

MINUTES
SPECIAL WORK MEETING
CITY COUNCIL AND PLANNING COMMISSION
FRUIT HEIGHTS CITY
910 South Mountain Road
March 10, 2015

SPECIAL WORK MEETING 00:00:00

The City Council Meeting was called to order by Mayor Don Carroll at 7:02 pm.

COUNCIL MEMBERS PRESENT: Council Members Diane Anderson, Julia Busche, Eileen Moss, Scot Poole, and Mayor Don Carroll were present. Council Member Craig Hill was excused.

PLANNING COMMISSION MEMBERS PRESENT: Commissioner Sam Brady, Curtis Tanner and Paul Wood were present. Commissioner Kristi Bybee and Chairman Susan Hunt were excused.

STAFF PRESENT: City Manager Brandon Green, City Engineer Brandon Jones, City Planner Jeff Oyler, City Attorney representative Brad Christopherson and Recording Secretary Kelli Rollins.

VISITORS: Tim Thompson (Geo-Strata), E. Blaine Spendlove, Ted Spendlove, Barbara Spendlove, Scott Justensen,

AGENDA ITEM:

2. REVIEW OF THE SENSITIVE LANDS EVALUATION & DEVELOPMENT STANDARDS ORDINANCE

City Engineer Brandon Jones introduced Mr. Tim Thompson from the firm Geo-Strata, a geo-technical firm hired by the City of Fruit Heights. Mr. Thompson has worked for many cities in Utah through the years, Provo, Cottonwood Heights, Wasatch, and Draper. He studies soil, groundwater, and geologic hazards. As the state and especially the Wasatch Front is in-filling and moving further up into the foothills the state is moving towards standardizing ordinances regarding these sensitive land areas. The Draper City ordinance committee was more research based and had geologists from the University of Utah, Utah Geologic Survey as well as input from other non-governmental agencies. Cottonwood Heights took this ordinance and went through a two year process of modifying and adapting this ordinance. The Fruit Heights ordinance was based on the Cottonwood Heights ordinance. The City of Fruit Heights has taken this ordinance and changed some wording, made some parts city specific and removed incongruent wording.

This ordinance was designed to help people know where potential geologic or geotechnical concerns may be located, what the appropriate way to study these concerns is, who is qualified to study them and what format or general report

components are needed for a successful report to the City. He also mentioned that this ordinance is meant to protect human health and safety. It reduces risk and shows good stewardship.

It was suggested that moving forward a geologist can sit on the development review committee when needed. Commissioner Sam Brady questioned if Fruit Heights had a committee. City Engineer Jones pointed out that currently City Manager Green, City Planner Jeff Oyler and himself were the committee but without the title. Mayor Carroll pointed out that with a committee in place the developers are given guidelines, then the developers do their study and then it is reviewed by a third party. The Planning Commission, the City Staff and the City Council discussed the benefits of having an actual committee. Some that were mentioned were the guidance given to the developers, the checks and balances, the empowerment given to a committee by this ordinance, the professional input that can be given by geologists, lawyers and others as needed.

Mr. Thompson then went through the different maps with those in attendance. Map 1 is the Surface Fault Rupture Hazard map. Earthquakes happen in Utah all the time but rarely is there ground rupture. If a major event occurs instantaneous offsets of the ground from anywhere from 2-9 feet and there would be major surface rupture. The red lines on this map represent known fault lines. Drainages can cover fault lines and these suspected faults are the red dotted lines. The Utah Geological Survey recommends a 500 feet study area around the fault, 200 feet on the upside and 300 feet on the downside. The potential exists to find more faults. In a major event all water lines that cross the fault will be damaged or destroyed so if the City has lines that cross the fault emergency planning needs to know where those areas are and put in emergency shut-off valves or other emergency measures. Critical high occupancy buildings such as schools, churches, and office buildings must be more carefully regulated. 00:31:01

Map 2 is the slope stability hazard area and landslide possibility map. Slope stability is based on steepness of the slope and the strength of the underlying geologic material. Areas of yellow are slopes over 30% grade and should be designated as non-buildable areas or green space. Over 50% steepness is considered high hazard and can't be disturbed even by roads. The landslide study by UGS and USGS shows that 80% of landslides occur in areas with over a 30% grade of steepness no matter the ground stability. This is where the number of 30% grade originated. Two places where development may be impacted by steeper slopes were mentioned. The first was where the hillside takes off from the Bonneville Shoreline bench and the other is along a large drainage area. This area is on the South side of the city and is actually a landslide prone unit. This is a drainage that is growing laterally over time by slumping of the material further into the drainage.

