

Planning Commission Meeting
September 12th, 2019

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

Excused: City Engineer- Tracy Allen

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 the August 8, 2019 Planning Commission meeting were reviewed by the Commission.

MOTION Commissioner Platt made a motion to approve the August 8, 2019 meeting minutes. Commissioner Cox seconded the motion. Commissioners Draper, Cox, Platt and Simpson voted “aye”. The motion passed unanimously.

NEW BUSINESS

1. Conditional Use Permit- Oversized Structure – Wayment, Mark., 4852 W. 5100 S.

Mark Wayment, property owner, requesting approval of a conditional use permit for an oversized structure, 2920 sq. ft., at the above listed property.

Mike Fisher, Community Developer Director, reviewed the application with Commission. Discussed review memo details. View full review memo in public packet.

Mark Wayment, property owner, present for discussion. Clarified with Commission that he will be using the building for equipment storage, hay and animals. Will not be operating a home-based business. Will obtain additional permits when gas/electric/plumbing as needed.

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, 2920 sq.ft. located at 4852 W. 5100 S. Commissioner Draper seconded the motion. Commissioners Draper, Cox, Platt and Simpson voted “aye”. The motion passed unanimously.

2. Request for Rezone – Maw, Phillip - R1 to R2 approx. 5017 S. 6300 W.

Maw, Phillip, property owner, has submitted a request for rezone of 8.98 acres for the purpose of future development options.

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

Phillip Maw, owner, present for discussion, clarified to Commission that the rezone request was to be able to have development options in the future if they wanted to.

PUBLIC HEARING

Chairman Fowers opened the Public Hearing.

Summer Cheney made the following comments:

- Spoke against rezone to R2.

Brain Beus made the following comments:

- Spoke in favor of smaller lot sizes.

Wes Davis made the following comments:

- Spoke against rezoning to R2.

Bert Lefeure made the following comments:

- Spoke in favor of leaving property as R1.

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

MOTION Commissioner Cox made a motion to recommend approval for the rezone, R1 to R2, 8.98 acres located at approx. 5017 S. 6300 W. to City Council. Commissioner Simpson seconded the motion. Commissioners Draper, Cox, Platt and Simpson voted “aye”. The motion passed unanimously.

3. 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.

Developer not present for discussion. Key issues in Staff reviews still not complete.

PUBLIC HEARING

Chairman Fowers opened the Public Hearing. No Comment, closed public comment

MOTION Commissioner Simpson made a motion to table the request for final approval of the Brooks Estates Subdivision at 5300 S. 4600 W. and not list it on the Agenda until developer can provide a Final “Will Serve” letter from Hooper Irrigation. Commissioner Platt seconded the motion. Commissioners Draper, Cox, Platt and Simpson voted “aye”. The motion passed unanimously.

4. 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.

Mike Fisher, Community Development Director, reviewed the application with Commission Key issues in Staff reviews still not complete.

Developer not present for discussion.

PUBLIC HEARING

Chairman Fowers opened the Public Hearing. No Comment, closed public comment

MOTION Commissioner Cox made a motion to table the request for preliminary approval of the Morning Meadows Subdivision and not list it on the Agenda until all key issues in Staff review memos have been

addressed and approved by City Staff. Commissioner Platt seconded the motion. Commissioners Draper, Cox, Platt and Simpson voted “aye”. The motion passed unanimously.

5. 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.

Mike Fisher, Community Development Director, reviewed details and remaining key issue from Staff review memos.

Key Issues:

- Minor plat and improvement plan changes are still required.
- Concerned with the Wilson Ditch operation and maintenance access.
- Irrigation tail water solution.

Kenny Palmer, developer, present for discussion.

Commission asked for clarification from developer for the excess irrigation tail water.

Developer suggested a berm, catch basin or storm drain to mitigate irrigation water.

Mike Fisher, Community Development Director, stated that the option for a “berm” would not be sufficient and any plan would need to be submitted for review.

Commissioner Simpson suggested that until all remaining key issues and a plan for the irrigation tail water is submitted and approved by City Staff, discussion for the Hadley Valley subdivision should be tabled.

Commission made recommendation for 6ft chain link land use separation fence.

PUBLIC HEARING

Chairman Fowers opened Public Hearing.

Sheri Bingham made the following comments:

- Representing Blake Bingham, property owner.
- Concerned about land use separation fence.
- Irrigation water outfall solution

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

MOTION Commissioner Simpson made a motion to table the discussion on Hadley Valley Subdivision until a staff approved solution for irrigation outfall is presented and letter of approval from Wilson Irrigation is received. Commissioners Cox seconded the motion. Commissioners Simpson and Cox voted “aye”. Commissioners Platt and Draper voted “no”. Chairman Fowers voted “aye”. The motion passed.

6. Preliminary Approval- Silver Saddles Subdivision – 3750 S. 5400 W.; (42) forty-two lots

The purpose of this subdivision is to create forty-two (42) single family residential building lots on 29.8, acres in the City’s R-2 zone, purposed in two phases.

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

Kevin Ivans, developer, present for discussion.

PUBLIC HEARING

Chairman Fowers opened Public Hearing.

Jay Thompson made the following comments:

- Property owner.
- Concerned about land use separation fence and continued access to irrigation water.

Preliminary Plat approval for this subdivision with the conditions stated above and in the staff's development review memos

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

MOTION Commissioner Simpson made a motion to recommend preliminary approval of the Silver Saddles Subdivision with the condition that lot 25 be moved into Phase 1 and conditions stated in the staff's development review memos resolved. Commissioner Draper seconded the motion. Commissioners Draper, Cox, Platt and Simpson voted "aye". The motion passed unanimously.

7. Preliminary Approval- Turner Legacy Subdivision – 5900 South and 4300 West.; (9) nine-lot

The purpose of this subdivision is to create none (9) 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 Preliminary Plat approval for this subdivision with the conditions stated in the staff's development review memos.

Shane Turner, developer, present for discussion.

Commission noted the pleasant subdivision design with differing lot sizes. Reminded developer that there would be additional steps needed in order to be able to have livestock on some of the lots within the future subdivision.

PUBLIC HEARING

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

MOTION Commissioner Cox made a motion to recommend preliminary approval of the Turner Legacy Subdivision with the conditions stated in the staff's development review memos resolved. Commissioner Draper seconded the motion. Commissioners Draper, Cox, Platt and Simpson voted "aye". The motion passed unanimously.

Commissioners held discussion on possibility of approving a moratorium on rezone requests until the General Plan can be opened for public input and a new general plan can be implemented.

MOTION Commissioner Simpson made a motion to recommend a moratorium on rezone request to the City Council. Commissioner Draper seconded the motion. Commissioners Draper, Cox, Platt 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 9:10 p.m.

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