** Planning Commission Meeting Minutes**

**September 11, 2018**

**Planning Commission Members in Attendance:** Trevor Wood, Art Adcock, Kylie Lance, Jessica Tolman, and Brad Gunnell.

Commissioner Wood called the meeting to order at 7:01 p.m.

**Invocation/Inspirational Thought:** Commissioner Adcock offered an invocation.

**Pledge of Allegiance:** Mr. Bond led the Pledge of Allegiance.

**Public Forum:** Commission Chair Wood opened the Public Forum at 7:03 p.m. and closed it at 7:03 p.m.

**Public Hearing- Drive Aisle Width Modification:**

Mr. Lundell explained that clarification is needed on drive aisle width regarding International Fire Code. City Code currently requires any drive aisle to be 24 feet in width. While International Fire Code states that any building that exceeds 30 feet in height must have a 26-foot-wide drive aisle adjacent to the building. International Fire Code also requires that the drive aisle is setback a minimum of 15 feet from the building, with a maximum 30-foot setback. Below is the proposed amendment language.

‘Drive aisles adjacent to a building that exceeds 30 feet in height must be a minimum of 26 feet in width and be located a minimum of 15 feet and a maximum of 30 feet from the building and shall be parallel to one entire side of the building.’

Mr. Lundell explained that the ordinance currently references International Fire Code, this code amendment would provide further clarification.

Mr. Bond stated that Staff’s recommendation is that the Planning Commission make a recommendation to the City Council to approve the proposed language as shown.

Commission Chair Wood opened the Public Hearing at 7:07 p.m. and closed it at 7:07 p.m.

Commissioner Lance asked if the setback is being changed. Mr. Lundell explained that the setback is the distance from the building to the beginning of the drive aisle. This proposal is not changing the drive aisle setback.

**Motion:**

Commissioner Lance motioned to forward a positive recommendation to the City Council to amend the Drive Aisle Width ordinance with the proposed language. Commissioner Tolman seconded.

Roll Call:

PLANNING COMMISSION MEETING

 TUESDAY September 11, 2018

 PAGE 2 OF 5

Commissioner Adcock Aye

Commissioner Gunnell Aye

Commissioner Lance Aye

Commissioner Tolman Aye

Commissioner Wood Aye

The vote passed 5 to 0.

**Vehicle Maintenance Language in Residential Zones:**

Mr. Bond showed the proposed language with the comments added from last meetings discussion.

**10-7A-8: VEHICLE AND EQUIPMENT MAINTENANCE STANDARDS:**

‘Vehicle and equipment maintenance which is less impactful shall be allowed in the R-8 Residential Zone. Vehicle and equipment maintenance likely to cause a significant impact to surrounding property owners is not allowed in a residential zone, unless performed inside a fully enclosed, permanent structure. The following criteria should be considered in determining whether maintenance will likely have a significant impact on surrounding property owners: (1) time required for the maintenance; (2) frequency; (3) odor; (4) noise; conditions that are hazardous to the health and safety of persons and/or property. Examples of less-impactful maintenance include: that which is usually routine, such as cleaning; changing fluids and filters, belts, or flat or damaged tires, or wheels; and replacing fuses, light bulbs, windshield wipers, or similar items. Examples of maintenance items that are significant and impactful include those which involve: welding; use of an acetylene torch, electric grinder, electric saw, or similar equipment; or, removal of an engine, heating/cooling system, or portions of a drive train. Nothing in this section shall be construed to prohibit repairs that are necessary to safely remove a vehicle or piece of equipment from the property to another location for appropriate repair.’

Mr. Bond explained that he has incorporated the requested changes from the last meeting. Including changing the requirement to a 6-foot-tall opaque fence rather than a building. Criteria for time, frequency, odor, noise has been defined to between the hours of 10 o clock and 6 o clock which is consistent with the noise ordinance.

Commissioner Wood suggested that minor maintenance language is removed, in order to simplify the ordinance. Mr. Bond explained that he has been working with the City Attorney on this language and doesn’t know if it’s needed from a legal standpoint. Commissioner Wood suggested that a 24-hour time limit seems too restrictive and suggested a possible weekend duration instead.

Commissioner Tolman agreed that a 24-hour time limit is too restrictive. She asked how this ordinance would apply to hobby car maintenance. Mr. Bond explained that any major vehicle maintenance would have to take place behind an opaque fence, but wouldn’t have other restrictions that the ordinance

PLANNING COMMISSION MEETING

 TUESDAY September 11, 2018

 PAGE 3 OF 5

requires. He clarified that the intent of this ordinance is to restrict welding or other major maintenance from being done on the public road.

Mr. Bond explained that code enforcement happens on a referral basis. If there is a problem the ordinance would allow the City to enforce it.

