



SOUTH WEBER PLANNING COMMISSION AGENDA

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PUBLIC NOTICE is hereby given that the Planning Commission of SOUTH WEBER CITY, Utah, will meet in an electronic meeting on Thursday, April 9, 2020 streamed live on YouTube, commencing at 6:00 p.m.

OPEN (Agenda items may be moved in order or sequence to meet the needs of the Commission.)

1. Pledge of Allegiance: Commissioner Johnson
2. Public Comment: All comments must be submitted by email to publiccomment@southwebercity.com
 - a. Comments must be received prior to the meeting start time
 - b. Subject line should include meeting date, item# (or general comment), first and last name
 - i. Comments without first and last name will not be included in the public record
3. Approval of Consent Agenda
 - a. 2020-03-12 Minutes
4. Presentation/Discussion: Development at approximately 475 E 6650 S (17 acres) by Carter Randall
5. Planning Commission Comments (Boatright, Grubb, Johnson, Osborne, Walton)
6. Adjourn

In compliance with the Americans With Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder, 1600 East South Weber Drive, South Weber, Utah 84405 (801-479-3177) at least two days prior to the meeting.

THE UNDERSIGNED DULY APPOINTED DEVELOPMENT COORDINATOR FOR THE MUNICIPALITY OF SOUTH WEBER CITY HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS MAILED, EMAILED, OR POSTED TO: 1. CITY OFFICE BUILDING 2. FAMILY ACTIVITY CENTER 3. CITY WEBSITE www.southwebercity.com 4. UTAH PUBLIC NOTICE WEBSITE www.pmn.utah.gov 5. THE GOVERNING BODY MEMBERS 6. OTHERS ON THE AGENDA

DATE: March 30, 2020

DEVELOPMENT COORDINATOR: Kimberli Guill

Kim Guill

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 12 March 2020

TIME COMMENCED: 6:01 p.m.

LOCATION: South Weber City Office at 1600 East South Weber Drive, South Weber, UT

PRESENT: **COMMISSIONERS:**

Tim Grubb (excused)
Gary Boatright
Rob Osborne
Wes Johnson
Taylor Walton

CITY ENGINEER:

Brandon Jones

DEVELOPMENT COORDINATOR:

Kimberli Guill

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Blair Halverson, Paul Sturm, Michael Grant, and Jeff Judkins.

PLEDGE OF ALLEGIANCE: Commissioner Osborne

4. Public Comment: Please respectfully follow these guidelines

- a. Individuals may speak once for 3 minutes or less**
- b. State you name and address**
- c. Direct comments to the entire Commission**
- d. Do not make comments from the audience**
- e. Note: Planning Commission will not respond during the public comment period**

Commissioner Osborne excused Commissioner Grubb from tonight's meeting.

Commissioner Osborne reminded everyone of public comment guidelines.

Paul Sturm, 2527 Deer Run Drive, addressed the two items on tonight's agenda. He is concerned about zoning before the general plan.

Approval of Consent Agenda

- **Minutes of 13 February 2020**

Commissioner Johnson moved to approve the consent agenda. Commissioner Boatright seconded the motion. Commissioners Boatright, Osborne, Walton, and Johnson voted aye. The motion carried.

Review of R-7 Residential Multi-Family Zone

Commissioner Osborne explained the City Council has requested that the Planning Commission review the current R-7 zone and recommend any changes they deem necessary to the City Council before the General Plan is complete.

Commissioner Osborne reviewed chapter by chapter of the R-7 Residential Multi-family Zone beginning with permitted uses 10-5C-3. Commissioner Johnson recommended amending the number of units from 12 to 3. Commissioner Walton wants to make sure the city is meeting the intent and purpose of Section 10-5C-1 and suggested amending the language.

Discussion took place regarding architectural features. Concerning 10-5C-2 Architectural Site Plan Review, Commissioner Walton questioned the (3) or more. Barry explained three or more is considered multi-family as per city code. Commissioner Walton discussed density being a concern. Barry discussed adopting standards into the city code for the aesthetics of the units. There seems to be concern with the look of the Freedom Landing Townhomes. It was decided to amend 10-5C-2 Architectural Site Plan Review – to (2) or more. Concerning 10-5C-4 remove *“excavations over two hundred (200) cubic yards.”* Remove *“Golf courses, public or privately owned, whether or not operated as a business.”*

Commissioner Osborne would like to address the Architectural Site Plan Review Section on the Planning Commission agenda for April. Kim stated the next meeting will be held on 16 April 2020.

Discussion took place regarding item A Density. Commissioner Johnson is in favor of only allowing 7 units on each acre. Discussion took place regarding allowing clustering, which allows for more open space. Section 10-5C-10 item A - amending The minimum area that may be R-7 Zone from two (2) acres to one (1) acre and nine point five (9.5) acres to four (4) acres. It was decided concerning Section 10-8-5 – the number of required parking spaces will be reviewed in the future. Section 10-5C-11 – remove the last sentence of item A. It was decided the Planning Commission will figure out a landscape requirement with xeriscape and definition in the future.

Review of C-R Commercial Recreation Zone

The City Council has requested that the Planning Commission review the current C-R zone and make sure that the current listed uses are in line with what is in the best interest for the city and its residents, and if any changes are necessary; provide a recommendation to the City Council before the completion of the General Plan update.

The Planning Commission reviewed Section 10-5M-4 Permitted Uses and suggested removing child day care facilities, drive-ins, and gasoline and diesel service stations. Concerning Section 10-5M-5 Conditional Uses, there were no changes. Barry suggested identifying for profit indoor recreational sporting activities as permitted uses and for profit outdoor recreational sporting activities as conditional uses.

Discussion took place regarding whether to remove RV Parks from Section 10-5M-4. It was decided to remove RV Parks from permitted uses.

Commissioner Walton suggested defining landscaping standards in the near future. Commissioner Osborne suggested discussing the architecture, landscaping, and parking in the near future, after the general plan is completed.

It was suggested to include height restrictions in the code. Barry recommended maximum of 35 ft. Commissioner Osborne is okay with the sign requirements.

Commissioner Walton asked if it makes sense to have public comment at the beginning of the meeting verses the end. He pointed out it might be nice for individuals to be able to comment following discussion of certain items.

ADJOURNED: Commissioner Boatright moved to adjourn the Planning Commission meeting at 8:27 p.m. Commissioner Walton seconded the motion. Commissioners Boatright, Osborne, Walton, and Johnson voted aye. The motion carried.

APPROVED: _____ Date
Chairperson: Rob Osborne

Transcriber: Michelle Clark

Attest: Development Coordinator: Kimberli Guill

