

MINUTES
PLANNING COMMISSION MEETING
FRUIT HEIGHTS CITY
910 South Mountain Road

August 25, 2020

PLANNING COMMISSION MEETING

1. WELCOME

The Planning Commission Work Meeting was called to order by Chairman Curtis Tanner at 7:02 pm.

The Pledge of Allegiance was led by Carrie Carroll.

Opening Prayer was offered by Brian Bare.

2. ROLL CALL

COUNCIL MEMBERS PRESENT: Commissioners Brian Bare, Carrie Carroll, Sam Brady, Chris Martineau, and Chairman Curtis Tanner are present. City Councilmember Diane Anderson was also present.

STAFF PRESENT: City Manager Brandon Green and City Planner Jeff Oyler were present.

VISITORS: Justin Atwater, Hyrum Bates

3. MINUTES REVIEW

Minutes from May 26, 2020 were reviewed. *A motion to approve was made by Commissioner Martineau and seconded by Commissioner Brady. The motion passed unanimously.*

4. CITY ORDINANCE REVIEW AND UPDATES

Chairman Tanner deferred Ordinance review until later in the meeting to accommodate visitors.

5. SUBDIVISION REVIEW

1. Hidden Hollow Estates. Planner Oyler requested to review Hidden Hollow Estates for a 2nd Amendment. As a recap, Lot 1 was sold, and the lot line was adjusted a 2nd time. The reason for the lot line adjustment wasn't known to the City, however, it is necessary to bring the approval back to the Planning Commission and City Council. The overall square footage remained the same, and based on the lot size, all ordinances are confirming with this change. The lots are still relatively large, and a motion is needed. Commission Carroll made a motion to approve the lot line adjustment, and Commission Brady seconded the motion. The motion passed unanimously.
2. Goldspur Estates. Planner Oyler introduced the subdivision as immediately West of Hwy 89 (formerly frontage road, now Country Way). Access will be Country Way, and the subdivision will be 6 lots on 2 acres. The developer, Justin Atwater, further introduced the subdivision.

Justin Atwater spoke on the development, and gave a history of the property, and goals of the development. Justin gave some details of the project, comparisons of the project, and price point.

(2500 SF on main level plus basements, and price points approaching \$1 million). The developers will seek a rezone to R-1-12 to eliminate animals, add a PUD, but not increase density. They'd like to increase common space, but decrease the road space, and make the street private. Justin commented that the setbacks would be greater with the PUD from the neighboring homes with the PUD than without the PUD. Many of the surrounding trees will be removed and replaced. An HOA will be maintained, and the adjacent land strip will be maintained as well. Additional parking was discussed, and possibly a gate, however, final details were preliminary. Most of the homes will have a 3 car garage, if not 4.

Commissioner Carroll asked about side setbacks, and Justin answered with 5' between buildings for a total of 10'. Planner Oyler clarified about setbacks, and specifically parking, because parking is going to be a major concern. With the reduced street size, making sure adequate parking is critical, as street parking in a PUD is often a problem. Multiple parking options were discussed, including turnaround options, as well as fire turnaround.

Commissioner Brady questioned being able to travel to site with current fire code. Justin mentioned he spoke with Kaysville Fire, and met them on site multiple times. Justin indicated KFD preferred the proposed plan and assisted in the planning.

Councilmember Anderson asked about the difference between this project and Cherry Heights. Planner Oyler said that homeowners like to have boats and trailers, and SUVs, and Cherry Heights only has two car garages. City Manager Green requested that the HOA CC&R's require garages be used for parking instead of storage, which Justin said could easily be done. Justin also mentioned he's considering being the HOA manager, however, that decision hasn't been finalized.

Commissioner Carroll had parking permit suggestions, including overnight restrictions. Commissioner Martineau has a comparable project that hasn't seen any issues.

City Manager Green mentioned there is a current city ordinance that has a 24 hour parking restriction.

Chairman Tanner cautioned about excess parking on the street.

Commissioner Bare asked about consistency of the development with neighboring developments.

Planner Oyler suggested the development should continue to progress.

3. B&J Subdivision. This wasn't ready to discuss, but some initial conversation was brought forward. There are multiple utilities going on at the same time, as well as changes to the sidewalk, including utility poles at sidewalk area, setbacks, and frontage. City Manager Green and Planner Oyler suggested that there were enough changes that the changes should be brought in front of the Planning Commission.

6. CITY ORDINANCE REVIEW AND UPDATES

City Manager Green brought 7a back to Planning Commission because of recreational firepits. The City Council requested clarification because of the difference between recreational and agricultural burning.

Chairman Tanner pointed out that some of the verbiage already says 'recreational fires in recreational fire pits'.

Commissioner Brady mentioned the difference possibly could be 'controlled' in terms of within a certain distance.

Chairman Tanner commented that a fire pit burning in the summer might be considered different than a fire pit burning in the winter.

Planner Oyler commented about a new County Ordinance that doesn't allow open fire burning within half a mile of a structure but has an exception for a backyard fire pit within 25' of a structure. (note Fruit Heights allows 12' from a structure).

City Manager Green asked if the City should match the County ordinance, and if 12' is acceptable.

Chairman Tanner re-read the Ordinance.

A brief discussion regarding prior authorization from KPD ensued.

Commissioner Bare motioned for removal of verbiage 'only after receiving proper authorization from Kaysville Fire Department.'

Commissioner Carroll seconded the motion. The motion passed unanimously.

Sign Ordinance Discussion

City Manager Green requested that the Commission review the Ordinance specifically for signs and mentioned Ryan Ivie as an example. As the city is regularly getting called about advertising on the side of trailers, there is a concern from residents about advertising. Brandon has requested for the Commission to review the sign ordinance before next month's meeting.

7. OTHER BUSINESS

No other business was noted for the August meeting.

8. ADJOURNMENT:

Planning Commissioner Bare made a motion to adjourn the Planning Commission meeting and it was seconded by Commissioner Carroll. Voting was unanimous.

The meeting was adjourned at 8:34 pm.

I HEREBY CERTIFY that the foregoing is a true, accurate and complete record of the Fruit Heights City Planning Commission held August 25, 2020.

/s/ R. Brandon Green

R. Brandon Green, City Manager

Date approved by Planning Commission: January 19, 2020