

1 NORTH OGDEN PLANNING COMMISSION

2
3 MEETING MINUTES

4
5 August 1, 2012

6
7 The North Ogden Planning Commission convened in a regular meeting on August 1, 2012 at
8 6:31pm in the North Ogden City Municipal Building, 505 E. 2600 N. North Ogden, Utah.
9 Notice of time, place and agenda of the meeting was furnished to each member of the Planning
10 Commission, posted on the bulletin board at the municipal office and posted to the Utah State
11 Website on July 26, 2012. Notice of the annual meeting schedule was published in the Standard-
12 Examiner on January 16, 2012.

13
14 **COMMISSIONERS:**

15
16 Ken Kiser Chairman
17 Allan Dalpiaz Vice-Chairman
18 Steve Quinney Commissioner
19 Larry Residori Commissioner
20 Eric Thomas Commissioner (arrived at 6:34)
21 Blake Knight Commissioner
22 Joan Brown Commissioner

23
24 **STAFF:**

25
26 Craig Barker Community Development Director
27 Gary Kerr Building Official
28 Jennifer Thomas Community Development Coordinator/Deputy City Recorder
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31
32 **REGULAR MEETING**

33
34 Chairman Kiser called the regular meeting to order at 6:31pm. Commissioner Quinney offered
35 the invocation and led the audience in the Pledge of Allegiance.
36
37

38
39 **3. CONSIDERATION TO APPROVE THE JUNE 6, 2012 PLANNING COMMISSION**
40 **MEETING.**

41
42
43 **Commissioner Brown made a motion to approve the June 6, 2012 minutes with**
44 **amendments. Commissioner Residori seconded the motion.**

45
46 **Voting on the motion:**
47

48 Chairman Kiser yes
49 Vice-Chairman Dalpias yes
50 Commissioner Brown yes
51 Commissioner Knight yes
52 Commissioner Quinney yes
53 Commissioner Residori yes
54 Commissioner Thomas yes

55

56 The motion passed unanimously.

57

58 4. CONSIDERATION TO APPROVE THE JUNE 20, 2012 PLANNING
59 COMMISSION MEETING MINUTES.

60

61

62 Commissioner Brown made a motion to approve the June 20, 2012 minutes.

63 Commissioner Residori seconded the motion.

64

65 Voting on the motion:

66

67 Chairman Kiser yes
68 Vice-Chairman Dalpias yes
69 Commissioner Brown yes
70 Commissioner Knight yes
71 Commissioner Quinney yes
72 Commissioner Residori yes
73 Commissioner Thomas yes

74

75 The motion passed unanimously.

76

77

78 5. CONSIDERATION TO APPROVE THE JULY 18, 2012 PLANNING
79 COMMISSION MEETING MINUTES.

80

81 Commissioner Brown made a motion to approve the July 18, 2012 minutes. Commissioner

82 Knight seconded the motion.

83

84 Voting on the motion:

85

86 Chairman Kiser yes
87 Vice-Chairman Dalpias yes
88 Commissioner Brown yes
89 Commissioner Knight yes
90 Commissioner Quinney yes
91 Commissioner Residori yes
92 Commissioner Thomas yes

93

94 **The motion passed unanimously.**

95
96
97 **6. PUBLIC COMMENTS.**

98
99 There were no public comments.

100
101
102 **7. CONSIDERATION AND RECOMMENDATION TO CITY COUNCIL**
103 **REGARDING AMENDMENTS TO SECTION 11-10-5, SPECIAL PROVISIONS**
104 **FOR SIDE YARD REDUCTION, OF THE NORTH OGDEN CITY CODE.**
105

106 Craig Barker referred to the staff report. He explained that section 11-10-5 in the North Ogden
107 City Zoning Ordinance allows a reduction in the required side yard. He explained there was an
108 individual who wanted to build a two-car garage, and did not currently meet the two-car parking
109 requirements. The applicant had a single car carport and would have to encroach into the side
110 yard to build the required 22 foot wide garage. He explained what is determined as the required
111 side yard according to the Zoning Ordinance. He explained that the required parking does not
112 count if it is in the required side yard.

