

Planning Commission Meeting

November 14, 2019

Present: Commissioners: Chairman Dale Fowers, Nathan Platt, Mary Simpson, Cindy Cox and Community Development Director Mike Fisher

Excused: City Attorney Brandon Richards, Commissioner Jacob Draper

**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 Simpson, and prayer was offered by Commissioner Cox.

**APPROVAL OF THE MINUTES**

The minutes for the October 10, 2019 Planning Commission meeting were reviewed by the Commission.

**MOTION** Commissioner Cox made a motion to approve the October 10, 2019 Planning Commission minutes.

Commissioner Platt seconded the motion. Commissioners Platt, Simpson and Cox voted "aye". The motion passed unanimously.

**MOTION** Commissioner Cox made a motion to move City Business Item #6 (Brooks Estates) to the 1<sup>st</sup> item for discussion.

Commissioner Simpson seconded the motion. Commissioners Platt, Simpson and Cox voted "aye". The motion passed unanimously.

**NEW BUSINESS**

**1. Final Approval for Brooks Estates Subdivision- Thirty-nine (39) lots 5300 S. 4600 W.; 17.6 acres**

**PUBLIC HEARING**

Chairman Fowers opened the Public Hearing.

**Sheldon Greener** made the following comments:

- Wanted clarification on the number of allowed lots for required egress/ingress.

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

**MOTION** Commissioner Simpson made a motion to table discussion of the Brooks Estates Subdivision until the December 12<sup>th</sup> meeting. Commissioner Platt seconded the motion. Commissioners Simpson, Platt and Cox voted "aye". The motion passed unanimously

**2. Conditional Use Permit- Oversized Structure at 5164 W. 4950 S.**

Musgrove, Rodney, requesting approval of a conditional use permit for an oversized structure to create a 1,800sq.ft. accessory structures on the above property.

Chairman Fowers reviewed the details of the request with Commission.

Rodney Musgrove, property owner, present for questions. He clarified to commission that the upstairs will remain unfinished. Will obtain proper permits when decides to have it completed.

**PUBLIC HEARING**

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

**MOTION** Commissioner Simpson made a motion to approve the oversized structure for Musgrove, Rodney located at 5164 W. 4050 S.; 1800 sq.ft. Commissioner Cox seconded the motion. Commissioners Cox, Simpson and Platt voted "aye". The motion passed unanimously.

**3. Rezone from R1 to R2 at 5296 W. 4600 S. – Stoddard, Janet**

Stoddard, Janet is requesting a rezone from R1 to R2 for the 6.06-acre property located at the above listed address. The request has been made so that the property in review can potentially be developed for future building lots that will comply with current city ordinances and master plan.

Mike Fisher, Community Development Director, presented the request for rezone of the property listed above from R1 to R2. Also reviewed current city land use map and stated that property does qualify for request.

Bruce Anderson, representative, was present for questions. Stated they were hoping to get it rezoned in order to allow for 1 to 2 possibly building lots.

#### **PUBLIC HEARING**

Chairman Fowers opened the Public Hearing.

**Elizabeth Taylor** made the following comments:

- Spoke against request to rezone.
- Told commission of a large irrigation pipe that runs through the property

**Tyler Davis** made the following comments:

- Spoke against rezone request.

Chairman Fowers made announcement for any additional public comment. No Comment. Comment closed.

**MOTION** Commissioner Simpson made a motion to recommend to the City Council the rezone request R1 to R2; Stoddard, 4640 s 6700 w.; 6.06 acres. Commissioner Cox seconded the motion. Commissioners Simpson, Platt and Cox voted "aye". The motion passed unanimously.

#### 4. **Final Approval of WildWood Circle Subdivision at 4500 W. and 5950 S.**

The purpose of this subdivision is to create three (3) single family residential building lots on 7.9 acres in the City's R4 zone.

Mike Fisher, Community Development Director, presented the final plat design and details of the Wildwood Circle Subdivision for discussion to the Commission with review of Key Issues from the Oct, 10<sup>th</sup> 2019 staff memo.

Key issues and recommendations from city staff for final plat approval:

- Minor drawing changes noted in memo still required.

Trent Coombs, developer, available for questions. He clarified to Commission that he went through legal process with the Corps of Engineers to have the parcel assessed and approved as "dry lands". The remaining parcel will be listed as "green belt".

