

PLANNING COMMISSION

5580 W. 4600 S. Hooper, UT 84315

Thursday, January 09, 2020

7:00 PM

MINUTES

WORK MEETING WILL BEGIN AT 6:30 PM

PRESENT:

Vice- Chairman Mary Simpson, Commissioner Nathan Platt, Commissioner Amanda Prince
Commissioner Bryce Wilcox, Community Development Director - Mike Fisher, Attorney - Brandon Richards

ABSENT

Commissioner Jacob Draper

WORK MEETING: Agenda and line items reviewed.

The agenda for the meeting consists of the following:

CALL TO ORDER

Vice-Chairman Simpson called the meeting to order.

PLEDGE OF ALLEGIANCE AND REVERENCE

Pledge: Commissioner Platt

Reverence: Commissioner Wilcox

APPROVAL OF CHAIRMAN AND VICE-CHAIRMAN FOR 2020

Nominations for 2020 Planning Commission Chairman were discussed.

Commissioner Platt made announcement to nominated Commissioner Simpson as the 2020 Planning Commission Chairman.

MOTION made by Commissioner Platt to nominate Commissioner Simpson as the 2020 Chairman,
Seconded by Commissioner Wilcox.

Voting Yea: Commissioner Platt, Commissioner Prince, Commissioner Wilcox.

Motion carried.

Commissioner Prince made an announcement to nominate Commissioner Wilcox as the 2020 Planning Commission Vice-Chairman.

MOTION made by Commissioner Prince to nominate Commissioner Wilcox as the 2020 Vice-Chairman, Seconded by Commissioner Platt.

Voting Yea: Commissioner Platt, Commissioner Prince, Commissioner Wilcox.

Motion carried.

APPROVAL OF THE MINUTES

The minutes for the December 12th, 2019 Planning Commission meeting were reviewed.
MOTION made by Commissioner Prince to approve the December 12th, 2019 meeting minutes,
Seconded by Commissioner Wilcox.
Voting Yea: Commissioner Platt, Commissioner Prince, Commissioner Wilcox.
Motion carried.

CITY BUSINESS

MOTION made by Commissioner Platt to move Agenda item for Silver Saddles to first discussion,
Seconded by Commissioner Prince.
Voting Yea: Commissioner Platt, Commissioner Prince, Commissioner Wilcox.
Motion carried.

2. Public Hearing – Final Approval – Silver Saddle Subdivision - Phase 1, Twenty-Five (25) lots, 3750 South and 5400 West.

The purpose of this subdivision is to create twenty-five (25) single-family residential building lots on approximately 15.5 acres in the City's R2 zone.

Mike Fisher, Community Development Director, presented details for discussion on the Silver Saddle subdivision to the Commission.

Key issues from City Staff

- Landscape plan review.
- Written documentation from private irrigation ditches on proposed piping.

Larry Daley, developer, present for discussion.

PUBLIC HEARING

Chairman Simpson opened the Public Hearing. No comment. Comment closed.

MOTION made by Commissioner Platt to recommend approve to Council for the Silver Saddle Subdivision, with the condition that all key issues from City Staff memos are resolved before next Council meeting,
Seconded by Commissioner Wilcox.
Voting Yea: Commissioner Platt, Commissioner Prince, Commissioner Wilcox.
Motion carried.

3. Public Hearing – Conditional Use Permit- Culinary Water Facility- Hooper Water District – 4769 W. 5100 S. (2.91 acres)

Hooper Water Improvement District, property owner, requesting approval for a conditional use permit at the above located property as a future site for a water storage facility.

Mike Fisher, Community Development Director, presented details about the conditional use request submitted by HWID for a culinary water future tank and well site to the Commission.

Scott Christiansen, Manager for HWID, talked about the suitability of this location site for a future water service well site. Anticipated drill date could be as far away as 20 years. Would have a concrete storage tank and small well building on the property. Would be accessed through an easement on the West side of property and a 6-foot security fence around the property.

