

MINUTES  
PLANNING COMMISSION MEETING  
FRUIT HEIGHTS CITY  
910 South Mountain Road  
July 17, 2018

PLANNING COMMISSION REGULAR MEETING

**1. WELCOME**

The Planning Commission Work Meeting was called to order by Commissioner Susan Hunt at 7:06 pm.

The meeting was opened by reciting the Pledge of Allegiance and a word of prayer was offered by Commissioner Sam Brady.

**2. ROLL CALL**

COUNCIL MEMBERS PRESENT: Commissioners Sam Brady, Chris Martineau, Susan Hunt, and Council Member Brandon Halliday were all present. Chairman Curtis Tanner and Commissioner Paul Wood were not present.

STAFF PRESENT: City Planner Jeff Oyler, City Engineer Brandon Jones and Recording Secretary Kelli Rollins were present.

VISITORS: Kristi Stringham, Will Smith, Bridger Rich, Joel Johnson, James Mathews, Brian Clay,

**3. APPROVAL OF MINUTES OF MEETING**

*Commissioner Chris Martineau made a motion to approve the minutes for the Planning Commission Meeting of May 22, 2018 with changes. It was seconded by Commissioner Sam Brady and was approved unanimously*

*Commissioner Sam Brady made a motion to approve the minutes for the Planning Commission Meeting of June 19, 2018 with changes. It was seconded by Commissioner Chris Martineau and was approved unanimously.*

**(7.) BUSINESS LICENSE REVIEW/DISCUSS/APPROVE/DENY**

City Planner Jeff Oyler reported to the Planning Commission that there was a home occupation business license for a business that had been operating for a while. The name of the business is "Blinds & Design". While they have been operating there have not been any complaints made to the City about the business. City Planner Jeff Oyler mentioned that the standard requirements include keeping vehicles or trailers off the street, keeping materials stored indoors and having adequate parking off the street for customers.

Mrs. Kristi Stringham is the owner of the business addressed the Planning Commission and answered their questions. She mentioned that the trailer is stored at the side of the house unless they are delivering. They don't store product. They just order the products and then deliver and install them.

*Commissioner Chris Martineau made a motion to approve the business application for “Blinds and Design”. It was seconded by Commissioner Sam Brady and was approved unanimously.*

#### 4. PUBLIC HEARING

*Commissioner Sam Brady made a motion to open the Public Hearing. It was seconded by Commissioner Chris Martineau and was approved unanimously.*

City Engineer Brandon Jones reminded the Planning Commission about the previous meetings where they had discussed the proposed changes to the City Standards. He summarized the main changes for the Public Hearing. The first change would be six foot sidewalks right at the back at the curb with the alternative being a four and a half foot parking strip with a five foot sidewalk. The second change was to change to a twelve inch road base under a four inch asphalt on all streets. The third change would be to leave sidewalks at a four inch thickness except at driveways and at ADA ramps which would be at six inches. There would be an increase of road base under all sidewalks to six inches. The City Staff and Planning Commission discussed how it is included in the Standards that if a developer would like to apply for the parking strip option the Planning Commission would be the one to determine if that fit in with the City Plan. They also discussed that the right of way does not change with these proposed standards and that they make the public utilities easier to take care of. City Engineer Jones also explained that if there are any developments on the east bench these new standards for the sidewalks on the steeper roads will help with the driveway transitions. The Planning Commission discussed that the City code and the timing of when sidewalks go into a development needs to be addressed in a future meeting. They discussed that a little more flexibility as to when the developer can put in the sidewalks would be helpful for better sidewalks. They also discussed how to make it easier to monitor that the sidewalk specifications are being met.

There were not any questions or comments from the public.

*Commissioner Chris Martineau made a motion to leave the Public Hearing. It was seconded by Commissioner Sam Brady and was approved unanimously.*

#### REGULAR PLANNING COMMISSION MEETING

##### **(8.) CITY ORDINANCE REVIEW AND UPDATES**

Planning Commissioner Susan Hunt asked the Planning Commission if they had any more questions or anything else they needed to discuss regarding the proposed City Standards.

*Commissioner Sam Brady made a motion to approve recommending the proposed City Standards update to the City Council. It was seconded by Commissioner Chris Martineau and was approved unanimously.*

The Planning Commission thanked the City Staff for their hard work. City Engineer Brandon Jones thanked the Planning Commission for helping the City Staff work through the details.

**5. SUBDIVISION REVIEW AND UPDATES**

**6. CITY PARKS AND TRAILS REVIEW**

City Planner Jeff Oyler notified the Planning Commission that the City had received a grant for \$67,000 for the bike trail on the East Bench. He also mentioned that there had been thousands of dollars in private donations, especially through the Bikers Edge.

**9. OTHER BUSINESS**

City Planner Jeff Oyler mentioned that the County received numerous complaints regarding firework related problems. Residents want the County to ban them entirely. The attorney hired by Davis County mentioned that the County can't supersede state law by banning all fireworks everywhere. They did discover that a new law as passed that requires all cities to turn in maps of where fireworks are banned and the County is required to make a county wide map of the restrictions and then distribute it to all firework retailers.

**10. CALENDAR**

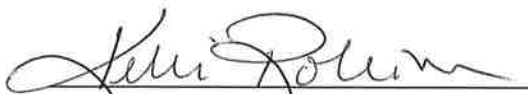
**11. ELECTRONIC MEETING**

**12. ADJOURNMENT:**

*Planning Commissioner Chris Martineau made a motion to adjourn the Planning Commission meeting and it was seconded by Commissioner Sam Brady. The meeting was adjourned at 7:59 pm.*

I HEREBY CERTIFY that the foregoing is a true, accurate and complete record of the Fruit Heights Planning Commission meeting held July 17, 2017.

*Not approved until signed*

  
Kelli Rollins, Fruit Heights Recording Secretary

Date approved by Planning Commission: September 4, 2018