#### **PUBLIC HEARING**

Chairman Fowers opened the Public Hearing.

**Tonya Crabb** made the following comments:

- Spoke against subdivision.
- Asked for clarification on "green belt".

**Michelle Smith** made the following comments:

- Spoke against subdivision.

**Brian Stecklein** made the following comments:

- Questioned if the subdivision needed to follow same CC&R's as original subdivision.
- Concerned about drainage.

**Kaylene Robinson** made the following comments:

- Opposed additional development over the 3 lots that are being requested.

**Ryan Renkiewicz 5890 s 4550 w** made the following comments:

- Concerned about no longer being listed as "Wetlands".

**Monica Pittman** made the following comments:

- Spoke in favor of request to subdivide.

Chairman Fowers made announcement for additional public comment. No Comment. Public hearing closed.

**MOTION** Commissioner Cox made a motion to recommend final approval to City Council for the Wildwood Circle Subdivision located at approx. 5950 S. 4500 W., 3-lots, with the condition that Staff research if the CC&R's from the surrounding subdivision apply. Commissioner Platt seconded the motion. Commissioners Simpson, Platt and Cox voted "aye". The motion passed unanimously.

5. **Preliminary Plat Approval of Hadley Valley Subdivision at 4500 S. and 5400 W.**

The purpose of this subdivision is to create twenty-six (26) single family residential building lots on 19.1 acres in the City's R2 zone. Subdivision to be built in a single phase.

Mike Fisher, Community Development Director, presented the preliminary plat review and design of the Hadley Valley Subdivision for discussion to the Commission.

Key issues and recommendations from city staff for preliminary plat approval:

- Minor plat and improvement changes still required. Can be completed during final plat phase.
- Recommendation on land use separation fence.
- Finalized documentation for the boundary negotiations affecting lots 8, 9 and 10 needed by final.

Kenny Palmer, representative, available for questions. Stated to Commission that he is actively working on the required changes detailed by City Staff for final approval and has listed on the plat that will install a 6ft chain-link fence surrounding the property.

**PUBLIC HEARING**

Chairman Fowers opened the Public Hearing.

**Elizabeth Taylor** made the following comments:

- Concerned about ingress/egress for subdivision.

Chairman Fowers made announcement for additional public comment. No Comment. Public hearing closed.

**MOTION** Commissioner Platt made a motion to recommend preliminary approval of the Hadley Valley Subdivision located at approx. 4500 S. 5400 W.; 26-lots. Commissioner Cox seconded the motion. Commissioners Simpson, Platt and Cox voted "aye". The motion passed unanimously.

6. **Preliminary Approval of Morning Meadows Subdivision at 4000 S. 5350 W.**

The purpose of this subdivision is to create twenty-nine (29) single family residential building lots on 18.3 acres in the City's R2 zone. To be completed in a single phase.

Mike Fisher, Community Developer Director, presented the preliminary plat design and details of the Morning Meadow's Subdivision for discussion to the Commission.

Key issues and recommendations from city staff for preliminary plat approval:

- Written approval from ditch/water users for piping plan.
- Stub street recommendation per City ordinance (10-6A-11)

\* The City Staff recommends Preliminary Plat approval of the Alternative Plat with the stub street and other conditions stated in most recent staff review memo.

Brad Beus, developer, available for questions. Would prefer not to put in a "stub" street. Adjacent property owner as also spoke against stub road.

Chairman Fowers and Commissioner Cox discussed the importance of efficient City planning and making sure we continue to provide future roadways in order to support well planned subdivisions for all Hooper residents.

**PUBLIC HEARING**

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

**MOTION** Commissioner Platt made a motion to recommend the preliminary alternative plat w/ stub street for the Morning Meadows Subdivision, 29-lots at approx. 4000 S. 5350 W., to City Council. Commissioner Cox seconded the motion. Commissioners Cox and Platt voted "aye". Commissioner Simpson voted "no". The motion carried 2 to 1.

## **CITIZENS COMMENTS**

Chairman Fowers made announcement for any additional public comment. No Comment. Comment closed.

**MOTION** to adjourn was made by Commission Simpson  
Seconded by Commissioner Cox.

The meeting was adjourned at 8:23 p.m.