

MINUTES
PLANNING COMMISSION MEETING
FRUIT HEIGHTS CITY
910 South Mountain Road
February 27, 2018

PLANNING COMMISSION WORK MEETING AND REGULAR MEETING

1. WELCOME

The Planning Commission Work Meeting was called to order by Chairman Curtis Tanner at 7:01 pm.

The meeting was opened by Commissioner Paul Wood leading in the Pledge of Allegiance and a word of prayer was offered by Commissioner Sam Brady.

2. ROLL CALL

COUNCIL MEMBERS PRESENT: Commissioners Sam Brady, Susan Hunt, Chris Martineau, Paul Wood, 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: Janelle Davis, Tim Davis, Jeremy Canter, Lynn Deppe, Jamie Deppe, Brock Stephens.

3. APPROVAL OF MINUTES OF MEETING

Commissioner Chris Martineau made a motion to approve the minutes for the Planning Commission Meeting on January 23, 2018 with changes. It was seconded by Commissioner Susan Hunt and was approved unanimously.

6. BUSINESS LICENSE REVIEW/DISCUSS/APPROVE/DENY

6.1 Re-review Home Occupation Business; Kelli Stephen Yoga Studio, 569 Blossom Circle

Commissioner Chris Martineau stated that he had a conflict of interest and recused himself from this discussion.

This application was denied last month, appealed at the City Council Meeting and they recommended that the owners reapply with more details about how they would meet the parking concerns. Mr. Brock Stephens spoke to the Planning Commission. He mentioned that the classes would be 2-3 times a week and the max number of students would be 6. They are not going to be open classes where people can just come whenever. It is a six week course. They do not have plans to expand the business. Most of the students have been friends from the neighborhood and family. Since parking was the main concern he mentioned that he could fit 4 cars in his driveway which would leave at most two cars at the curb for an hour. City Manager Brandon Green reported that there has not been any written negative feedback and there was one verbal concern expressed regarding parking. The Planning Commission mentioned

concerns regarding precedence for other home occupations businesses, the future of the business when it is no longer just neighbors that can walk to the home. City Planner Jeff Oyler mentioned that if there is ever a problem then the City can pull the license at any time. The Planning Commission determined that they could vote for approval and see if there are complaints and then look at the license again as needed.

Commissioner Susan Hunt made a motion to approve the business license for Kelli Stephen Yoga Studio with the condition that there would be only two cars parked on the curb in front of the home. The motion was seconded by Commissioner Paul Wood and was approved unanimously.

6.2 Review/Discuss/Approve/Deny Home Occupation Business for Janelle Call Davis, Safari Preschool, 222 N Estate Way

Ms. Janelle Davis spoke to the Planning Commission about her business plan. She has a walkout basement with a room for the preschool. She will have 5 students four days a week. She showed the Planning Commission that she has 2 driveways that can fit any cars that would be there dropping off and picking up. If she has volunteers that stay she can actually have them pull into the shop building located on the property and close the garage door behind them if needed. If there are field trips she will have the parents meet at the destination instead of parking at her home.

The Planning Commission asked questions regarding state licensing rules, the fire department inspection and insurance. Ms. Davis is aware of all the requirements.

Commissioner Chris Martineau made a motion to approve the business license for Janelle Davis, Safari Preschool. The motion was seconded by Commissioner Susan Hunt and was approved unanimously.

4. SUBDIVISION REVIEW AND UPDATES

4.2 Review Proposed Development for 950 So. Lloyd Road

City Planner Jeff Oyler showed the Planning Commission a preliminary plan for a development in between the pedestrian bridge and the Cherry Heights subdivision on the west side of Highway 89. The area is about 1.5 acres and the design calls for 16 single family homes. It would be a PRUD if the developer can acquire another half of an acre. The only possible area they could acquire would be the area by the pedestrian bridge that is owned by UDOT. They could use the area for the required 40% open space. The Planning Commission and City Staff discussed the parking issues, the two access roads, and the setbacks. City Planner Oyler mentioned that the driveway length must be twenty feet. He also mentioned that this area is zoned C-2 and would have to be rezoned to an R-3. City Planner Oyler reminded the Planning Commission that this is a very preliminary plan and that details will be added and changed.

4.1 Review Development Agreement for Rock Loft Estates

City Planner Jeff Oyler reported that this development had been in the works for over three years. The Planning Commission was given a development agreement that the City Staff and the Developer have been working through. City Planner Jeff Oyler

pointed out a few points of concern. Thirteen acres of the property will have to be annexed by the City and the entire development will have to be rezoned to an R-1-12. The City has agreed to purchase property from Hights Creek to complete 1800 East over the canyon. The City Staff is concerned because the road over the aqueduct would have to be at a 16% grade instead of the 12% grade or less required on City streets. There is a paragraph regarding having required terraces for all retaining walls. The geo-tech reports are all to be verified through the City's Geo-tech engineer. Secondary water must be provided before the development agreement can be signed. City Planner Oyler also mentioned that there will be a trail on the east side of the development. He asked the Planning Commission to review the agreement and ask questions and raise concerns. The agreement is still fluid and there is still time to make changes. Council Member Halliday also mentioned that the City Staff should also look at the guidelines in the City's CWPP regarding fire safety. Commissioner Sam Brady expressed concern regarding the geo-tech issues and suggested that the area may be undevelopable. The City Staff reported that the Geo-tech study rated the landslide risk as very low unless there is water introduced.

5. CITY PARKS AND TRAILS REVIEW

5.1 Review/Discuss East Bench Trails Master Plan Design

City Manager Green reported that the City is working on a grant for matching donations for a biking/hiking/equestrian trail in the upper east bench. He reported that there was a lot of support and a lot of excitement about the trail. The County and other groups are prepared to donate.

8. OTHER BUSINESS

Residents, Mr. and Mrs. Deppe inquired if the City had heard anything about a decision being made regarding Highway 89 from UDOT. He was informed that there was not an official statement released from them yet. The Planning Commission and City Staff informed Mr. Deppe where he could go on the UDOT website to best get information regarding Highway 89.

9. UPCOMING EVENTS:

City Planner Oyler recommended that the Planning Commission attend the Wasatch Front Regional Council meeting on Thursday at 4:00 in the basement of the City Offices.

10. ELECTRONIC MEETING:

11. ADJOURNMENT:

Planning Commissioner Susan Hunt made a motion to adjourn the Planning Commission meeting and it was seconded by Commissioner Paul Wood. The meeting was adjourned at 8:56 pm.

I HEREBY CERTIFY that the foregoing is a true, accurate and complete record of the Fruit Heights Planning Commission meeting held February 27, 2017.

February 27, 2018

Not approved until signed

A handwritten signature in cursive script, appearing to read "Kelli Rollins", written over a horizontal line.

Kelli Rollins, Fruit Heights Recording Secretary

Date approved by Planning Commission: March 27, 2018