113
114 Craig Barker explained that at one time the ordinance only required one parking space. He
115 stated that he is unsure when that requirement was taken out. He pointed out that section 11-10-
116 5 allows a reduction if the home was built prior to 1980. He said staff has determined which
117 subdivisions were recorded before 1980. He said staff has been counting the number of houses
118 that are not in compliance. He estimates there are approximately 300-400 houses that do not
119 have the minimum required side yard. He stated an applicant requested to enclose their carport
120 and create an addition to build a two-car garage. He said according to the regulations they would
121 not have the required side yard. He said the applicant went before the Administrative Law Judge
122 and was granted a variance. He explained when and how variances are granted. He said he isn't
123 sure the judge would grant this variance without the City's support. He said with a variance
124 granted there were two more applications requesting the same thing. He said they wanted to
125 determine how big the problem was so they began researching the issue.

126
127 Craig Barker explained many of the older homes do not have space to have the required two-car
128 garage. The proposal is to correct the regulation allowing the enclosure and reduce the side yard
129 requirement to four feet. He said there are a number of homes that have single car garages and
130 many people would like to enlarge those to double car garage and this proposal would allow that.

131
132 Commissioner Quinney asked if the ordinance requires the parking to be side-by-side. Craig
133 Barker said he cannot find that requirement in the ordinance, but the ordinance does restrict
134 tandem parking. He said the Building Official has always required side-by-side parking spaces.

135
136 Craig Barker referred to section 11-10-5 and pointed out that it only states R-1-10, R-1-8, R-2,
137 and R-4. He said there are more than just those zones. He said they may want to include all
138 residential zones in the city. He said the regulation should apply to all residential zones in the
139 City and suggests striking out A & B. That language is copied directly from the old Board of

140 Adjustment rules. He said he is unsure if the Planning Commission wants these applications to
141 come before them.
142
143 Commissioner Thomas suggested amending the ordinance to allow staff to approve the
144 applications.
145
146 Commissioner Quinney asked why the first sentence, not having adequate parking, was removed.
147 Craig Barker said the side parking can be questionable and they should take out the question if
148 there is adequate parking because most people do not have it. On most lots the parking pad is
149 too close to the side property line.
150
151 Commissioner Brown asked if the neighbors would be upset. Commissioner Quinney said the
152 issue is whether there is room and that is what they are addressing. Commissioner Brown said if
153 it infringes on the neighbor there is an issue because their rights are important also.
154 Commissioner Quinney said that is why they need to determine if four feet is adequate. Gary
155 Kerr said there is one zone that allows a 4 foot side yard setback, the R-1-8A. Commissioner
156 Quinney said the houses he has seen are fairly close. Craig Barker said it is hard to estimate how
157 close they are.
158
159 Commissioner Kiser said this is specifically addressing vehicles and parking. Craig Barker
160 replied that is correct and added this ordinance applies to single family dwellings only. He said
161 it should be applicable to any residential zone because single family homes are in the higher
162 density zones as well.
163
164 Commissioner Quinney asked who will approve the reduction. Craig Barker replied the current
165 ordinance requires the Planning Commission's approval of the reduction. Commissioner
166 Quinney stated if it is an ordinance states the word "may" then the applicant will not need to go
167 before the Planning Commission. Craig Barker said that is correct. Craig Barker states section
168 "C" points out the standards.
169
170 Commissioner Brown asked if they will need a building permit. Craig Barker replied yes.
171
172 Craig Barker said the applicant will be required to show the distance to the neighbor's dwelling
173 because there must be at least 12 feet. He pointed out that the reduction must be on the carport
174 side and cannot contain any living space. The combined total is not less than 18 feet in R-1-10.
175
176 Commissioner Dalpias said with the four foot side setback regulation and the 12 requirement
177 between homes; it may be first come first served. Craig Barker said on some of the homes it may
178 be that way. Commissioner Thomas said a lot of those houses will still be able to have 12 feet
179 between them even if they add on a garage. Commissioner Knight suggested increasing the side
180 setback requirement to six. Commissioner Quinney said they would have to know if six feet will
181 solve any issues. Commissioner Quinney said not many houses are garage to garage. Craig
182 Barker said he estimates about 25% of the homes are arranged garage to garage.
183
184 Commissioner Thomas clarified this ordinance would be for remodels and additions not the new
185 construction. Craig Barker replied yes, the ordinance specifies it is for homes 1980 and older.

