

MINUTES

PLANNING COMMISSION MEETING

FRUIT HEIGHTS CITY

910 South Mountain Road

March 23, 2021

WELCOME: Chairman Curtis Tanner called the meeting to order at 7:05 PM.

PLANNING COMMISSION MEMBERS PRESENT: Planning Commissioners Brian Bare, Sam Brady, Chris Martineau and Curtis Tanner (Chairman) were present. Planning Commissioner Carrie Carroll was 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: Council Member Julia Busche, Council Member Eileen Moss and Mayor John Pohlman.

REVIEW AND APPROVAL OF MINUTES FROM PREVIOUS MEETING:

Proposed Minutes from February 23, 2021 Planning Commission Meeting

Planning Commission members discussed the draft minutes that previously had been provided to them for the February 23, 2021 regular Planning Commission meeting. Chairman Curtis Tanner requested that minor modifications be made to the minutes.

After brief discussion, Commissioner Chris Martineau made a motion to approve the minutes for the February 23, 2021 Planning Commission meeting as corrected in the preceding discussion. The motion was seconded by Commissioner Sam Brady and it was approved unanimously.

REVIEW:

Update on Rockloft Ridge Estates

City Planner Jeff Oyler reported he had met with the developer of the Rockloft Ridge Estates, City staff and the geotechnical engineers for both the developer and the City regarding this proposed development. City Planner Jeff Oyler explained that the City had decided to hire a third-party geotechnical engineer because of the complex issues that are needing to be worked out on the project. At this point, there are almost 600 pages of comments from the geotechnical engineers. The developer would like to get the project approved as quickly as possible, but City Planner Jeff Oyler said the City will make sure they are doing things right.

City Planner Jeff Oyler explained they previously had six issues they were resolving and are now down to one, which is related to debris flow hazards. The City believes the project needs debris flow basins. Additionally, there are significant steps still ahead including the development agreement, rezoning and plat approval. He said this is the most complicated project he has ever worked on but the developer is friendly and very persistent. The project has been in the works for over six years at this point.

City Planner Jeff Oyler recommended that after a few more project refinements, the City Council and the Planning Commission should have a joint meeting where he can present to them all the City's findings. At that point, if everyone is comfortable, the project could move forward to a development agreement, rezoning, and plat approval.

Commissioners Brian Bare and Sam Brady discussed with City Planner Jeff Oyler the process of going through the report to get to the final recommendations. City Manager Brandon Green also reported that there had been some carbon dating on the soil and he would share the results once he receives the document.

Commissioner Chris Martineau

Chairman Curtis Tanner acknowledged Commissioner Chris Martineau is resigning from the Planning Commission in order to serve a mission for The Church of Jesus Christ of Latter-day Saints. He thanked Commissioner Chris Martineau for his insights and perspectives and wished him the best.

Council Member Diane Anderson said it was bittersweet to see Commissioner Chris Martineau go. His service has been invaluable and an asset to the city. He will be hard to replace.

Additionally, Mayor John Pohlman expressed appreciation to all the members of the Planning Commission for the work they do. He also thanked Commissioner Chris Martineau for being a good friend and neighbor and wished him and his wife the best.

Review Landscaping Ordinance and Secondary Water Limit Service Map

City Manager Brandon Green reviewed the Irrigation Service Map that previously had been provided to the Planning Commission. He explained any house built above the red line on the map will be required to water their landscaping with culinary water. After observing the map, Chairman Curtis Tanner expressed concern for the impact new houses may have on the aqueduct.

City Manager Brandon Green explained that this irrigation modification requires an ordinance and that a draft ordinance is in the works so Planning Commission members can go through it and have a good discussion about what should be addressed.

City Planner Jeff Oyler added that a public hearing will be required regarding the ordinance, and it will likely only pertain to the new Rockloft Ridge Estates project. Commissioner Brian Bare commented that they should assume there will be some objections from residents with such a big development of 100 lots and water being such a big issue in the summer. He suggested that Weber Basin Water be present and involved to speak on the City's behalf at hearings. Commissioner Chris Martineau agreed that this ordinance is being driven by the development and that the presence of Weber Basin Water would be helpful.

Both Chairman Curtis Tanner and Commissioner Sam Brady discussed with City Manager Brandon Green their concerns about the impact the Rockloft Estates development will have on the City's water supply. City Manager Brandon Green said that currently the City does not use all the water that is purchased. He finds that when water prices increase, residents decrease their use and the City has more water shares that aren't currently being used. City Planner Jeff Oyler also suggested Kentucky Blue Grass should not be used in Utah.

2021 Legislative Update

City Manager Brandon Green reported that in the last Utah State legislative session there were several bills that will affect the City. There is a lot of discussion around H.B. 82 - Single-Family Housing Modifications and its effect on cities. In the next few months the City will need to have an ordinance dealing with the results of that bill. He mentioned that he has a meeting with the Utah League of Cities and Towns to discuss how the changes will affect our City and has reached out to the City's attorney as well.

City Planner Jeff Oyler added that the City will wait for bigger cities to write their ordinances and then Fruit Heights can boil it down for something that can work for the City. There will be a lot of attorneys interpreting the bill, so, as a small city, Fruit Heights will be best served by waiting to see what other cities do first.

OTHER BUSINESS:

Chairman Curtis Tanner reminded everyone that the next Planning Commission meeting will be held April 27, 2021. City Manager Brandon Green so commented that it will be a busy six months to a year with the progression of the Rockloft Ridge Estates.

Planning Commissioner Brian Bare made a motion to adjourn the Planning Commission meeting, and it was seconded by Commissioner Chris Martineau. The meeting was adjourned at 7:47 pm.

I HEREBY CERTIFY that the foregoing is a true, accurate and complete record of the Fruit Heights Planning Commission meeting held March 23, 2021.

Not approved until signed

R. Brandon Green

Brandon Green, City Recorder

Date approved by Planning Commission: May 4, 2021