

MINUTES
PLANNING COMMISSION MEETING
FRUIT HEIGHTS CITY
910 South Mountain Road
March 26, 2019

PLANNING COMMISSION REGULAR MEETING

1. WELCOME

The Planning Commission Work Meeting was called to order by Chairman Curtis Tanner at 6:59 pm. The Pledge of Allegiance was recited, and Commissioner Sam Brady opened the meeting with a word of prayer.

2. ROLL CALL

COUNCIL MEMBERS PRESENT: Commissioners Sam Brady, Chris Martineau, Carrie Carroll, Brian Bare, Chairman Curtis Tanner and Council Member Brandon Halliday were all present.

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

VISITORS: Patrick Burke, Scott Lloyd, Joe Nielsen, Paul Kramer, Don Krafft, Colin Wright, Kelly Francis, Suzanne Anderson, D & M Cox, Jim Crismer, Kimberly Wagner, Margie Stephenson, Lara McKee, Don Carroll,

3. APPROVAL OF MINUTES OF MEETING

Commissioner Chris Martineau made a motion to approve the minutes for the Planning Commission Meeting of March 26, 2019 as amended. It was seconded by Commissioner Carrie Carroll and was approved unanimously

4. PUBLIC HEARING

Commissioner Chris Martineau made a motion to enter into a Public Hearing. It was seconded by Commissioner Sam Brady and was approved unanimously

City Planner Jeff Oyler explained that the Lloyd property next to the City Building is currently zoned for commercial development. It is just under 4 acres. The developer is interested in zoning it as R-1-8 and putting 15 single family homes in the cul de sac. They are requesting a change to the side setbacks from eight feet to a five-foot setback which would be ten feet between homes. It will allow for a larger home and accommodate a 3 car garage. The front and rear setbacks would remain the same. The proposed street is also a little narrower than the normal City street. The standard for street is 60 feet and this road is only 50 feet. The City Staff has looked at these numbers and are comfortable with the smaller street for a cul de sac. There is less maintenance and it is a natural traffic calming measure. City Manager Oyler explained that Cities are narrowing their street standards all over the state. He also mentioned that all the utilities are there and available.

The Public was given the chance to comment.

Ms. Kimberly Wagner stated that there were many credible reasons to limit expansion including increased traffic and city resources. She believes the City should not change ordinances for each project. If they put fewer lots in the development there would be fewer problems and less traffic.

Mr. Paul Kramer mentioned the tax on secondary water to support the new development and wondered if there was a commercial option instead.

Mr. Dan Cox wants to know about snow removal and believes the street should be wider.

Ms. Margie Stephenson is concerned with the ability for emergency vehicles to function on a smaller road.

Ms. Michelle Cox mentioned her concern about additional traffic on Mountain Road and thinks fewer homes would be better.

Ms. Lara McKee thinks that smaller lots and homes closer together are not as nice. It is better to space the homes a part like the rest of Fruit Heights.

The owner of the property, Mr. Scott Lloyd mentioned growing up and living in Fruit Heights. He recounted the history of the property in question and the decision to sell. He mentioned that in the forty years that it had been zoned a commercial property he had only been approached a few times about developing the property. The most common plan was for storage sheds and he felt that storage sheds were not what he wanted for Fruit Heights. Four or five times a year he has had someone approach him about building 80-unit apartment complexes, but he didn't want that for the same reasons mentioned by the residents. That didn't seem like a good fit for Fruit Heights either since he wanted something that he could be proud of that would add to the City. This development, he believes, is the best idea that he has seen.

Commissioner Sam Brady made a motion to leave the Public Hearing. It was seconded by Commissioner Chris Martineau and was approved unanimously.

5. CITY ORDINANCE REVIEW AND UPDATES

6. SUBDIVISION REVIEW AND UPDATES

6.1 Discuss/Approve/Deny/Table Rezone Request for 3.675 Acres Scott Lloyd Property

City Planner Jeff Oyler addressed the concerns mentioned. He stated that the City does not change the ordinance for each development but that he does watch trends in the County and learns from their mistakes and successes. This is how changes can come to the ordinances from time to time. He reminded them that this is the direction that developing is going, larger lots on smaller lots, less yard.

Roads are also getting smaller all over the County and the City Staff believes that the City would do better to have smaller roads. The City Staff is not concerned about a cul-de-sac being smaller.

Snow removal is always an issue in cul de sacs but the 6 foot sidewalks are part of the ASHTO standard which allows for up to four feet of the sidewalk for snow stacking. The City always looks at the development regarding snow removal and where they will stack the snow.

Emergency services have to sign off on every dev. The bulb of the cul de sac still meets city street standards. It will be normal for all emergency vehicles.

Traffic will be increased. There is no way to get away from that, but it could be an apartment complex which would cause a lot more traffic.

Mr. Lloyd also mentioned that the property comes with 11 secondary water shares. It will not be an issue.

Mr. Oyler explained that the zoning changes would apply to all of the R-1-8 zones permanently. There are only about 80 acres left in the City that could be developed. The City is almost at build out.

Mr. Colin Wright, the developer, mentioned that the smaller road was designed to slow people down. He also mentioned that he had already had three current Fruit Heights residents contact him about purchasing a lot. They are interested in a nice home and a smaller yard. He stated that the Fairways subdivision below the old Kmart has homes with the five-foot side setbacks on smaller lots and that this proposed development has larger lots.

