

## Planning Commission Meeting

June 13th, 2019

Present: Commission Chairman Dale Fowers, Commissioners Cindy Cox and Mary Simpson, City Engineer-Tracy Allen

Excused: Commissioner Jacob Draper, Commissioner Nathan Platt, 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 Cox and reverence was offered by Chairman Fowers.

#### **APPROVAL OF THE MINUTES**

The minutes for the May 9, 2019 Planning Commission meeting were reviewed by the Commission.

**MOTION** Commissioner Cox made a motion to approve the May 9, 2019 meeting minutes. Commissioner Simpson seconded the motion. Commissioners Cox and Simpson voted "aye". The motion passed unanimously.

#### **NEW BUSINESS**

##### **1. Petition for Agricultural Protection – Jerry Higley**

Jerry Higley, property owner, submitted an official request for agriculture protection on parcels 100240001, 100250001, 100240008, 100230009, 100230010; totaling approx. 58.95 acres.

Commission reviewed application. Favorable recommendation letter from Weber Conservation District has been received. Commission clarified with attendees that a request for agriculture protection will allow the property owner to continue necessary agricultural practices unhindered by encroaching development.

Jerry Higley, property owner, present for discussion.

**MOTION** Commissioner Simpson made a motion to recommend approval of the Agricultural Protection Area, 58.95 acres for Jerry Higley to the Council. Commissioner Cox seconded the motion. Commissioners Simpson and Cox voted "aye". The motion passed unanimously.

##### **2. Conditional Use Permit- Outdoor Wedding Venue/Social Hall – Gooch, Tana, 3051 S. 5100 W.,**

Tane Gooch, property owner, requesting approval of a conditional use permit for an outdoor events/social hall at the above listed property.

Chairman Fowers, reviewed the application with Commission. Discussed review memo provided by, Mike Fisher, Community Development Director. View full review in public packet.

Tana Gooch, property owner, present for discussion. Clarified with Commission that she had been in contact and has had reviews completed by the necessary government agencies, (Health Dept., Fire District, Building Official) to assure property and structures will comply with all agency standards.

#### **PUBLIC HEARING**

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

**MOTION** Commissioner Cox made a motion to approve the C.U.P. for the outdoor venue/social hall located at 3051 S. 5100 W. Commissioner Simpson seconded the motion. Commissioners Simpson and Cox voted “aye”. The motion passed unanimously.

**3. Conditional Use Permit- Oversized Structure – Jacobson, Jaimee., 6802 W. 4700 S.**

Layne and Jaimee Jacobson, property owner, requesting approval of a conditional use permit for an oversized structure, 2500 sq. ft., at the above listed property.

Chairman Fowers, reviewed the application with Commission. Discussed review memo provided by, Mike Fisher, Community Development Director. View full review memo in public packet.

Jaimee Jacobson, property owner, present for discussion. Clarified with Commission that she will be using the building for personal storage and will not be operating a home-based business. We obtain additional permits when gas/electric/plumbing as needed.

**PUBLIC HEARING**

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

**MOTION** Commissioner Cox made a motion to approve the C.U.P. for the oversized structure, 2500 sq.ft. located at 6802 W. 4700 S. Commissioner Simpson seconded the motion. Commissioners Simpson and Cox voted “aye”. The motion passed unanimously.

**4. Request for Rezone – Shane Turner – R3 to R4 approx. 5915 S. 4300 W.**

Shane Turner, property owner, has submitted a request for rezone, approx. 4 acres, for the purpose of future development.

Tracy Allen, City Engineer, presented the details of the Rezone request to the Commission. Qualifies for the request as detailed in City Ordinance and property will be able to provide necessary utilities for future development.

Shane Turner, developer, present for discussion, clarified to Commission that the rezone request was to create future development lots ranging from 10,000 sqft. to 25,000 sqft.

Commission discussed the importance of areas that help facilitate affordable housing within Hooper City and had a favorable opinion on the various lot sizes within the proposed subdivision plan.

**PUBLIC HEARING**

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

**MOTION** Commissioner Cox made a motion to recommend approval for the rezone, R3 to R4, 4 acres located at approx. 5915 S. 4300 W. to City Council. Commissioner Simpson seconded the motion. Commissioners Cox and Simpson voted “aye”. The motion passed unanimously.

