

MINUTES
FRUIT HEIGHTS CITY
PLANNING COMMISSION MEETING
910 South Mountain Road
September 22, 2015

REGULAR MEETING

PLANNING COMMISSIONERS PRESENT: Commissioners Paul Wood, Chairman Susan Hunt, City Council Member Craig Hill were present.

STAFF PRESENT: City Manager Brandon Green, City Planner Jeff Oyler and Recording Secretary Kelli Rollins were all present.

VISITORS: E. Edward Spendlove, Tom Williams, Karen Nicholaisen, Desi Dunn

REGULAR MEETING

The Planning Commission meeting was called to order by Chairman Susan Hunt at 7:07pm. The Pledge of Allegiance given.

4. NEW BUSINESS

a. Swearing in of Chris Martineau

City Manager Brandon Green swore in Chris Martineau as the newest member of the Planning Commission.

1. APPROVAL OF MINUTES FROM PREVIOUS MEETING:

Commissioner Chris Martineau made a motion to approve the minutes from August 25, 2015. Commissioner Paul Wood seconded the motion and it was approved unanimously.

2. ITEMS FROM THE PUBLIC: 00:06:49

There was nothing presented from the public.

3. PUBLIC HEARING:

There was not a public hearing.

5. OLD BUSINESS:

a. Review/Discuss/Approve/Deny Final Plat Approval for Oakmont Hideaway Subdivision

City Planner Jeff Oyler reminded the Planning Commission about their preliminary approval for the Oakmont Hideaway subdivision. He mentioned that all the utilities are available and the geotechnical analysis has been completed and all is clean and good. He mentioned that the sewer line will cross the property and exit out through an adjoining property. The developer had a signed agreement from the owner of that property regarding the easement. It will be a 20 foot easement. He mentioned that the City usually makes an upgrade for the sidewalks a part of the

contract but there are not any sidewalks on Oakmont Lane. The City has proposed to the developer to have them either install the sidewalk to pay the City for a future sidewalk.

There is a private secondary water connection and Weber Basin has no issue with adding another connection. The agreement is recorded. Commissioner Chris Martineau had some questions regarding the setbacks the steepness and the buildability of the lot. City Planner Jeff Oyler mentioned that the lot met all the requirements regarding setbacks and the lot flattened out where the home would be built and would slopes from East to West. Water will flow to the Southwest away from the house. Commissioner Paul Wood had some questions regarding the sewer line and the easement. City Planner Oyler answered all his questions about the easement. It will not infringe on any future developments.

Commissioner Paul Wood made a motion to approve the Final Plat Approval for Oakmont Hideaway Subdivision.

Commissioner Chris Martineau had some procedural questions regarding the majority of a quorum. He asked if there were only 3 members of the quorum present does the vote have to be unanimous. City Planner Oyler was not sure and was going to do some research. Council Member Craig Hill mentioned that it would probably be true for the Planning Commission because it is true for the City Council.

City Planner Jeff Oyler reassured the Planning Commission that this plat meets all the City's requirements.

Commissioner Paul Wood amended his motion to approve the Final Plat Approval for Oakmont Hideaway Subdivision with the staff report. Chairman Susan Hunt seconded the motion and it was approved unanimously. This will now be forwarded to the City Council for their approval.

b. Review and Discuss Updates to the City's Noise Ordinance 00:34:02

City Manager Brandon Green reminded the Planning Commission about the Noise Ordinance presented in the last meeting. He mentioned that he had the changes that they had suggested in that meeting. City Manager Green reminded them that the City of Fruit Heights currently has no ordinance and the main reason behind this ordinance is all the complaints regarding construction noise. The ordinance will give the Sheriff's office something to enforce. The City always has the ability to change or amend the ordinance. Council Member Craig Hill and the Commissioners had questions regarding events at the amphitheater and other exemptions. They also wondered about enforcement. City Manager Green showed the Planning Commission the exemptions and mentioned that when there is a violation of an ordinance there is usually a warning at the first violation and a citation for the second violation.

City Manager Green asked the Planning Commission to look over the ordinance and send changes to Brandon Green by the next meeting.

Commissioner Chris Martineau suggested that the section mentioned shorelines be cut and the construction section should include a clause about inside work that doesn't cause a noise disturbance.

September 22, 2015

Chairman Susan Hunt requested that City Manager Green send out a reminder email asking for the suggestions from the Commissioners.

c. Updates on upcoming Subdivision Developments

The City Staff updated the Planning Commission about upcoming developments. They met with the developers of the east bench area last week and are helping them work through issues with the utility companies. The geo-technical studies are done and are being reviewed by the City geo-tech. The rezoning and annexation documents have been picked up from the City.

The Fiddlers Green and Green Farm Estates have been recorded and approved.

6. UPCOMING CALENDAR EVENTS

7. REPORTS:

A. City Planner- Jeff Oyler

City Planner Jeff Oyler

B. City Council Rep- Craig Hill

ADJOURNMENT:

Commissioner Chris Martineau made a motion to adjourn and it was seconded by Commissioner Paul Wood. It was agreed upon unanimously and the Planning Commission Meeting was adjourned at 8:01 pm.

I HEREBY CERTIFY that the foregoing is a true, accurate and complete record of the Fruit Heights City Planning Commission meeting held September 22, 2015

Not approved until signed



Kelli Rollins
Recording Secretary

Date Approved by the Planning Commission: October 27, 2015