include final trail locations

City Planner Jeff Oyler explained that the staff recommended approving the preliminary plat tonight. He then addressed questions from the Planning Commission. City Manager Brandon Green, City Engineer Brandon Jones and Developer Matt Lowe also helped in answering questions. The questions addressed from the Planning Commission included:

- Details about the area that will be a PRUD
- The areas left out of the preliminary plat
- Buildable areas of each lot will be well delineated for buyers
- Detention basin at the bottom of Terrace Drive and the hillside between the two
- Concerns about the aqueduct that runs through the project
- The developer only will be allowed to install the driveways that cross the aqueduct
- Depth and classifications of the aqueduct
- The details of Terrace Drive that will connect to 1800 East
- Stream alteration process
- Disruption of parking at trailheads

City Planner Jeff Oyler concluded by again recommending the approval of the preliminary plat and Chairman Curtis Tanner entertained a motion.

Commissioner Carrie Carroll made a motion to approve the Preliminary Plat for Rock Loft Ridge Estates. The motion was seconded by Commissioner Brian Bare and it was approved unanimously.

CALENDAR:

- March 22, 2022 – Next Planning Commission Meeting

City Manager Brandon Green mentioned that the annexation for Rock Loft Estates should be completed by March 1, 2022. Council Member Diane Anderson and City Planner Jeff Oyler both mentioned Accessory Dwelling Units and what is happening in the legislature that may affect the City's future ADU ordinance.

Commissioner Brian Bare made a motion to adjourn the Planning Commission meeting, and it was seconded by Commissioner Carrie Carroll. The meeting was adjourned at 7:57 pm.

I HEREBY CERTIFY that the foregoing is a true, accurate and complete record of the Fruit Heights Planning Commission meeting held February 22, 2022.

Not approved until signed.

Brandon Green, City Recorder

Date approved by Planning Commission: _____