

Planning Commission Meeting

December 13th, 2018

Present: Commissioners Dale Fowers, Cindy Cox and Mary Simpson, City Engineer- Tracy Allen,
City Attorney- Brandon Richards

Excused: Commissioner Nathan Platt and 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 Cox and reverence was offered by Commissioner Simpson.

APPROVAL OF THE MINUTES

The minutes for the October 11, 2018 Planning Commission meeting minutes were reviewed by the Commission.

MOTION Commissioner Simpson made a motion to approve the October 11, 2018 Planning Commission minutes. Commissioner Cox seconded the motion. Commissioners Cox, Simpson voted "aye". The motion passed unanimously.

APPROVAL OF THE 2019 Planning Commission Meeting Schedule

MOTION: Commissioner Cox made a motion to approve the 2019 Planning Commission meeting schedule. Commissioner Simpson seconded the motion. Commissioners Cox, Simpson voted "aye". The motion passed unanimously.

NEW BUSINESS

1. Preliminary Approval- Brooks Estates Subdivision – 5300 S. 4600 W.; (40) Forty lots, single phase

The purpose of this subdivision is to create forty (40) single family residential building lots on 17.6 acres in the City's R-3 zone. Developer is requesting to complete the subdivision without phasing. Formerly reviewed as "Hafen" or "Higley Meadows Phase 4" subdivisions.

Tracy Allen, City Engineer, presented details to the Commission. Reviewed remaining key issues from City.

Key Issues

- Detailed written response from developer relating to existing drainage conditions submitted for Staff review.

Doug Hamblin, developer, available for questions. Confirmed with Commission that they are working to identify "active" irrigation ditches and will be meeting with City Staff to evaluate surface water concerns and for an approved water plan.

PUBLIC HEARING

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

MOTION Commissioner Cox made a motion to recommend approval of the Brooks Estates Subdivision to City Council with the condition that all staff comments are addressed before going to Council for review.

Commissioner Simpson seconded the motion. Commissioners Cox, Simpson voted “aye”. The motion passed unanimously.

2. Final Approval- Pat Acres Subdivision – 5450 W. 4600 S.; (2) Two lots

The purpose of this subdivision is to create two (2) single family residential building lots on 1.7 acres in the City’s R-2 zone.

Tracy Allen, City Engineer, presented details to the Commission. Reviewed remaining key issues from City.

Key Issues

- City Staff has been made aware that Hooper Irrigation has provided the developer with a review memo with comments related directly to the plat that have not been addressed.
- There is a private irrigation pipeline that runs through the rear of these two lots that will need to be addressed by developer.

Allan Karras, developer, available for questions and discussion.

Commission asked developer to clarify details of any irrigation-related issues for the proposed subdivision.

Allan Karras, developer, stated that he will continue to work with Hooper Irrigation and private property owners to address issues with existing pipelines and ditches on the property and will have the easement w/ restrictions listed and noted on the final plat.

PUBLIC HEARING

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

MOTION Commissioner Simpson made a motion to recommend approve of the Pat Acres Subdivision to City Council with the condition that all irrigation related issues be addressed before going to Council for review. Commissioner Cox seconded the motion. Commissioners Cox, Simpson voted “aye”. The motion passed unanimously.

3. Final Approval- Anita Acres Subdivision – 5375 W. 4600 S.; (2) Two lots

The purpose of this subdivision is to create two (2) single family residential building lots on 2.0 acres in the City’s R-2 zone.

Tracy Allen, City Engineer, presented details to the Commission. Reviewed key issues from City.

Allan Karras, developer, available for questions and discussion.

PUBLIC HEARING

Chairman Fowers opened the Public Hearing.

Drew Tubbs made the following comments:

- Asked about property frontage once new plat is recorded.
- Questions about new curb/gutter/sidewalk improvements.

Jase McCormick made the following comments:

- Concerned about drainage once new street improvements are complete.

Commissioner Fowers called for any additional public comment. No Comment. Closed.

MOTION Commissioner Cox made a motion to recommend approve of the Anita Acres Subdivision to City Council. Commissioner Simpson seconded the motion. Commissioners Cox, Simpson voted “aye”. The motion passed unanimously.

4. Final Approval- Shalene Call Subdivision – 5500 S. 6800 W S.; (1) One lot

The purpose of this subdivision is to create one (1) single family residential building lots on 1.25 acres in the City’s R-2 zone.

Tracy Allen, City Engineer, presented details to the Commission. Reviewed key issues from City.

Key Issues

- Minor changes needed to Final Plat.
- Septic System approved permit still required.
- Recommendation for escrow of c/g/s improvements.

Shalene Call, property owner, available for questions.

PUBLIC HEARING

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

MOTION Commissioner Simpson made a motion to recommend approve of the Shalene Call Subdivision to City Council with escrow for the c/g/s required improvements. An approved septic system permit is required before going to council. Commissioner Cox seconded the motion. Commissioners Cox, Simpson voted “aye”. The motion passed unanimously.

5. Final Site Plan Approval – Wasatch Cowboy Church; 3250 S. 5100 W.

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

No representative available for questions.

PUBLIC HEARING

Chairman Fowers opened the Public Hearing.

Jeff Obrick made the following comments:

- Concerned about additional traffic.
- What would the final building will look like?
- Would the building be allowed to serve any other purpose if not a church house in the future?

Jack Johnson made the following comments:

- Concerned about allowable future use.
- What the final building would look like?

Frank Ellison made the following comments:

- Concerned about additional traffic.

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

MOTION Commissioner Cox made a motion to table discussion until the January 10th, 2018 meeting so representative from the Wasatch Cowboy Church can be present and comments in Staff memos are addressed and reviewed. Commissioner Simpson seconded the motion. Commissioners Cox, Simpson voted "aye". The motion passed unanimously.

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

The meeting was adjourned at 8:34 p.m.