186
187 Commissioner Quinney said if 6 feet will work then that would solve the problem. Craig Barker
188 said it matches with the distance they are requiring from the buildings.
189
190 Commissioner Knight said there will always be someone who asks for a variance. He said it
191 seems there would be less of an issue with the six foot requirement. He said they could eliminate
192 the need to go for people to go a variance.
193
194 Commissioner Thomas asked why there is a 12 foot reduction in the side yard. Commissioner
195 Knight said it has to do with fire code. Craig Barker said fire code requires six feet between
196 structures.
197
198 Commissioner Thomas said some subdivisions have zero lot lines, but there cannot be windows
199 on that side. He said that applies more to the living conditions. He said if the home is garage to
200 garage then they should be able to both be allowed the four foot side yard reduction.
201
202 Craig Barker said the typical garage is a minimum 22 feet wide. He said that is a little wider
203 than what other jurisdictions require. Commissioner Thomas asked the requirement on garage
204 width prior to 1980. Craig Barker replied that he does not know, and suggested allowing a 20
205 foot garage. Commissioner Brown said the garages in Cold Springs Village are only 20 feet
206 wide and they are narrow. Craig Barker said the garage doors for garages that are 20 feet and 22
207 feet the same 16 feet wide. Commissioner Dalpiaz said he thinks the standard door for a double
208 car garage is 16 feet wide. Gary Kerr said you would still get two cars in a 20 foot garage; there
209 would be less room between the cars. Commissioner Quinney asked if the garage standards are
210 included in this section. Craig Barker said it is in another section.
211
212 Commissioner Kiser said this is no-win recommendation. He said he likes the idea of six feet
213 side yard requirement and providing an option to allow a 20 foot wide garage.
214
215 Craig Barker suggested the Planning Commission make a recommendation and staff will bring
216 back a draft ordinance at the next meeting. Craig Barker recommended an elimination of A & B
217 in the section and that added that this is to be applied to single family dwellings only.
218 Commissioner Quinney asked if there are any homes with a single car carport that were built
219 after 1980. Craig Barker replied there may be some. Commissioner Quinney suggested not
220 referencing the date in the ordinance. Commissioner Thomas explained the reason it is
221 referenced is because it is already an ordinance. Commissioner Dalpiaz said any house built
222 after 1980 would be required to have two parking spaces.
223
224 Commissioner Kiser said the amendments include all residential zones, single family dwellings
225 only, and six foot side yard requirement. Commissioner Knight said he agrees with removing A
226 & B of the original ordinance.
227
228 Commissioner Brown asked who will approve the request. Craig Barker replied staff will if they
229 meet all the requirements.
230

231 Craig Barker asked if they recommend allowing a reduction in the garage size. Commissioner
232 Knight said that is in another ordinance. Craig Barker said it ought to be addressed here as well.
233 Commissioner Knight asked if a reduction in the required garage width would solve any issues.
234 Craig Barker replied yes. Commissioner Knight asked if a person can enclose their single car
235 carport. Gary Kerr replied they can convert it into a garage as long as they do not expand it.
236 Craig Barker replied staff will bring back the draft ordinance at the next meeting.

237
238

239 **8. CONSIDERATION AND RECOMMENDATION TO CITY COUNCIL**
240 **REGARDING THE BOARD OF ADJUSTMENT.**

241
242 Craig Barker said it has been suggested by the City Council that they want to eliminate the
243 Administrative Law Judge acting as the Appeal Authority. He said they suggest reinstating the
244 Board of Adjustment. He said the Planning Commission must provide a recommendation before
245 any Zoning Ordinances are changed.

