

MINUTES
PLANNING COMMISSION MEETING
FRUIT HEIGHTS CITY
910 South Mountain Road
May 04, 2021

WELCOME: Chairman Curtis Tanner called the meeting to order at 6:07 PM.

PLEDGE & OPENING CEREMONY: The Pledge of Allegiance was led by Commissioner Sam Brady, and the meeting was opened with Commissioner Brian Bare offering a word of prayer.

PLANNING COMMISSION MEMBERS PRESENT: Planning Commissioners Brian Bare, Sam Brady, Carrie Carroll and Curtis Tanner (Chairman) were present. City Council Member Diane Anderson was present as well.

CITY STAFF PRESENT: City Manager Brandon Green (joined at 6:32), City Planner Jeff Oyler and City Recording Secretary Amy Gardiner were present.

VISITORS: Starli Taft and Hyrum Taft.

REVIEW AND APPROVAL OF MINUTES FROM PREVIOUS MEETING:

The minutes from March 23, 2021 were tabled to give Commission Members more time to review them.

REVIEW:

Review/Discuss/Approve/Deny Taft Subdivision

City Planner Jeff Oyler explained the situation with the Tafts' two lots in Fruit Heights. The lots predate zoning and subdivisions in Fruit Heights. The Tafts' son wants to purchase the second lot with a home and their lender is requiring it to be an approved subdivision. City Planner Jeff Oyler recommended approving the Taft Subdivision.

Commissioner Sam Brady discussed with City Planner Jeff Oyler the fact that the zoning would be "non-conforming" for the subdivision. Commissioner Sam Brady recommended taking the opportunity to change the zoning later.

Starli Taft and City Planner Jeff Oyler discussed whether it needed to be rezoned. City Planner Jeff Oyler explained that it would take at least a month to rezone the property. Starli Taft also pointed out that she already has two separate property tax ID numbers. Commissioner Brian Bare also pointed out that two separate properties pull up on the County's recorded site.

City Manager Brandon Green joined the meeting and brought some understanding to the situation. It was agreed that the Planning Commission could move forward and approve the Taft Subdivision and worry about zoning later.

Following discussion, Commissioner Carrie Carroll made a motion to approve the Taft Subdivision. The motion was seconded by Commissioner Sam Brady and it was approved unanimously.

Review/Discuss Landscaping Ordinance

City Manager Brandon Green provided a map to the Planning Commission to review. The map showed an elevation line where east of the line would use culinary water for their landscaping and west of the elevation line could use secondary water for their landscaping. He told the Planning Commission that they will be having a good discussion on a preliminary landscaping ordinance next meeting.

City Planner Jeff Oyler asked if the ordinance would have application City wide or is it just being considered for the related property - Rockloft Estates. He proposed that if it would only apply to Rockloft Estates and just one developer, then they could possibly just include the concept in the development agreement. City Manager Brandon Green replied that it could be a City-wide water conservation ordinance. City Planner Jeff Oyler and City Manager also addressed questions from the Commission about the topic, but no formal action regarding it was proposed.

Commissioner Sam Brady made a motion to adjourn the Planning Commission meeting, and it was seconded by Commissioner Carrie Carroll. The meeting was adjourned at 6:55 pm.

I HEREBY CERTIFY that the foregoing is a true, accurate and complete record of the Fruit Heights Planning Commission meeting held May 4, 2021.

Not approved until signed.

/s/ Brandon Green

Brandon Green, City Recorder

Date approved by Planning Commission: _____