

Planning Commission Meeting

January 10th, 2019

Present: Commissioners Dale Fowers, Nathan Platt, Cindy Cox and Mary Simpson, Mayor Green
City Attorney- Brandon Richards

Excused: Commissioner Jacob Draper, City Engineer- Tracy Allen

WORK MEETING: Agenda and line items reviewed.

PLANNING COMMISSION MEETING

Chairman Fowers called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was recited by Commissioner Platt and reverence was offered by Commissioner Cox.

APPROVAL OF THE MINUTES

The minutes for December 13, 2018 Planning Commission meeting were reviewed by the Commission.

MOTION Commissioner Cox made a motion to approve the December 13, 2018 Planning Commission meeting minutes. Commissioner Simpson seconded the motion. Commissioners Cox, Simpson, Platt voted "aye". The motion passed unanimously.

ELECT A NEW COMMISSION CHAIRMAN AND VICE-CHAIRMAN FOR 2019

Chairman Fowers opened discussion and nominations for 2019 Planning Commission Chair and Vice-Chair.

MOTION: Commissioner Platt made a motion to nominate Dale Fowers as the 2019 Planning Commission Chairman. Commissioner Cox seconded the motion. Commissioners Cox, Simpson, Platt voted "aye".

MOTION: Commissioner Platt made a motion to nominate Mary Simpson as the 2019 Planning Commission Vice-Chairman. Commissioner Cox seconded the motion. Commissioners Cox, Simpson, Platt voted "aye". The motion passed unanimously.

NEW BUSINESS

1. Conditional Use Permit- Day Care – Cunningham, Diana., 4533 W. 5850 S.

Cunningham, Diana, requesting approval of a conditional use permit for an in home Daycare at the above listed property.

Chairman Fowers reviewed the request with Commission.

Brent Cunningham, representative, present for discussion.

Commission clarified details of application and city ordinance requirements with Brent Cunningham.

PUBLIC HEARING

Chairman Fowers opened the Public Hearing. No Comments. Closed public comment.

MOTION Commissioner Platt made a motion to approve the conditional use permit for an in home daycare at 4533 W. 5850 S. Commissioner Simpson seconded the motion. Commissioners Cox, Platt and Simpson voted "aye". The motion passed unanimously.

2. Request for Rezone – Nilson Homes, R1 to R2 approx. 5250 W. 3750 S.

Nilson Homes has submitted a request for rezone of 9.8 acres for the purpose of future development.

Mayor Green presented the details of the Rezone request to the Commission.

Steve Bingham, representative for Nilson Homes, available for questions.

Commission informed developer that Hooper City does have ordinance requirements to ensure future development access to surrounding parcels and those details should be considered and addressed before a subdivision proposal is submitted.

PUBLIC HEARING

Chairman Fowers opened the Public Hearing.

John Ware made the following comments:

- Concerned about future access to his parcel.
- Concerned about possible agricultural irrigation issues with new development.

Chairman Fowers called for additional comments. No Comment. Closed public comment.

Commissioner Cox encouraged citizens to actively participate in future discussions regarding possible development.

MOTION Commissioner Simpson made a motion to recommend approval for the rezone, R1 to R2, 9.8 acres located at approx. 5250 W. 3750 S. to City Council. Commissioner Platt seconded the motion. Commissioners Platt, Cox, Simpson voted “aye”. The motion passed unanimously.

3. Request for Rezone – King/Burt Investment, R1 to R2 approx. 5400 S. 5100 W.

Burt Investments has submitted a request for rezone of 9.2 acres for the purpose of future development.

Mayor Green presented the details of the Rezone request to the Commission.

Jim Burt, representative for King/Burt Investments, available for questions.

Commission informed the developer that the above property borders a Hooper Irrigation open canal and a survey that accurately defines all necessary and required easements should be considered and addressed before a new subdivision proposal is submitted.

PUBLIC HEARING

Chairman Fowers opened the Public Hearing.

Lawrence Stoker made the following comments:

- Concerned about future increased road traffic through his subdivision.

Carrie Mizar made the following comments:

- Concerned about future increased road traffic through her subdivision.

Kathy McBride made the following comments:

- Concerned about future increased road traffic through her subdivision.
- Spoke in favor of keeping R1 zoning.

Chairman Fowers called for additional comments. No Comment. Closed public comment.

Chairman Fowers encouraged citizens to actively participate in future discussions regarding possible development.

MOTION Commissioner Cox made a motion to recommend approval for the rezone, R1 to R2, 9.2 acres located at approx. 5400 S. 5100 W. to City Council. Commissioner Platt seconded the motion. Commissioners Platt, Cox, Simpson voted “aye”. The motion passed unanimously.