246
247 Commissioner Brown asked when the Board of Adjustment was dissolved. She said it was
248 recommended by the City Attorney and he made a presentation why the Administrative Law
249 Judge (ALJ) should hear these cases. She asked what the City Attorney's criteria were during
250 his presentation. Craig Barker said the City Attorney's position was that the variance decisions
251 are quasi-judicial. He said any appeal to ALJ decisions go directly to the 2nd District Court. He
252 said the issue with Boards of Adjustment is that they receive little training on making these
253 decisions and what literal language of the law means. The ALJ understands the law very well
254 and makes decisions based on facts.

255
256 Commissioner Brown said her feeling is the Board of Adjustment is a person thing because you
257 are dealing with community members. She said there can be a lot of emotion involved, with the
258 ALJ there is not.

259
260 Craig Barker said some of the City Council members feel a board of citizens making decisions
261 may be better than having a court render a decision. He said going before a judge may be
262 intimidating.

263
264 Commissioner Residori said he was a member on the Board of Adjustment and there is very little
265 you can do. Craig Barker said there is no leeway. Commissioner Residori discussed a previous
266 Board of Adjustment case. He said they could not come to an agreement and the item had to be
267 tabled. He said his point is what good is a Board of Adjustment if you cannot make any rational
268 decisions. Craig Barker said there is not a lot of leeway in the decisions.

269
270 Commissioner Residori said based on his experiences of being on the Board of Adjustment he
271 feels it should be with the ALJ. He said it is a waste of time to have citizens involved in a
272 process where there is not much they can do. Commissioner Brown said dealing with
273 community members is too emotional. She said she went before the Board of Adjustment in the
274 past and would have much rather had her case heard by an ALJ.

275

276 **Commissioner Knight moved to recommend to City Council that there are no changes**
277 **made regarding the Board of Adjustment. Commissioner Brown seconded the motion.**
278

279 **Voting on the motion:**

280
281 **Chairman Kiser** yes
282 **Vice-Chairman Dalpiaz** yes
283 **Commissioner Brown** yes
284 **Commissioner Knight** yes
285 **Commissioner Quinney** yes
286 **Commissioner Residori** yes
287 **Commissioner Thomas** yes

288
289 **The motion passed unanimously.**
290

291
292 **9. DISCUSSION REGARDING SECTION 11-22-8, TEMPORARY SIGNS, OF THE**
293 **NORTH OGDEN CITY CODE.**
294

295 Craig Barker said they previously discussed this. He said he doesn't have a prepared ordinance.
296 He said Commissioner Residori sent an email regarding the temporary signs. He read from an
297 email (attachment A).
298

299 Craig Barker stated one of the biggest issues is how to manage temporary signs. He said without
300 a full-time code enforcement officer the regulations are difficult to enforce. Craig Barker said
301 someone would have to drive through the city daily. Saturday and Sunday morning are when
302 people post the temporary signs.
303

304 Craig Barker read from an email received from Shawn Maynard (attachment B). Craig Barker
305 asked what they do for multi-tenant shopping centers.
306

307 Commissioner Brown spoke about the clutter that is outside some of the businesses. She said
308 they are not creating an environment to attract new businesses.
309

310 Commissioner Residori said many of the temporary signs have messages that are not considered
311 temporary. Craig Barker said the definition of temporary may be confusing.
312

313 Commissioner Kiser said to make the ordinance clear and more official you need to be more
314 specific. Craig Barker said initially they only allowed them up for 12 weeks in a year. He said
315 then they added the restriction that the signs would have to be down the same amount of time
316 they were up. The maximum time they could be up is three weeks. He said he searched other
317 city's ordinances and about 80% have similar restrictions. He said they need a full-time code
318 enforcement person who keeps track of that.
319

320 Commissioner Kiser said this is an issue so how does the Planning Commission rewrite the
321 ordinance.

322 Commissioner Quinney said he spent time in Foster City, California. He said they have a
323 business district and there are no temporary signs. He said everyone is happy with that. He said
324 he has commented in the past that another layer of signs will not bring in more business.
325 Customer relationships are what bring in business. He said the temporary signs do not help. He
326 suggests not allowing the temporary signs.

