

MINUTES
PLANNING COMMISSION MEETING
FRUIT HEIGHTS CITY
910 South Mountain Road
May 24, 2022

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

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

PLANNING COMMISSION MEMBERS PRESENT: Planning Commissioners Brian Bare, Sam Brady, Kevin Paulsen and Curtis Tanner (Chairman) were present. City Council Member Diane Anderson was present as well (she was excused at 7:57). Carrie Carroll was excused.

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

VISITORS: None.

REVIEW AND APPROVAL OF MINUTES FROM PREVIOUS MEETING:

Planning Commission Meeting April 26, 2022

Planning Commission members discussed the draft minutes that previously had been provided to them for the April 26, 2022 Planning Commission Meeting. There were no corrections made.

After brief discussion, Commissioner Brian Bare made a motion to approve the minutes for the April 26, 2022 Planning Commission meeting as corrected. The motion was seconded by Commissioner Kevin Paulsen and it was approved unanimously.

PUBLIC HEARING: None.

SUBDIVISION REVIEW:

Review and Discuss Rock Loft Ridge Estates Subdivision

City Manager Brandon Green provided the Planning Commission with the latest edition of the Rock Loft Ridge Improvement Plans. The City staff met with the developer and reviewed the comments the City had identified. Most of the comments have been addressed and updates are being made. City Manager Brandon Green talked about the items covered in the meeting with the developer and answered questions from the Planning Commission. Items that were covered included:

- Storm drains between lots 17 and 18
- Street Lights
- Fire Hydrants
- Water Meters

- Detention Basin at the north end of the development — it will be an open detention basin lower than the road
- Retaining walls
- Grading and slopes
- Baer Creek crossing and tie into 1800 East
- Sewer District
- Davis County Flood Control sign off and approval
- Hights Creek Irrigation —crossing at Baer Creek —waiting for letter of approval

City Manager Brandon Green reported that he and the City staff were feeling comfortable about where things are with the project. He said that he anticipates a final plat approval will come before the Planning Commission at the next meeting. He encouraged the Commission to ask their questions and get their answers before the next meeting.

Commissioner Sam Brady requested to see the redlines from the engineers. City Planner Jeff Oyler said they would have a summary staff report at the next meeting. City Planner Jeff Oyler also explained additional lots that will be included in a future phase of the development after GeoTech studies were completed.

The Planning Commission and City staff continued to discuss the project including:

- The challenge of elevation/grade
- Street name of Rock Loft Drive vs. 1800 East
- Unique shape of several lots
- Lots 1-12 - a good drop down on the driveway to get to the buildable area
- Hight Creek Irrigation requires no more than 6 feet over their diversion pipes
- Davis Flood Control requiring access on both sides of the road
- Overview of water lines and sewer
- High voltage powerline
- Weber Basin aqueduct
- Special requirements of the driveways that cross over the Weber Basin aqueduct
- Easements
- Unique buildable areas
- Fire hydrants, street lights and other utilities will be on the east side of Rock Loft Drive
- Fire Marshal has signed off on the plans

City Planner Jeff Oyler concluded by reporting that building materials have been difficult to find including steel, plastic, and concrete. He explained that there are huge lead times – up to 6 months in some cases. The developers are anxious to get started because of the lead times. City Manager Brandon Green told the Planning Commission that the latest documents will be sent to them for review as well as City Engineer Brandon Jones's review of the plans.

OTHER BUSINESS:

Review and Discuss Updates to the Fruit Heights ADU (Accessory Dwelling Unit) Ordinance

The Planning Commission received a draft of the Fruit Heights City ADU Ordinance prior to the meeting. City Planner Jeff Oyler explained that it is important for the City to get something on the books soon so that the City can have some control of what is going on with ADUs in the City. He also explained that the ordinance may need to be modified over time.

City Planner Jeff Oyler reviewed with the Planning Commission the items of interest in the draft ordinance. The items the group discussed included:

- No shipping container-based units
- No storage sheds, mobile homes, or vehicles
- No external units
- Internal accessory units that are attached and internal to a home may be rented.
- The property needs to be owner occupied – can immediate family members count?
- The hope is to avoid outside corporations that are buying up homes and are not present
- No on-street parking will be permitted
- Property owners will have to provide adequate room and provisions for parking
- City Code - no parking in setback requirements
- Parking will be on hard surfaces
- At least an 8,000 sq ft lot
- Kitchen, sleeping, and a bathroom that are separate from the house (defined by building code) Cannot rent out individual rooms
- Permits will be required from the City
- Possible home inspection

Short-term rentals were also discussed. The group discussed items included:

- Has to be the entire house
- Conditional use approval
- The challenge of corporations buying houses and using them as short-term rentals
- Short-term rentals can currently be limited - there is no State law requiring them
- People don't like strangers wandering around the neighborhoods - biggest concern
- Complaints and how to deal with them
- Difficult to enforce - people will do it anyway
- Concerns about enforcement with limited City staff
- Allow to happen under certain guidelines and requirements
- Cannot have an ADU and a short-term rental – you cannot have both

Review and Discuss Updates to the Fruit Heights City General Plan

City Manager Brandon Green explained that he is trying to put together a work meeting with the Planning Commission and City Council to receive their input and direction on the General Plan. He said that a significant amount of work has gone into the General Plan and it will need to be adopted. There are two scenarios. He said as the County and City continue to grow the City will have to look at the current open space and look at how it can be redeveloped.

CALENDAR:

The next Planning Commission Meeting is scheduled for June 21, 2022, but City Manager Brandon Green will be out of town and the following Tuesday, June 28, 2022 is the Primary Elections. City Manager Brandon Green will check schedules and find a date that works for the Planning Commission to meet before the end of the month since the Planning Commission will need to adopt a final budget by the end of June.

Commissioner Brian Bare made a motion to adjourn the Planning Commission meeting, and it was seconded by Commissioner Kevin Paulsen. The meeting was adjourned at 8:46 pm.

I HEREBY CERTIFY that the foregoing is a true, accurate and complete record of the Fruit Heights Planning Commission meeting held May 24, 2022.

Not approved until signed.



Brandon Green, City Recorder

Date approved by Planning Commission: _____

6/29/22