Commissioner Sam Brady shared his opinion that this plan is an appropriate use for this property. He asked about the sidewalk going all the way around and the developer mentioned that they have now a sidewalk all the way around the cul de sac. He has seen the Fairway subdivision is nice looking neighborhood.

Chairman Curtis Tanner believes that the residential zone is a better use of the property. He agrees that the smaller road is a more economical use of the space. He believes the five-foot setbacks are too tight.

Commissioner Brian Bare asked about Cherry Heights PRUD and the setbacks there. They are smaller as they are not regulated by City Ordinances. He has also seen some homes with the smaller setbacks at Oakridge and it is a beautiful community.

Commissioner Chris Martineau mentioned that he is a fan of smaller streets and wonders if the City could go even smaller down to 44 feet and only have parking on one side of the road.

The City Staff and Commissioners discussed the length of the cul de sac which at 426 feet falls well within the 600 foot maximum allowed by city standards.

Planning Commissioner Brian Bare made a motion to approve the rezone of this property from C-2 to R-1-8 and recommend approval to the City Council. The motion was seconded by Commissioner Sam Brady and was approved unanimously.

5.1 Discuss/Approve/Deny/Table Amendments to the R-1-8 Zone

City Planner Jeff Oylar reminded the Commissioners that the side yard set backs are not absolutely critical. The smaller set backs are the trend in surrounding cities. A resident mentioned that if they got rid of two lots then they could keep the standard setbacks. Chairman Curtis Tanner mentioned again that he was not in support of the five-foot setbacks. Commissioner Chris Martineau mentioned that even with standard setbacks there would still be the same amount of lots they would just be smaller homes. He also mentioned that although some may not be a fan of the smaller setbacks the people buying the homes would be in support of that design. Mr. Wright also mentioned that there were several plans available and that some had larger setbacks and the owners could decide which they wanted.

Commissioner Carrie Carroll mentioned that some buyers like the look of the larger homes and the three car garages. They may like that look better than the larger setbacks.

Planning Commissioner Brian Bare made a motion to approve the change in the R-1-8 zone from 8 foot to 5 foot setbacks and recommend approval to the City Council. The motion was seconded by Commissioner Chris Martineau. Commissioners Chris Martineau, Brian Bare and Sam Brady voted aye and Chairman Curtis Tanner and Commissioner Carrie Carroll voted nay and the approval recommendation passed 3-2.

5.2 Discuss/Approve/Deny/Table Amendments to the City Street Standards

The Planning Commission discussed the changes in the street standards. Commissioner Chris Martineau believes that parking on one side of the street is sufficient and could bring the road size down to 44 feet. Chairman Curtis Tanner argued that people would still park on both sides and create problems.

Planning Commissioner Carrie Carroll made a motion to approve the amendment to the street standards for cul de sacs to fifty foot right of way and recommend approval to the City Council. The motion was seconded by Commissioner Sam Brady and was approved unanimously.

7. CITY PARKS AND TRAILS REVIEW

7.1 Update on Nicholls Park Master Plan

Chairman Curtis Tanner presented the updated Nicholls Park Master Plan. The only major change was the updated UDOT frontage road. City Manager Brandon Green mentioned that the grading for the playground area would start in the next few weeks. It would include the area from the west ball park fence west to the existing restrooms. It will be open on Founders Day. Chairman Tanner described some of the details of the park and the surrounding features.

The Commissioners discussed the additional parking. Commissioner Sam Brady mentioned that it might be good to leave a small portion of the triangle of the ball park on the southeast corner as green space for foul balls and a warm up area.

City Manager Green mentioned that phase one included 28 stalls. He also mentioned he is meeting with UDOT this week to finalize the boxed culvert for the trail under Highway 89. He is hoping to have the trail on the south side of the creek on both sides because on the east the County owns property and it might be easier to get access to that property than the private property on the north side. It will not be at the same elevation as the creek. City Planner Oyler mentioned that City Manager Green needs some credit for fighting and succeeding in getting UDOT to pay for this trail access.

The Planning Commission also suggested some bump out parking at the pickle ball courts.

Regarding the changes in the R-1-8, Council Member Brandon Halliday pointed out that there were not a lot of R-1-8 zones left in the City. The east bench area cannot be rezoned any smaller than R-1-12. The City Staff mentioned that the Manning property may be an R-1-8 property.

City Planner Oyler reminded the Planning Commission that this subdivision would come before the Planning Commission again for final approval. They discussed the subdivision mentioning there would be plenty of green space surrounding the neighborhood.

City Manager Green mentioned that he had met with Weber Basin and they mentioned that they are wanting to reduce culinary water usage from 250 gallons per person per day to 150 gallons. They want to reduce the secondary water usage even more dramatically.

8. BUSINESS LICENSE REVIEW

9. OTHER BUSINESS

10. CALENDAR

11. ELECTRONIC MEETING

12. ADJOURNMENT:

Planning Commissioner Carrie Carroll made a motion to adjourn the Planning Commission meeting and it was seconded by Commissioner Chris Martineau. The meeting was adjourned at 8:57 pm.

I HEREBY CERTIFY that the foregoing is a true, accurate and complete record of the Fruit Heights Planning Commission meeting held March 26, 2019

Not approved until signed


Kelli Rollins, Fruit Heights Recording Secretary

Date approved by Planning Commission: April 30, 2019