327
328 Commissioner Kiser said temporary signs can be good for some businesses. For example,
329 restaurants can use temporary signs to advertise their lunch specials.

330
331 Commissioner Quinney pointed out that there are cities that do not allow any temporary signs
332 and they look great. Commissioner Brown said she agrees with Commissioner Quinney and
333 added that she has seen more violations recently.

334
335 Commissioner Knight said they could require permits for any signs. Commissioner Brown said
336 many of the business owners know the regulations, but there is still clutter.

337
338 Commissioner Knight said the time limit allows the city to define them as temporary. The
339 problem is most temporary signs out there, are not temporary. He said he would recommend that
340 all business signage require a sign permit.

341
342 Commissioner Brown asked why there is not anyone regulating the signs especially with the
343 violations they know about. Craig Barker said there are enforcement issues.

344
345 Commissioner Residori said he likes the idea of a permit. Craig Barker asked how many signs
346 they allow for the multi-tenant shopping complex. Commissioner Residori said one sign per
347 business would be plenty. Commissioner Brown said the animal boarding and grooming doesn't
348 have signs and they do fine.

349
350 Commissioner Residori suggested more time to think about it. Craig Barker said he will research
351 other communities. He said most use code enforcement. Gary Kerr said some businesses change
352 the signs so they have at least one sign up at all times.

353
354 Craig Barker said they do allow A-frame signs. Commissioner Knight said they are not allowed
355 overnight. Commissioner Kiser said they will have a lot of complaints if they become more
356 restrictive. Commissioner Knight said they are not the governing body. The City Council will
357 make the decision. Craig Barker said this item will be on the next agenda.

358
359
360 **10. DISCUSSION REGARDING LEGALIZING ALL STRUCTURES IN A REQUIRED**
361 **SIDE YARD OF RESIDENTIAL ZONES AS NONCONFORMING STRUCTURES.**
362

363 Craig Barker discussed issues with structures in the side yards. He said the City Council asked
364 the City Attorney and the Administration to write a law to allow these illegal structures in the
365 side yard. The City Attorney suggested allowing them if they maintain the four foot side yard.
366

367 Craig Barker said staff has researched this issue and Gary Kerr found these violations. Gary Kerr
368 said he spent 20-40 hours researching this issue and most violations are sheds in the side yard.
369 He said most of these violations are 20 years old.

370
371 Commissioner Kiser asked if the sheds in the side yard are the aluminum portable type. Gary
372 Kerr replied yes. Commissioner Dalpias asked if they took out a permit. Gary Kerr replied he
373 hasn't had time to research that, but he does know some of the violations did have a permit. He
374 stated any shed under 200 square feet does not require a building permit, but they still need to
375 meet all the rules.

376
377 Gary Kerr went over the violations (attachment C). He said there are 13 garages in the side yard,
378 15 carports in the side, two homes in the side yard, and 74 sheds in the side yard. He said most
379 of the issues are with the sheds. He added that he did not include the older homes because he
380 assumed that they were legal-nonconforming. Gary Kerr said most of the violations are two to
381 three feet inside the setback and very few are right on the property line.

382
383 Commissioner Kiser asked if the big buildings were built without a building permit. Gary Kerr
384 said building permits should not have been approved for those buildings.

385
386 Commissioner Thomas asked if sheds can be in the side yard. Gary Kerr replied sheds can be in
387 the side yard if they maintain the required side yard and are at least six feet from the home.
388 Commissioner Thomas asked if that applies to them all. Gary Kerr said if the shed is right
389 against the building it is considered an addition.

390
391 Craig Barker said City Council has asked the Planning Commission to create a regulation that
392 would allow the current violations as legal non-conforming. He asked if they write the
393 regulation as of 2012. He said there are a significant number of violations and they would have
394 to tell 75 lot owners that they would have to move their shed.

