

Planning Commission Meeting

February 14th, 2019

Present: Commissioners Dale Fowers, Nathan Platt, Cindy Cox and Mary Simpson, Jacob Draper,
City Engineer- Tracy Allen

Excused: City Attorney- Brandon Richards

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 Draper.

APPROVAL OF THE MINUTES

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

MOTION Commissioner Cox made a motion to approve the January 10, 2019 Planning Commission meeting minutes, with corrections. Commissioner Platt seconded the motion. Commissioners Cox, Simpson, Platt, Draper voted "aye". The motion passed unanimously.

NEW BUSINESS

1. Conditional Use Permit- Oversize Structure – Funk, Chad and Julie., 4260 S. 5500 W.

Chad and Julie Funk, requesting approval of a conditional use permit for an oversized structure totaling 5,968 total square feet on the above listed property.

Chairman Dale Fowers, reviewed the request with Commission.

PUBLIC HEARING

Chairman Fowers opened Public Hearing. No Comment. Public hearing closed.

MOTION Commissioner Simpson made a motion to approve the C.U.P. for the oversized structure located at 4260 S. 5500 W. Commissioner Draper seconded the motion. Commissioners Simpson, Draper, Platt and Cox voted "aye". The motion passed unanimously.

2. 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.

Developer not present for discussion. Key Issues still unresolved, recommendation to table discussion to the March 14th, 2019 meeting.

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

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

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

Tracy Allen, City Engineer, presented details to the Commission, reviewed remaining key issues from City, including needed details on recommendation for land use separation fence.

Steve Bingham, developer, available for questions, confirmed with commission that a land use fence is shown on the East and West of the subdivision improvement plans.

PUBLIC HEARING

Chairman Fowers opened the Public Hearing.

JoeLee Taylor made the following comments:

- Concerned about land use separation fence. Property owners need to leave the fence the city requires and not be allowed to take it down.

John Ware made the following comments:

- Concerned about land use separation because he maintains livestock on the adjacent property.
- Concerned about possible agricultural irrigation issues with new development

Chairman Fowers called for additional comments. No Comment, closed public comment.

MOTION Commissioner Simpson made a motion to recommend preliminary approval to Council for the Quail Estates Subdivision at 5250 W. 3700 S., 18 lots, with the condition that a land use separation fence be placed on the East and West side of the subdivision and also be noted on the plat for record. . Commissioner Draper seconded the motion. Commissioners Cox, Simpson, Draper and Platt voted "aye". The motion passed unanimously.

Commissioner Fowers opened the meeting for public comment.

Elizabeth Martin Taylor made the following comments:

- Inquired about when the City's General Plan would be open again.

Commission clarified that there would be multiple public announcements at the time the City officially opens the general plan.

Chairman Fowers called for additional comments. No Comment, closed public comment.

MOTION to adjourn was made by Commissioner Cox.
Seconded by Commissioner Draper.

The meeting was adjourned at 7:36 p.m.