Commissioner Gunnell brought up the fact that he is working on a project that will take about a week to address. The Commissioners discussed the need to allow enough time for the ordinance to be reasonable. Commissioner Adcock brought up the fact that this ordinance is only applicable to maintenance that is ‘likely to cause a significant impact.’

Commissioner Lance asked how a car that isn’t working would apply to this ordinance. Mr. Bond explained that it falls under a different ordinance.

Commissioner Adcock stated that the 24-hour time limit needs more clarification. He pointed out that odor, and extended period of time is open to interpretation. He suggested that light is considered as a possible impact to be addressed. Commissioner Adcock clarified that the intent of the ordinance is to mitigate maintenance rather than prohibit it.

The Commissioners discussed possible time restrictions. They agreed that 24 hours is reasonable time limit for one-time major vehicle maintenance.

Commissioner Adcock suggested that light restriction is added with the noise restriction. Commissioner Lance suggested that the following wording is added to the ordinance; ‘light and noise should not be heard or seen between the hours of 10 p.m. and 6 a.m.’

**Motion:**

Commissioner Lance motioned to send a positive recommendation to the City Council for the proposed verbiage for Vehicle Maintenance in Residential Zones. Commissioner Adcock seconded.

Roll Call:

Commissioner Adcock Aye

Commissioner Gunnell Aye

Commissioner Lance Aye

Commissioner Tolman Aye

Commissioner Wood Aye

The vote passed 5 to 0.

Commissioner Adcock asked for clarification about parking in a City Right of Way versus parking on a City Road. Mr. Bond explained that the difference between a City Right of Way and a Public street is

PLANNING COMMISSION MEETING

 TUESDAY September 11, 2018

 PAGE 4 OF 5

whether it’s paved or not. Commissioner Adcock clarified that the City Right of Way is considered to be part of the City Street.

**High Density Location/Proximity etc. Discussion as Directed by the City Council:**

Mr. Bond asked the Planning Commission for feedback and direction. He explained that the Utah Gap Housing Coalition will be presenting to the City Council in a few months. The City council has decided to delay this discussion until after they come.

Commissioner Tolman stated that she likes the idea of providing a workshop that breaks down the numbers for ADU’s to encourage Residents to build them. Commissioner Adcock suggested that it could be advertised in the City News Letter.

Commissioner Adcock asked if the core part of town is the only area that would have enough room to accommodate these ADU’s. Mr. Bond stated that it would need to be determined.

Commissioner Lance stated that her biggest concern is stopping multifamily housing on Main Street without any Commercial uses. She stated that she’s not against promoting ADU’s to the core area of town and pushing multifamily housing to the PUD area’s in town. Mr. Bond explained that the MSR and RC zones need to be addressed on Main Street.

Mr. Bond stated that he will take that direction and set a public hearing for rezoning Main Street at the next meeting. He explained that there are some vested multifamily developments that a rezone won’t affect. Mr. Bond proposed that the MSC zone replaces the current RC zone on West Main Street. Commissioner Lance asked about addressing the RC zone in Orchard Hills. Mr. Bond stated that it will need to be addressed separately. Mr. Bond explained that the intent of the RC zone is to provide a mix of uses, but it isn’t being used that way.

Commissioner Lance stated that she is comfortable with proposed language for ADU’s as long as building code compliance is in place. Mr. Bond stated that he is still looking for information on ADU Building Code. He explained that adopting building code for ADU’s would help with cost. Mr. Bond suggested that either an ADU, or accessory apartment could be allowed for one residence.

Mr. Bond stated that he will notify the Planning Commission members when the Utah Housing Coalition will be attending the City Council meeting so they can attend.

**Approval of Minutes:**

Commissioner Adcock requested that his comment in the August 21st minutes regarding the size of ADU units be changed from a minimum of 800 or 900 square feet to a maximum.

**Motion:** Commissioner Adcock motioned to approve the minutes from August 21st 2018. Commissioner Gunnell seconded. The vote was unanimous in the affirmative.

**Planning Commission Business:**

PLANNING COMMISSION MEETING

 TUESDAY September 11, 2018

 PAGE 5 OF 5

Commissioner Adcock asked where the APA conference will be located. Mr. Bond stated that it will be in Sandy, at the Jordan Commons. Mr. Bond stated that he will send the conference registration information to all the Commission Members. Commissioner Adcock stated that he would like to attend the conference. Mr. Bond explained that Commissioners can choose to attend up until the day of the conference if they decide to. Mr. Bond confirmed that the dates are October 4th, and 5th.

Mr. Bond stated that he has upcoming conferences and will be out of town for the next Planning Commission meeting on September 25th.

**Adjournment:**

Commissioner Lance motioned to adjourn at 8:05 pm.

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Trevor Wood, Commission Chair Kira Petersen, Deputy Recorder