395
396 Commissioner Quinney said he believes one of the reasons for all those violations is because a
397 building permit was not required. Commissioner Thomas pointed out that many people do not
398 know a permit is required. Commissioner Knight said if the shed is less than 200 square feet a
399 permit is not required.

400
401 Craig Barker asked the rule for anchoring the tuff shed. Gary Kerr said you have to build it per
402 code. He said normally the snow load is 35 pounds and 90 miles per hour wind resistance.
403 Craig Barker asked if a tuff shed can be placed without anchors. Commissioner Thomas said it
404 will probably meet the code because they are built that way. Gary Kerr said he would have a
405 hard time determining whether they meet code.

406
407 Commissioner Knight said there are some violations that he would be ok with allowing them as
408 legal nonconforming, but there are others that are grossly beyond acceptable. He asked where the
409 line is drawn. Craig Barker replied he does not know.

410
411 Commissioner Brown said there was an issue with the pergola that was brought to the Planning
412 Commission's attention in the past. She said it was determined that pergolas are considered

413 landscaping. She said she is uncomfortable with that because there is one that is intrusive. She
414 said if it were next to a house then it would infringe on the neighbor. She said that should be
415 taken out of the landscaping category and be considered a structure. Gary Kerr said the reason it
416 is categorized as landscaping is because it is open to the sky. Gary Kerr said that was the
417 decision the City made. Commissioner Brown said that is an example of why she doesn't
418 believe they should allow "all" structures. Craig Barker said they can put that on the Planning
419 Commission agenda to specifically talk about that structure and make a recommendation to
420 change the ordinance.

421
422 Commissioner Dalpiaz said they are penalizing the people who did it right the first time.

423
424 Commissioner Residori suggested that if they should have had a building permit and they didn't
425 that is a different category. He said if they didn't need a building permit and they put it too
426 close to the fence he would let those go. Commissioner Residori said those that require a
427 building permit and are illegal structures should come down.

428
429 Craig Barker said they could treat the two categories differently. Commissioner Kiser said he
430 does not agree with the legalizing of all structures.

431
432 Commissioner Thomas said some of these structures could have been up for thirty years and
433 what issue they are resolving is they allow them as legal nonconforming.

434
435 Commissioner Quinney said some sheds that are not a cement pad can be moved. Commissioner
436 Knight said whether it is on a concrete pad or not it has to meet setback requirements.
437 Commissioner Knight said he is fine with legalizing the structures that were built with a permit.
438 Craig Barker said the problem is they do not know if they all had permits because the laws have
439 changed.

440
441 Commissioner Brown said she doesn't agree with using the word "all" in the ordinance.
442 Commissioner Knight said there are differences between those that had no regard for City
443 Ordinance.

444
445 Craig Barker asked Gary Kerr how difficult it would be to determine if the resident obtained a
446 permit for the structure. Gary Kerr said they can go through BMI electronic records to find the
447 permits. Craig Barker said they may not be able to identify whether they had a building permit.

448
449 Commissioner Knight said the resident could be required to prove they had a building permit.
450 Craig Barker said staff would have to prove guilt, the resident wouldn't necessarily have to prove
451 anything.

452
453 Commissioner Knight asked about those who build illegal sheds in the future if they would be
454 classified as legal nonconforming. Commissioner Thomas those that have a permit are legal
455 nonconforming and those without permits are in violation. Gary Kerr said some of these are
456 people who bought the home with the structure. Gary Kerr said there would be a major uproar if
457 he were to require all the illegal structures to be taken down.

458

459 Commissioner Knight said they may allow all structures as legal non-conforming built before
460 2012. Craig Barker said that ordinance is easy to do. Commissioner Knight said there will still
461 be people who build non-conforming structures after 2012. Gary Kerr said he normally only
462 goes after the newer structures. Commissioner Thomas asked why they need to take action. He
463 said he is afraid that someone could sue the City three years later because the City allowed one
464 person but not another.