Commissioner Platt questioned whether or not HWID had searched for other location not in residential areas and if there were any options further to the west in undeveloped areas of Hooper.

Commissioner Prince discussed some of the submitted resident concerns for flood risk, construction timeline, building design and security.

Scott Christiansen, Manager for HWID, stated they were not aware of any issue of that nature with the other well sites within their district, and approximate construction time is 4 months, once they get started.

Platt asked about aesthetics, confirmed it will be about 25 feet tall and that HWID will be required to continue to work with City on final design approval.

PUBLIC HEARING

Chairman Simpson opened the Public Hearing:

Bruce Taylor made the following comments:

- Spoke against allowing the C.U.P.
- Would like to see it placed in a different location.
- Concerned about current water contamination at location.

Kathy Taylor made the following comments:

- Spoke in opposition to the location of the future tank site.
- Spoke against allowing C.U.P.

JoeLee Taylor made the following comments:

- Concerned about additional water usage.
- Opposed to any new well site being drilled.

Jason Supan made the following comments:

- Spoke against C.U.P in that location.
- Concerned about property value next to the site location.

Jay Thompson made the following comments:

- Spoke about the history of the well water on his property.

Katy Parkinson made the following comments;

- Looking for clarification on the impacts of allowing a new well site.

HWID clarified that site testing is complete and meets state requirements.

Sheldon Greener made the following comments:

- Would like the location to be in a different.

Ryan Hill made the following comments:

- Spoke against the current selected location.

NormaJean Lewis made the following comments:

- Opposed to C.U.P.
- Spoke against the selected location.

Chairman Simpson called for additional comments. No comments. Comment closed.

Commissioner Wilcox thanked HWID for having the foresight to looking at the needs of the community and working to find a cost effective solution.

Commissioner Prince asked for clarification on the reasoning for the split vote from the HWID board approval.

Marvin Zaugg, HWID Board Member, stated water will be provide for all residents within the district, have looked at other properties and were not able to attain additional sites.

Brandon Richards, City Attorney, gave clarification on the CUP process and let Commission know options for approval.

MOTION made by Commissioner Platt to deny the request for a conditional use permits for Hooper Water District. No Second.

Motion failed.

Commission discussed getting additional details before making decision. Give HWID time to gather additional information and discuss again in February Meeting.

MOTION made by Commissioner Prince to table and continue discussion on the conditional use request by HWID till the February 13th, 2020 Commission Meeting, Seconded by Commissioner Wilcox.

Voting Yea: Commissioner Platt, Commissioner Prince, Commissioner Wilcox.

Motion Carried.

4. Public Hearing – Final Approval – RFR Subdivision; Three (3) lots, 3200 South and 5100 W., (1.5 acres)

The purpose of this subdivision is to create three (3) single family residential building lots from a larger agricultural parcel on approximately 1.5 acres in the Citys R2 zone. This is now a separate minor subdivision and Phase 2 of Rawson Ranch will be reduced by three lots.

Mike Fisher, Community Development Director, discussed details with Commission for the RFR Subdivision.

Key issue from City Staff

- Plat revisions still required.
- Updated improvement plans.
- Approval Letters.
- Central Weber Sewer Annexation.

Garff Hubbard, developer, present for discussion.

Mike Fisher, Community Development Director, clarified that developer will need to submit updated plat drawings in order to have additional Staff review.

PUBLIC HEARING

Chairman Simpson opened the Public Comment. No comment. Comment Closed.

MOTION made by Commissioner Platt to table discussion on RFR subdivision until the February 13th, 2020 meeting , Seconded by Commissioner Prince.

Voting Yea: Commissioner Platt, Commissioner Prince, Commissioner Wilcox.

Motion Carried.

CITIZENS COMMENTS *(Limited to (3) minutes per speaker)*

Chairman Simpson opened the meeting for additional public comment. No comment. Comment closed

ADJOURNMENT

8:27 p.m.

Motion made by Commissioner Platt, Seconded by Commissioner Prince.

Voting Yea: Commissioner Platt, Commissioner Prince, Commissioner Wilcox