

MINUTES
PLANNING COMMISSION MEETING
FRUIT HEIGHTS CITY
910 South Mountain Road
January 19, 2021

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. Planning Commissioners Sam Brady and Chris Martineau were excused. City Council Member Diane Anderson was present as well.

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

VISITORS: none.

REVIEW:

Review, Discuss, Approve, Deny Lot Line Adjustment for the Neville Subdivision Lots # 4 & 5 (Formerly lots 2 & 3)

City Manager Brandon Green explained that Dan Neville wanted to adjust the lots he and his family live on. They are located between Fence Post Road and Laurelwood Drive. Dan Neville does not have a need for all the land he lives on and wants to adjust the property lines so his son would have about .5 acre. There was some discussion between City Manager Brandon Green, City Planner Jeff Oyler and Planning Commissioners.

City Planner Jeff Oyler also made the point that issues like this one come up several times a year and it is possible an ordinance could be updated so that simple issues like this one could be handled administratively and not have to go before the Planning Commission and City Council for approval. Commissioner Brian Bare and Chairman Curtis Tanner also reminded the group about other ordinances that may need to be updated as well.

Following discussion, Commissioner Brian Bare made a motion to approve the Lot Line Adjustment for the Neville Subdivision Lots #4 & 5. The motion was seconded by Commissioner Carrie Carroll and it was approved unanimously.

Review, Discuss and Approve 2021 Planning Commission Meeting Calendar

City Manager Brandon Green presented the 2021 Planning Commission Meeting Calendar. He commented that the Planning Commission is set to meet the fourth Tuesday of each month. The calendar will be published on the Fruit Heights website. It was also noted that the calendar may be changed with an amendment.

Following discussion, Commissioner Carrie Carroll made a motion to approve the 2021 Planning Commission Meeting Calendar. The motion was seconded by Commissioner Brian Bare and it was approved unanimously.

REVIEW AND APPROVAL OF MINUTES FROM PREVIOUS MEETING:

Proposed Minutes from August 25, 2020 Planning Commission Meeting

Planning Commission members discussed the draft minutes that previously had been provided to them for the August 25, 2020 regular Planning Commission meeting. Commissioner Carrie Carroll requested that minor modifications be made to the minutes.

After brief discussion, Commissioner Brian Bare made a motion to approve the minutes for the August 25, 2020 Planning Commission meeting as corrected in the preceding discussion. The motion was seconded by Commissioner Carrie Carroll and it was approved unanimously.

Proposed Minutes from October 27, 2020 Planning Commission Meeting

Planning Commission members discussed the draft minutes that previously had been provided to them for the October 27, 2020 regular Planning Commission meeting. Minor modifications were made to the minutes.

After brief discussion, Commissioner Carrie Carroll made a motion to approve the minutes for the October 27, 2020 Planning Commission meeting as corrected in the preceding discussion. The motion was seconded by Commissioner Brian Bare and it was approved unanimously.

OTHER BUSINESS:

City Planner Jeff Oyler brought up the issue of various groups looking to benefit from the completion of the Highway 89 project. He mentioned one of the groups will seek to have billboards allowed along Highway 89. Currently, Fruit Heights does not allow billboards. One worry he brought up is that the Utah State Legislature is possibly passing a bill that will allow all billboards to be electronic signs.

The Planning Commissioners discussed that they would not be in favor of billboards in Fruit Heights near Highway 89, and City Manager Brandon Green said he is hoping Highway 89 can qualify as a "scenic byway." Council Member Diane Anderson commented that the billboards could possibly be a way to generate income for the city if located appropriately.

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Planning 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 7:39 pm.

I HEREBY CERTIFY that the foregoing is a true, accurate and complete record of the Fruit Heights Planning Commission meeting held January 19, 2021.

Not approved until signed

/s/ Brandon Green

Brandon Green, City Recorder

Date approved by Planning Commission: February 23, 2021