465
466 Commissioner Dalpiaz said they should let the legal system provide direction. Commissioner
467 Thomas said no one wants to require a person who has just bought a home with an illegal shed to
468 tear it down, at the same time they do not want to allow those who intentionally violated the
469 ordinance.

470
471 Commissioner Knight said his recommendation is that they do not give any recommendation.
472 Craig Barker said the Planning Commission can make a statement as a group and explain it.
473 Commissioner Knight said they recommend that they do not legalize these structures.

474
475 Commissioner Kiser said he suspects the City Council may feel pressure and receive some back
476 lash. Commissioner Quinney asked if their recommendation binds the City Council. Craig
477 Barker said the City Council does not have to follow the Planning Commission's
478 recommendation.

479
480 Commissioner Brown said they need to enforce the ordinance. Commissioner Knight said that is
481 opening a can of worms. Commissioner Brown said it is similar to the Grandfather Clause.
482 Gary Kerr said if the ordinance is changed then all those structures would be allowed because
483 they are legal nonconforming. Commissioner Kiser said that is probably the easiest and cleanest
484 way to do it, but in his mind that is not the right way.

485
486 Commissioner Quinney asked if they will require a building permit for all sheds after October 1,
487 2012. Commissioner Knight said they do not need a permit for a shed less than 200 square feet.
488 Gary Kerr said they are having problems with illegal structures so they require at least a site plan
489 to be kept on file.

490
491 Commissioner Quinney asked if it would help the City to require a building permit. Gary Kerr
492 said if the City wanted to do that that would be fine, but they would have to require a fee.
493 Commissioner Thomas said many people may not know they needed a permit. Craig Barker said
494 that is true but people are required to find out what the laws are. Commissioner Thomas said
495 they get into the enforcement issues. Craig Barker said they will create a letter and have the
496 Planning Commission Chair sign it.

497
498 **11. PUBLIC COMMENTS.**

499
500 There were no public comments.

501
502
503 **12. PLANNING COMMISSION/STAFF COMMENTS**

504

505 Commissioner Kiser discussed the workshop being held by the Utah League of Cities and
506 Towns. He asked that they let staff know if they would like to attend.

507
508 Commissioner Thomas said he was asked some questions about Mason Cove Subdivision and if
509 they would be required to retain the hill side if people build up there. Gary Kerr said they do not
510 dictate whether people retain the hill side. He said they do require an engineered grading plan.
511 Commissioner Thomas said there is a 30 foot drop between the upper lot and lower lot. He
512 asked if the water can run off the top lot into the lower lot. Gary Kerr said the runoff of water
513 becomes a civil matter. He said there are some restricted lots that require a drainage plan.

514
515 Craig Barker explained the new City Manager has asked staff to begin reviewing ordinances.
516 They meet weekly and have been going through the definitions in the Zoning Ordinance. He
517 expects it will take staff at least three of four months to review these ordinances. Commissioner
518 Quinney asked if they are prioritizing any ordinances. Craig Barker replied yes. He said when
519 they have issues that come up they will put those on the Planning Commission's agenda. He said
520 they plan on discussing the storage of commercial trailers in residential zones at the next
521 Planning Commission meeting.

522
523

524 **13. ADJOURNMENT**

525

526 **Commissioner Brown made a motion to adjourn the meeting. Commissioner Dalpias**
527 **seconded the motion.**

528

529 **Voting on the motion:**

530

531 **Chairman Kiser** **yes**

532 **Vice-Chairman Dalpias** **yes**

533 **Commissioner Brown** **yes**

534 **Commissioner Knight** **yes**

535 **Commissioner Quinney** **yes**

536 **Commissioner Residori** **yes**

537 **Commissioner Thomas** **yes**

538

539 **The motion was passed unanimously.**

540

541 The meeting adjourned at 8:53pm.

542

543

544 _____
544 Planning Commission Chair

545

546

547 _____
547 Jennifer Thomas, Community Dev. Coord. /Deputy Recorder

548

549

550 _____
550 Date approved