

MINUTES
JOINT CITY COUNCIL PLANNING COMMISSION WORK MEETING
FRUIT HEIGHTS CITY
910 South Mountain Road
January 15, 2019

1. PLEDGE & OPENING CEREMONY

City Manager Brandon Green welcomed everyone to the meeting at 7:02 pm. He had everyone introduce themselves. The Pledge of Allegiance was led by City Planner Jeff Oyler and the meeting was opened with Planning Commission Chairman Curtis Tanner offering a word of prayer.

COUNCIL MEMBERS PRESENT: Council Members Gary Anderson, Julia Busche, Jeanne Groberg, Brandon Halliday and Mayor John Pohlman were all present.

PLANNING COMMISSION MEMBERS PRESENT: Commissioners Sam Brady, Chris Martineau and Chairman Curtis Tanner were all present. Mr. Brian Bare and Mrs. Carrie Carroll will be sworn in at the next Planning Commission meeting and were both present.

CITY STAFF PRESENT: City Manager Brandon Green, City Planner Jeff Oyler, City Engineer Brandon Jones, City Attorney Brad Christopherson and Recording Secretary Kelli Rollins were present.

VISITORS: Tim Thompson, Nate Reeve, L Scott Justenson, Blaine Spendlove, Marilyn Manning, Darren Hess, Don Carroll, Julie Tanner

2. UPDATES AND REVIEW OF ROCK LOFT ESTATES DEVELOPMENT

2.1 City Planner Jeff Oyler presented the City's current zoning plan. The proposed development is currently in an area that would be predominately A-1 or R-S-12. He mentioned that the City plan always assumed that there would be a development on the east bench eventually and that included a road to tie together 1800 East and Terrace Drive. He showed the proposed development plan and reported that there are about 100 lots and they would be asking the City to rezone the area to be R-1-12. There would also be a small portion of the area that would need to be annexed. He mentioned that it would be better to plan the whole bench area's needed utilities all thought out thoroughly instead of piece by piece as needed. He reminded the City Council and Planning Commission that years ago they had notified by the Central Davis Sewer District that the sewage plant could not accommodate any higher density than quarter acre lots. There is a possibility in the notification that the City could not develop some areas as a trade off for higher density. These lots would fall under all the sewer districts guidelines. He reminded the group that this piece of property has more issues than most properties. There is an aqueduct, secondary water issues, a canyon, Geotech issues, and steep slopes. He recommended that the Council and Commission listen to the experts, trust the process and voice their concerns.

2.2 City Engineer Brandon Jones talked with the group about the utilities and the development. The proposed streets thus shown in the proposed development all comply with City ordinances. He mentioned that in the 2011 City plan that the City Staff assumed that when the area was developed there would be a high point in the middle of the road with two detention basins on either end but in this plan, they are proposing one collection area and if it is created as planned it would be a good alternative. The density of the lots would fall within the restrictions placed by the sewer district and ultimately all sewer plans would need to be approved by Central Davis Sewer. In his opinion the sewers looked good in the plan. He mentioned that the City's culinary water has lower pressure on the north end of the City and that the additional infrastructure created by this development will be very beneficial for the water pressure. Secondary water is an issue because the reservoir for Hights Creek is at the same elevation as the development and significant and expensive improvements would have to be made to provide water to the development. Hights Creek is the only option for service for the secondary water.

The City Staff is proposing letting this subdivision use culinary water for their outdoor water needs. Having culinary water for outdoor use would hopefully reduce the amount of water on the hill as the City would maintain control and be able to have access to the meters tracking water usage. The second meter for outdoor use would help the resident and City to detect leaks. Having culinary water only on the hill would also mean less impact on the streets. There is even a possibility that because the culinary water would be more expensive the homeowners may conserve water to avoid higher bills. The cons presented were that there would be a higher potential for contamination although that would be a low risk since the City would design and maintain the entire system. There also would be a higher demand for water. He mentioned that many cities throughout the state use culinary water for outdoor needs.

2.3 Weber Basin Water Conservancy District: Darren Hess spoke to the City Council and Planning Commission. He gave a little background and some details about the aqueduct. The aqueduct is on the same level as the development and cannot be tapped into to supply water for the subdivision. He also shared his opinion about culinary water being used in the development. He mentioned that having Hights Creek pump water wouldn't make any sense and that having culinary in the development would help lower water use. He mentioned that currently about 90% of indoor water is funneled back into the water system and only 50% of outdoor water is funneled back. He mentioned that both secondary and culinary water would need to be metered throughout the City as some people overwater and cited an example of a homeowner watered the equivalent of 300 inches of rain on his lawn. He would recommend limiting the area of lawn in the lots and using more water wise landscaping. He mentioned that the water district was looking for developments to partner with to showcase water conserving landscapes.

2.4 Geo-Tech Updates: Andy Harris from the developers geotech firm. He and Bill ? talked about the two different studies done on the property. He detailed the study including boring, trenching, fault zones, and slope stability. They discussed the importance of protecting the slopes, setbacks, not disturbing the vegetation and restricting the landscape watering. They taught the group about slump features, soil cohesion, water scarps, footing loads and secondary faults. They mentioned that controlling the water will improve the overall safety of the slope.

Mr. Tim Thompson from Geo-Strata, the City's third-party geotech firm, mentioned the importance of the SLEDS ordinance that the City passed a few years ago. It protects the City with a high standard of all the different engineering and geo-tech studies. He mentioned that there is no way to eliminate all the threats to any developments, but they can do their best to mitigate the possibility of threats. The best protection is a good ordinance. The City Attorney, Brad Christopherson agreed and mentioned that a good ordinance and good reviews are the best mitigation tool and the City had one of the most well put together and strongest ordinances in Davis County.

3. QUESTIONS AND ANSWERS

The City Council and Planning Commission and they asked questions about improving and protecting the slope stability. They discussed the City requiring landscape and grading plans for every lot in the development. Questions were asked about the aqueduct, earthquakes and soil settling. City Attorney Brad Christopherson reminded them that the City ordinance would need to be amended to have culinary water available above a certain elevation. It was suggested that the HOA could be used to enforce the ordinance.

The City Council and Planning Commission asked a few questions regarding the aqueduct and emergency situations. The useful life of the aqueduct is 50-75 years and it is 70 years old. The concern for Weber Basin is the rubber joints becoming brittle and leaking. They have added liners to sections of the aqueduct to extend the life of the pipe. They also discussed that the aqueduct going through back yards is a regular occurrence and wouldn't be unprecedented.

City Engineer Brandon Jones was asked about the previous planned road that connected to Green Road. He reported that the Geotech advisors determined that the road would be a liability and it was impossible to find a plan that would keep the road under 12%. The risk outweighed the convenience of having another egress.

The previous owner of the property reminded everyone that this property was irrigated farmland for decades and had never really had problems due to watering.

The Geotech advisers mentioned that they would be observing the excavations to make sure there were not any surprises. They stated that well placed buildings on the west side of the subdivision would strengthen the slope stability by removing some of the pressure. They also reminded the group that the ordinance in place was above and beyond anything else in northern Utah. If this property is developed it will be well thought out with nothing taken lightly.

4. ADJOURNMENT

The Meeting was adjourned at 8:53 pm.

I HEREBY CERTIFY that the foregoing is a true, accurate and complete record of the Fruit Heights City Council Meeting held January 15, 2019

Not approved until signed

January 15, 2019



Kelli Rollins, Fruit Heights City Recording Secretary

Date approved by City Council: February 5, 2019