4. Preliminary Approval- Hadley Valley Subdivision – 5400 W. 4500 S.; (26) twenty-six lots, single phase

The purpose of this subdivision is to create twenty-six (26) single family residential building lots on 19.2 acres in the City’s R-2 zone. Developer is requesting to complete the subdivision without phasing.

Mayor Green, presented details to the Commission. Reviewed remaining key issues from Staff.

Key Issues

- Hooper Irrigation has issued a letter to the developer to rescind HIC’s preliminary approval.
- Developer will need to contact Wilson Irrigation for subdivision review and approval.
- City maintenance access to the detention basin.
- Land use separation fencing recommendations.

Developer, not present or available for questions.

PUBLIC HEARING

Chairman Fowers opened the Public Hearing.

Mark Perry made the following comments:

- Concerned about purposed improvements.
- Would like developer/city to consider putting a park or play ground on one of the odd shaped lots.
- Concerned that water outfall from purposed detention pond will be to much for current drain ditches.

MOTION Commissioner Cox made a motion to table request and discussion for preliminary approval of the Hadley Valley Subdivision until February 14th, 2019. Commissioner Simpson seconded the motion. Commissioners Cox, Simpson and Platt voted “aye”. The motion passed unanimously.

5. Final Site Plan Approval – Wasatch Cowboy Church; 5603 S. 6700 W.

The purpose of this site plan is review for the Wasatch Cowboy Church project located at 5603 S. 6700 W.

Mayor Green, presented details to the Commission. Reviewed remaining key issues from City.

Key Issues

- Septic Tank permit from Health Department is required.
- City Staff is recommending a paved driveway.
- Recommendations on exterior lighting.
- Recommendations for dumpster enclose.
- Recommendation for requirements for curb/gutter/sidewalk.
- Submittal of additional building elevations for staff review.

Charles Mcgruder, representative, available for questions. Stated will comply with City Staff recommendations and will submit updated details to City for additional review.

Commission's recommendations are to require the driveway be fully paved, outside lighting attached to the building exterior will be acceptable but will need to meet city ordinances, a fenced or enclosed dumpster area will be required and an escrow for curb/gutter/sidewalk in lieu completed improvements.

PUBLIC HEARING

Chairman Fowers opened the Public Hearing.

Jeff Obray made the following comments:

- Concerned about additional traffic.
- Would like see example of exterior design of the building.

Chairman Fowers called for additional comments. No Comment. Closed public comment.

MOTION Commissioner Platt made a motion to recommend approval of the Wasatch Cowboy Church site plan with conditions that they escrow for the c/g/s required improvements, provide exterior/lighting details and additional elevation views for review, driveway and parking areas to be fully paved, submit copy of approved septic permit and have a plan for a fenced or enclosed dumpster area before going to council. Commissioner Cox seconded the motion. Commissioners Cox, Simpson and Platt voted "aye". The motion passed unanimously.

6. Preliminary Approval- Quail Estates Subdivision – 5250 W. 3700 S.; Thirteen (18) lots

The purpose of this subdivision is to create thirteen (18) single family residential building lots on 9.8 acres in the City's R-2 zone.

Mayor Green, presented details to the Commission. Reviewed remaining key issues from City.

Key Issues

- City Staff does not recommend preliminary plat approval of the current plat.
- A copy of a letter to the developer, to rescind HIC's preliminary approval, has been received.
- Land use separation fencing recommendations.

Steve Bingham, developer, available for questions.

PUBLIC HEARING

Chairman Fowers opened the Public Hearing.

John Ware made the following comments:

- Concerned about future access to his parcel.
- Concerned about possible agricultural irrigation issues with new development

JoeLee Taylor made the following comments:

- Concerned about future access to his parcel.

Kelly Taylor made the following comments:

- Concerned about future access to his parcel.

Chairman Fowers called for additional comments. No Comment. Closed public comment.

Commission clarified with developer that an accurate subdivision plat proposal will need to be submitted to City Staff for review and that an approval letter from Hooper Irrigation will need to be submitted.

MOTION Commissioner Platt made a motion to table request and discussion for preliminary approval of the Quail Estates Subdivision until February 14th, 2019. Commissioner Cox seconded the motion. Commissioners Cox, Simpson and Platt voted “aye”. The motion passed unanimously.

MOTION to adjourn was made by Commission Cox.
Seconded by Commissioner Platt.

The meeting was adjourned at 8:55 p.m.