

Planning Commission Meeting

October 10th, 2019

Present: Commissioners Dale Fowers, Nathan Platt, Cindy Cox, Jacob Draper, Community Developer Director-Mike Fisher and City Attorney - Brandon Richards

Excused: Commissioner Mary Simpson

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 Draper.

APPROVAL OF THE MINUTES

The minutes for the September 12, 2019 Planning Commission meeting were reviewed by the Commission.

MOTION Commissioner Cox made a motion to approve the September 12, 2019 meeting minutes.

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

NEW BUSINESS

1. Request for Rezone – Joe Cross/Blue Sky Solar; - R1 to C1 approx. 5450 W. 5500 S.

Joe Cross, developer owner, has submitted a request for rezone of 3.0 acres for the purpose of future Commercial development options.

Mike Fisher, Community Development Director, reviewed the application with Commission. Request conforms with City's Future Land Use map.

Joe Cross, developer, present for discussion, clarified to Commission that the rezone request was to be able to develop the property for commercial options.

Commission acknowledge letter of concern from surrounding residents.

PUBLIC HEARING

Chairman Fowers opened the Public Hearing.

Sheldon Greener made the following comments:

- Spoke in concern about rezoning to Commercial.
- Questioned the appearance of a two-story style building.

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

MOTION Commissioner Platt made a motion to recommend approval for the rezone, R1 to C1, 3.0 acres located at approx. 5450 W. 5500 S. to City Council. Commissioner Cox seconded the motion. Commissioners Draper, Cox, Platt voted "aye". The motion passed unanimously.

2. Commercial Subdivision Plat Approval – Joe Cross/Blue Sky Solar; -approx. 5450 W. 5500 S.

The purpose of this subdivision is to create a one (1) lot subdivision on 3.0 acres in the City's C1 neighborhood commercial zone for the purpose of future Commercial development options.

Mike Fisher, Community Development Director, reviewed the submitted Plat and Site Plan with Commission. City Staff would like to see written documentation from UDOT indicating desire for additional right-of-way.

Joe Cross, developer, present for discussion, reviewed possible design options for the exterior with Commission.

Commission encouraged the design concept to match with the general aesthetics of the City.

PUBLIC HEARING

Chairman Fowers opened the Public Hearing.

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

MOTION Commissioner Cox made a motion to recommend approval of the Commercial Plat for Joe Cross/Blue Sky Solar to City Council with the condition they provide a UDOT letter on the right-of-way requirements. Commissioner Draper seconded the motion. Commissioners Draper, Cox, Platt voted “aye”. The motion passed unanimously.

3. Final Approval- Turner Legacy Subdivision – 5900 South and 4300 West.; (8) Eight-lots

The purpose of this subdivision is to create eight (8) single family residential building lots on 4, acres in the City’s R-4 zone.

Mike Fisher, Community Development Director, reviewed the application with Commission. The City staff recommends Final Plat approval for this subdivision with the conditions stated in the staff’s development review memos.

Shane Turner, developer, present for discussion.

Commission clarified with the developer that it will be his responsibility to work with lot owners and replace any damaged landscaping in order to make needed utility connections through existing easements.

PUBLIC HEARING

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

MOTION Commissioner Platt made a motion to recommend final approval of the Turner Legacy Subdivision. Commissioner Cox seconded the motion. Commissioners Draper, Cox and Platt voted “aye”. The motion passed unanimously.

4. Discussion and approval on options for SB-34 (Moderate Income Housing Compliance).

This is Planning Commission discussion and consideration on recommendations for mandated state compliance on updates to SB-34.

Mike Fisher, Community Development Director, presented details to Planning Commission. See all options and recommendation updates in public packet.

MOTION Commissioner Cox made a recommendation to submit to City Council compliance options “A”, “E”, “J” and “U” for review. Commissioner Draper seconded the motion. Commissioners Draper, Cox and Platt voted “aye”. The motion passed unanimously.

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

The meeting was adjourned at 8:25 p.m.

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