

PLANNING COMMISSION MINUTES

5580 W. 4600 S. Hooper, UT 84315

Thursday, June 10, 2021

7:00 PM

WORK MEETING WILL BEGIN AT 6:30 PM

PRESENT: Chairman Mary Simpson, Commissioner Amanda Prince, Commissioner Bryce Wilcox, Commissioner Sheldon Greener, Commissioner Nathan Platt, City Engineer – Tracy Allen

WORK MEETING: Agenda and line items reviewed.

The agenda for the meeting consists of the following:

CALL TO ORDER

Chairman Simpson called the meeting to order.

PLEDGE OF ALLEGIANCE AND REVERENCE

Reverence: Commissioner Prince

Pledge: Commissioner Platt

APPROVAL OF THE GENERAL PLAN WORK SESSION MINUTES

The minutes for the May 11th and June 1st, 2021, General Plan Work Session were reviewed.

MOTION made by Commissioner Prince to approve the May 11th and June 1st 2021 General Plan Work Session meeting minutes. Seconded by Commissioner Greener and unanimously approved.

APPROVAL OF THE MAY 13, 2021, PLANNING COMMISSION MINUTES

The minutes for the May 13th, 2021, Planning Commission meeting were reviewed. Recommended corrections and updates were noted and modified.

MOTION made by Commissioner Wilcox to approve the May 13, 2021, Planning Commission meeting minutes. Seconded by Commissioner Greener and unanimously approved.

CITY BUSINESS

Public Hearing for an Oversized Structure Conditional Use Permit 2400 sq ft. located at 4369 South 6300 West for Guy Adair.

Mr. Adair stood and said that he was looking to build the structure for a personal shop and storage space. There will be no plumbing, but it will eventually have power. He knows that he will need a building permit to install power.

PUBLIC HEARING:

Chairman Simpson called for additional comments. No comments. Comment closed.

MOTION made by Commissioner Platt to approve the Conditional Use Permit for the Oversized Structure; 2400 sq ft located at 4369 South 6300 West for Guy Adair. Seconded by Commissioner Prince and unanimously approved.

Public Hearing for a Conditional Use Permit for a Modular Home on a foundation located at 4790 South 5500 West for Thain Anderson.

Request from applicant that this item be tabled until the next meeting. **MOTION** made by Commissioner Prince to table the Conditional Use Permit for a Modular Home on a foundation located at 4790 South 5500 West for Thain Anderson until the July 8, 2021, meeting. Seconded by Commissioner Wilcox and unanimously approved.

Public Hearing and Final Plat approval for the Venable Subdivision (1) lot located at 5900 South and approximately 7070 West for Sam Venable.

Tracy Allen explained that the Venable Subdivision meets all the requirements for final approval, however they are requesting that the land use separation fence not be required. Mr. Stan Fowers stood and said that he is the adjacent property owner and agrees to not having a land use fence installed since it is family developing the property.

Chairman Simpson asked if there is a new Will Serve letter from Hooper Irrigation regarding water shares since there is pressurized service at this location. Tracy Allen stated that staff needs to get the final will serve letter. Chylene Venable stood and said that she will get the final will serve letter from Hooper Irrigation before it goes to the City Council.

PUBLIC HEARING:

Chairman Simpson called for additional comments. No comments. Comment closed.

MOTION made by Commissioner Platt to approve the Final Plat approval for the Venable Subdivision (1) lot located at 5900 South and approximately 7070 West for Sam Venable. Seconded by Commissioner Greener and unanimously approved.

Public Hearing and Final Plat approval for the Silver Saddles Phase 1 Subdivision (25 lots) located at approximately 3750 South and 5400 West for Nilson Homes.

Jared Hancock said that Silver Saddles has been working with staff to make the changes requested to obtain final approval.

Brian Balisis stood and said that they have made the revisions staff requested. They are making the changes on the storm drains and the elevations will be brought up on lots 17 & 18. He hopes they can gain approval based on these changes they are willing to make.

Chairman Simpson requested that all changes and something in writing be given to staff explaining they will do everything required by June 16, 2021 to move onto the City Council agenda.

PUBLIC HEARING

Chairman Simpson opened the Public Hearing. No comments. Comment closed.

MOTION made by Commissioner Wilcox to recommend approval of the Silver Saddles Phase 1 Subdivision, 25 lots, located at 3750 South and 5400 West for Nilson Homes to City Council with the condition that everything needs to be submitted to staff no later than June 16, 2021, to go on the City Council agenda. Seconded by Commissioner Greener and unanimously approved.

CITIZEN COMMENTS

Commissioner Simpson opened the meeting.

Commissioner Greener discussed the idea of creating smaller lots but still requiring the 100-foot frontage. The commission decided to look into the idea and bring it back for discussion at the next meeting.

ADJOURNMENT

Motion made by Commissioner Prince, Seconded by Commissioner Wilcox and unanimously approved.