Map 3 is the liquefaction hazard map. Liquefaction occurs when during a large seismic event sand and gravel vibrates and is mixed with the ground water located in the upper 40 feet. Liquefaction causes the ground to sink and shift. Average homes are exempt because of expense from liquefactions studies but high occupancy and critical buildings such as fire houses are not exempt. The red areas on the map show the areas with a high liquefaction hazard. 00:41:00

Map 4 is the debris flow hazard area. This hazard is more dangerous than even fault lines and most cities don't do a good job of paying attention to this hazard. Then they have a fire and begin to have debris flows. Alluvial materials are washed down and cause fans of sediment. During a large flood the sediment from the canyons that is washed down will settle into these alluvial fan areas. The debris could vary from a viscous concrete 3-6 feet deep of rocks the size of cars, trees, and mud to dirty water that floods basements.

Map 5 is the rock fall hazard area. These are steep areas with rocky outcroppings exposed above and down below debris where piles of rocks or talus have fallen. The yellow areas are too broad but are part of the study zone. There are things that can be done to avoid or mitigate the talus such as energy dispersion barriers. The larger break offs (home killers) are unpredictable. They are also low-probability and long interval events. 00:47:42

Map 9 is the Lidar map that is created by shooting a high power laser and recording the last returning light intervals. These lasers are able to shine through forestation and get a more accurate topography of the area as the light bounces back. It is a good digital reference for professionals to use provided by the Automated Geographic Reference Center. The red lines are positioned every 10 feet and how close they are together tells you how steep the ground is.

Map 10 is the geologic map and was created by the Utah Geologic Survey. This map show several overlaid zones of alluvial and lacustrine fans. These are the new fans (within 10,000 years).

Map 11 is the shallow ground water map. The lighter area is ground water found at about 30 feet and the dark blue is where the ground water is found at about 10 feet.

Council Member Eileen Moss asked how the maps can get changed and what the adoption of new map process would be. Mr. Thompson mentioned that the ordinance specifically worded to be "currently adopted map" so that maps can continue to be changed and updated as further studies are done. He recommended that all maps and studies be recorded digitally so that GIS points can be added with more specific findings. City Engineer Jones mentioned that the city could even have past studies and reports digitized and entered into the system. Mr. Thompson recommended having an intern scan and add the GIS points.

City Manager Brandon Green talked about the ordinance and the changes made to the original by the City Attorney and the City Staff. One of the changes was removing the DRC (Development Review Committee) but as the Staff, Planning Commission, City Council and Mayor had discussed they are now considering keeping that in the ordinance. The benefits were discussed and one was that it makes development meetings more official and formalized. It also lets the developers know what the city requires and avoids those who perhaps would cut corners. The developers know where they need to go and they don't feel they are getting a run around. It eliminates miscommunication issues. It is also easier to resolve issues. The minimum committee is the City Manager, City Engineer and City Planner and then other members such as the geologist for sensitive lands developments can attend when needed. City Engineer Jones suggests using the DRC for all developments. Commissioner Curtis Tanner suggested that minutes be taken so that the Planning Commission can use those minutes to see why certain decisions were made.

City Manager Green also mentioned that the staff removed the density portion of the ordinance because that is already laid out in the PUD. City Planner Jeff Oyler said that the minor changes made to the ordinance have just made it fit with what ordinances Fruit Heights already has in place.

City Attorney Representative Brad Christopherson mentioned removing the view shed portion of the ordinance as it is not needed, is arbitrary and could cause lawsuits.

Council Member Eileen Moss asked about Table A-1 and how it could cause confusion with the city zoning codes. It was determined that a paragraph would be added to that page stating those numbers were not reflective of Fruit Heights City zones. Some of the wording of the ordinance was questioned and was determined that it was correct.

3. OUTLINE AND DISCUSS THE ADOPTION PROCESS: 01:30:00

City Manager Brandon Green mentioned that the City Staff will make an updated copy of the ordinance with all the changes that had been discussed. He would get that to the Planning Commission and the City Council on March 20th. On March 24th the Planning Commission will meet and at that time the extended Public Hearing will be continued. It is hopeful that the Planning Commission will be able to approve the ordinance that night. If so, then the ordinance will be brought to the City Council at their first meeting on April 7th. If the ordinance is approved that night then the City Council will vote to lift the moratorium that night also.

Council Member Diane Anderson requested that there be a paragraph added that summarizes why there was a need to pass this ordinance, what it will accomplish once approved, and some of the changes it may bring. The City Staff will take care of that request.

City Manager Brandon Green expressed his thanks to Mr. Thompson, City Attorney Brad Christopherson and the City Staff. These ordinances can take years to write and approve and everyone worked hard and the City Staff is able to feel very good about the direction this ordinance will take future developments in the City of Fruit Heights.

Mayor Carroll thanked everyone for their efforts in getting this ordinance ready, for attending the meeting and their comments.

4. ADJOURNMENT: 01:39:00

Council Member Eileen Moss made a motion to adjourn the meeting. Council Member Diane Anderson seconded the motion and it was approved unanimously. The meeting was adjourned at 8:44 pm.

I HEREBY CERTIFY that the foregoing is a true, accurate and complete record of the Fruit Heights City Council meeting held March 10, 2015.

Not approved until signed



Kelli Rollins, Fruit Heights Recording Secretary

Date approved by City Council: March 17, 2015