**5. Final Approval- Ben’s Legacy Subdivision – 5600 South 6000 West.; (2) two lot**

The purpose of this subdivision is to create two (2) single family residential building lots on 1.41 acres in the City’s R-2 zone. Lot 2 would become a new building lot in the City.

Tracy Allen, City Engineer, presented details to the Commission.

## Key Issues from City Staff

- Would like to see easement along east boundary added to plat.
- Water shares requirement to be turned over to Hooper Irrigation Co for future improvements.
- Recommendation from Planning Commission on curb/gutter/sidewalk.

Janeen Lindsay, property owner, present and available for questions. Spoke with Commission and stated she would be turning the current water shares into to Hooper Irrigation and would like to escrow curb/gutter/sidewalk.

## **PUBLIC HEARING**

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

**MOTION** Commissioner Simpson made a motion to recommend final approval of the Ben's Legacy Subdivision, 2-lots, at 5600 S. 6000 W. to Council with the condition that the property owner clarifies with City Staff if an easement is needed along the east of Lot 2 and also submits water shares to Hooper Irrigation Co for future use. Commissioner Cox seconded the motion. Commissioners Cox and Simpson voted "aye". The motion passed unanimously.

### **6. Final Approval – Brooks Estates; Forty (40) lots – 5300 S. 4600 W.**

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 Commission. Reviewed updates on key issues from City Staff. Developer will construct regional sewer lift station that will help to service future growth. Subdivision planning and construction remains time sensitive to work around current 4700 W. roadway project. A final approval letter from Hooper Irrigation is still required from the developer.

Doug Hamblin, developer, available for questions.

Commission asked developer why the final approval letter from Hooper Irrigation Co had not been submitted.

Doug Hamblin, developer, explained that though they have enough water shares, the requirement to obtain a "final" letter before City approval was a financial liability and a burden to the developer.

Commission discussed the importance of guaranteeing each subdivision in the City has the needed utilities, including secondary water, and the way for the Commission to confirm that those requirements are met by the developer are with "approval letters"

## **PUBLIC HEARING**

Chairman Fowers opened the Public Hearing.

### **Ned Willey made the following comments:**

- Asked for time table as to when City Sewer would be available.
- The purposed subdivision will affect the ditch on the north of his property that supplies his property with irrigation water. Would like to make sure he will continue to get his water.
- Subdivision layout will not allow him to have access to the back of his property.
- Concerned about additional traffic that will be caused by subdivision

Tracy Allen, City Engineer, clarified that the lift station will need to be built for any connections to be complete.

**Blain Bingham made the following comments:**

- Concerned about the need for a fence around the purposed detention basin.

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

**MOTION** Commissioner Cox made a motion to table the request for final approval of the Brooks Estates Subdivision at 5300 S. 4600 W. until a final approval letter from Hooper Irrigation is received. Commissioner Simpson seconded the motion. Commissioners Cox and Simpson voted “aye”. The motion passed unanimously.

**7. Preliminary Approval- Morning Meadows Subdivision – 4000 S. 5350 W.; (30) thirty lots**

The purpose of this subdivision is to create thirty (30) single family residential building lots on 18.3 acres in the City’s R-2 zone.

Tracy Allen, City Engineer, presented details to Commission. Developer has not submitted an official plan for storm drain outfall, City Staff also had recommended an additional stub street to the east for future planning. Unresolved key issue remain significant enough that City Staff, at this time, cannot recommend approval of the purposed subdivision.

Commission would like to see subdivision revised to include a stub street and developer will need to submit a solid preliminary storm drain plan.

**PUBLIC HEARING**

Chairman Fowers opened the Public Hearing.

**Kelly Taylor made the following comments:**

- Concerned about plan to maintain the irrigation ditches.

**Brain Zaugg made the following comments:**

- Concerned about the irrigation water in the ditch running north and south on his property.

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

**MOTION** Commissioner Simpson made a motion to table the discussion on the Morning Meadows Subdivision until developer can submit complete plans for City Staff review. Commissioner Cox seconded the motion. Commissioners Cox and Simpson voted “aye”. The motion passed unanimously.

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

The meeting was adjourned at 8:48 p.m.