

MINUTES OF MEETING

HOOVER PLANNING AND ZONING COMMISSION

Date: June 13, 2016
Time: 5:30 PM
Place: Hoover Municipal Center
Present: Mr. Mike Wood, Chairman
Mr. Scott Underwood, Vice-Chairman
Mr. Carl West
Mr. Allen Pate
Mr. Mark Schroeter

Absent: Mr. Kelly Bakane
Mr. John Lyda
Mr. Sammy Harris

Also Present: Mr. Bob House, House Consultants
Mr. Rod Long, City Engineer
Mr. Chris Reeves, Assistant City Engineer
Mr. Jim Wyatt, Director, Building Inspections
Mr. Duke Moore, Fire Marshal
Ms. April Danielson, City Attorney Staff

1. CALL TO ORDER

The meeting was called to order by Mr. Wood and the secretary had roll call at this time.

2. Mr. Wood asked Mr. Mark Schroeter to give the invocation.
3. Mr. Wood asked Mr. Scott Underwood to lead in the Pledge of Allegiance.
4. Mr. Wood stated the members of the Commission had been given copies of the minutes of May 9, 2016, meeting and asked for a motion concerning these minutes if there were no corrections or additions to be made. Mr. Pate made a motion to approve the minutes as presented. Mr. Underwood seconded the motion. On voice vote the motion carried unanimously.

5. REQUESTS FOR PRELIMINARY AND/OR FINAL MAP APPROVAL:

Mr. Wood explained he would read the following subdivision cases and verified the Planning Commission had had the opportunity to review each one during the pre-meeting work session and get any questions they had answered. He asked if anyone had a question or comment to please raise their hand and that case would be moved to the end of the agenda, and the other cases would be voted on as a block. The cases presented for block vote were as follows:

- (a) (a) **S-0616-19** – Jonathan Belcher, Signature Homes, is requesting **Final Plat** approval for **Kirkman Preserve Phase 4B Resurvey of Lots 214, 215, & 219**. The purpose of this resurvey is to add a storm sewer easement on Lot 219 and to correct lot dimensions on Lots 214 & 215. The property is owned by NSH Corporation and is zoned PRD (Planned Residential Development District)

APPROVED

Engineering Comments: Recommend approval.

Richard Johnson, Signature Homes, was present to represent this case. Mr. Wood asked if there were any questions or comments regarding this case. There were none.

- (b) **S-0616-20** – Jonathan Belcher, SB Dev. Corp. dba Signature Homes, is requesting **Final Plat** approval for **Sawyer Trail – Phase 2**, a proposed 60 (sixty) lot residential subdivision. The property is owned by 3165 Properties, LLC, and is zoned PUD PR-1 (Planned Single Family).

APPROVED

Engineering Comments: Recommend approval contingent upon applicant providing a guarantee in the amount of \$350,100.

Richard Johnson, Signature Homes, was present to represent this case. Mr. Wood asked if there were any questions or comments regarding this case. There were none. Mr. Wood asked Mr. Johnson if he was aware of and ok with the bond amount. He stated he was.

- (c) **S-0616-21** – Derek Meadows, Gonzalez-Strength & Associates, is requesting Final Plat approval for **NM 3184 Addition to Hoover**. This plat will subdivide an acreage parcel into two lots and dedicate a portion of right-of-way. The owner of the property is Walmart Stores East LP and it is zoned C-2 (Community Business District).

APPROVED.

Engineering Comments: Recommend approval.

Derek Meadows, Gonzalez-Strength & Associates, was present to represent this case.

Mr. Wood asked if there were any questions or comments on this case. There were none.

Mr. Wood asked again if there were any questions on any of the cases presented so far. There were none. Mr. Wood asked for a motion. Mr. Scott Underwood made a motion to approve cases (a), (b), and (c). Mr. Carl West seconded the motion. On voice vote, cases (a), (b), and (c) were approved unanimously with the exception of cases (a) and (b), in which Mr. Mark Schroeter abstained.

6. **C-0616-07** – Mr. Brandon Jensen, Rockwell Hoover LLC, is requesting **Conditional Use** approval for an event center for social/corporate events and live entertainment (Noah's Event Venue) to be located at 2505 International Park Lane. Rockwell Hoover LLC is the property owner and the property is zoned PO (Planned Office).

APPROVED

Mr. Brandon Jensen, 770 E. Main Street, Lehi, Utah, was present to represent this case. He stated Noah's Event Venue was an event venue in which they held any type of corporate event, personal events, holiday parties, Christmas or business parties, weddings, etc. Mr. Jensen stated that most

often on the weekends, they filled up with weddings. He explained that typically they filled up during the weekdays with different corporate events and on the weekends, it worked out well because usually the corporate facilities or parks were vacant and not being utilized as heavily during the weekends, at which time, they tended to see a pick up in business or larger events happening on the weekend.

Mr. Jenson stated that typical weekday events would be anything from one-on-one interviews to having a lecture or a training session with a couple of hundred employees or individuals that were attending a seminar.

Mr. Wood asked Mr. House if he had any comments to make. Mr. Bob House, House Consultants, read the following staff recommended comments as conditions for the conditional use:

- (1) Amplified music is prohibited outside of the building.
- (2) Amplified music which is audible off the premises shall be permitted only between the hours of 10:00 a.m. and midnight, seven days a week.

Mr. Wood asked Mr. Jenson if he was aware of and agreeable with those conditions. Mr. Jenson answered he agreed with the conditions.

Mr. Wood asked Duke Moore, Fire Marshal, if the Fire Department had had an opportunity to take a look at the roadway and were ok with it. Mr. Moore answered they were fine with the roadway.

Mr. Wood asked if there were any comments from anyone else. Mr. Pate asked if the event center would be applying for an alcohol license. Mr. Benson answered they actually did not offer any food or beverage services. Mr. Benson stated that if somebody wanted alcohol at their event they would hire a bartender or some type of an individual that had an alcohol license, in which they would then come and be able to serve the alcohol. Mr. Benson added that was one of the things that was unique about their facility was that they could cater it themselves whether by going to Costco to bring in one's own food, etc, or hire a caterer. Mr. Benson stated they actually removed themselves from this part and let people make their own decisions, to prevent price gauging. Mr. Pate asked what they did about security for events serving alcohol. Mr. Jenson answered that anytime alcohol was going to be served, they mandated, which was included in the fee they charged, hiring two local off-duty, uniformed police officers to provide security for the event. He added that even if there wasn't going to be alcohol served, if the event was in excess of two-hundred (200) or more people, they would also have police officers on hand. Mr. Benson stated that those documents explaining security, was all part of their rental agreement that everybody would sign, but rather than leave that responsibility to the individual party, they took that on themselves to charge the fee to cover the uniformed police officers.

Mr. Wood asked if there were any other questions or comments. There were none. Mr. Wood asked for a motion. Mr. Pate made a motion to approve. Mr. Underwood seconded the motion. On voice vote, the motion was approved unanimously.

7. **Z-0616-06** – The City of Hoover is rezoning recently annexed single family residence at 1833 Burning Tree Circle from Jefferson County R-1 to Hoover R-1 (Single Family Residential District).

APPROVED

Mr. Bob House, House Consultants, represented this case. Mr. House explained this was an individual lot that was annexed by the City Council awhile back and this case was simply to clean up the zoning on it. Mr. Wood asked if there were any questions or comments on it. There were none.

Mr. Wood asked for a motion. Mr. West made a motion to approve. Mr. Schroeter seconded the motion. On voice vote, the motion was approved.

There was no further discussion and the meeting was adjourned.

Vanessa Bradstreet
Zoning Assistant