

PLANNING COMMISSION

5580 W. 4600 S. Hooper, UT 84315

Thursday, February 13, 2020

6:30 PM

MINUTES

WORK MEETING WILL BEGIN AT 6:30 PM

PRESENT:

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

WORK MEETING: Agenda and line items reviewed. Discussed making recommendation to have Council review ordinances and consider updating the C.U.P. timeframe for essential services, up to 5 years.

The agenda for the meeting consists of the following:

CALL TO ORDER

Chairman Simpson called the meeting to order.

PLEDGE OF ALLEGIANCE AND REVERENCE

Pledge: Commissioner Platt

Reverence: Commissioner Draper

APPROVAL OF THE MINUTES

The minutes for the January 9th, 2020 Planning Commission meeting were reviewed.

MOTION made by Commissioner Prince to approve the January 9th, 2020 meeting minutes, Seconded by Commissioner Platt.

Voting Yea: Commissioner Platt, Commissioner Draper, Commissioner Prince, Commissioner Wilcox.
Motion carried.

CITY BUSINESS

2. 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 it would be a one million gallon water tank with additional well building. Scope and details of the project would comply with scope and recommendation from the City.

Commission thoroughly discussed submitted comments from HWID addressing initial concerns from previous meeting. See full detail in public packet.

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:

Kathy Taylor made the following comments:

- Spoke against allowing the C.U.P.
- Gave research opinions on residential real-estate value for homes located next to similar structures.

Jason Supan made the following comments:

- Spoke against allowing the C.U.P.
- Concerned about home value and height of proposed structure.

Rich Dunkley made the following comments:

- Spoke against allowing the C.U.P.
- Concerned about height of proposed structure and the need for additional planning.

Bruce Taylor made the following comments:

- Spoke against the location of the proposed tank/well site.
- Concerned about home value.

Travis Bates made the following comments:

- Spoke against the location of the proposed site.

Sheldon Greener made the following comments:

- Spoke against the location of the proposed site.

Norma Lewis made the following comments:

- Spoke against the location of the proposed site.
- Would like to suggest the request be denied.

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

Commissioner Platt spoke about the process to have this type of use approved. City ordinance allows C.U.P for only one year, would recommend that this be part of the General Plan discussion to allow Council and citizens to voice concerns. Would also encourage HWID to propose additional site location options.

Chairman Simpson discussed the benefits of adding language to the current ordinance that allowed for extended timeframe for C.U.Ps for essential services.

Commission Draper asked for clarification from HWID as to why this was the most feasible location and how is that in the best interest of both the citizens and the district.

Scott Christiansen, Manager for HWID, stated the district was diligent in exploring additional sights and this was the best and most cost effective location.

Bruce Taylor made the following comments:

- Gave information about landscape details at other sites.

Commissioner Price made a suggestion that HWID consider further public outreach to educate community members on the details and design of a future well or tank site.

Brandon Richards, City Attorney, clarified the city ordinance and its limitations on the expiration if a C.U.P.

Commission discussed working toward zones within the City that are designate sites for essential services in the upcoming general plan. Would recommend HWID be part of the future general plan discussions.

MOTION made by Commissioner Platt to deny the request for a C.U.P by HWID located at 4769 W. 5100 S., due to the possible detrimental effects for surrounding property owners and would recommended that they work with the City to designate zones in the general plan for essential services. Seconded by Commissioner Prince.
Voting Yea: Commissioner Platt, Commissioner Prince, Commissioner Wilcox.
Voting Nay: Commissioner Draper
Motion Carried.

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

ADJOURNMENT

8:17 PM

Motion made by Commissioner Prince, Seconded by Commissioner Wilcox.

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