

SOUTH WEBER CITY PLANNING COMMISSION MEETING WORK MEETING

DATE OF MEETING: 11 October 2018

TIME COMMENCED: 6:03 p.m.

PRESENT: COMMISSIONERS:

**Tim Grubb
Debi Pitts
Rob Osborne
Wes Johnson
Taylor Walton**

CITY ENGINEER:

Brandon Jones

CITY PLANNER:

Barry Burton

PLANNING COORDINATOR:

Lisa Smith

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Mike Bastian and Blair Halverson.

APPROVAL OF CONSENT AGENDA

Minutes 13 September 2018


Minutes 12 July 2018

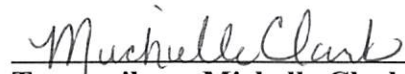
Public Hearing and Action of Conditional Use Permit 18-09: Application to build a duplex at 7408 S 1900 E by Mike Bastian: Commissioner Osborne asked Mike Bastian if he had a site plan. Mike Bastian passed out a new site plan to those in attendance. He said he put the approach away from the busier road with a setback at 10ft. He said the utility boxes are 42 ft. from the end. He said the parking is 22 ft. deep. He felt there was adequate turnaround. He said there will be covered patios. He will be installing bollards around the utility box. Barry Burton, City Planner, said site plan needs to be more detailed. He suggested moving the setback another 20 ft which would allow plenty of room for a vehicle to pull in and pull out. It was pointed out that the access is required to be on 1900 East and not South Weber Drive by ordinance. Brandon Jones, City Engineer, questioned whether this item should have a Sketch Plan Meeting. He said if this is only for conditional use, and when Mike pulls a building permit, he will provide a much more detailed site plan. Brandon agreed with Barry as far as moving the duplex farther back on the lot. Barry reviewed the city code and stated this item doesn't require a Sketch Plan Meeting. Mike emphasized this is a difficult lot to work with. He felt he had met the turn requirement. Barry was concerned about the depth of the turnaround. He said the turning radius is difficult and he felt there wasn't enough space to make a turn. After making adjustments to the site plan, Mike moved the entire duplex 10 ft. back.

**Action on Revised Developer Agreement for the Cook Property – Harvest Park
Subdivision: (NO DISCUSSION ON THIS ITEM)**

ADJOURNED: 6:25 p.m.

APPROVED:

 Date 8 NOV 2018
Chairperson: Rob Osborne


Transcriber: Michelle Clark

Attest: 
Planning Coordinator: Lisa Smith

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 11 October 2018

TIME COMMENCED: 6:30 p.m.

PRESENT: COMMISSIONERS:

Tim Grubb
Debi Pitts
Rob Osborne
Wes Johnson
Taylor Walton

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones

PLANNING COORDINATOR:

Lisa Smith

Transcriber: Minutes transcribed by Michelle Clark

A PUBLIC WORK MEETING was held at 6:00 p.m. to REVIEW AGENDA ITEMS

PLEDGE OF ALLEGIANCE: Commissioner Grubb

ATTENDEES: Blair Halverson, Bruce Nilson, Stan Cook, James Cook, Joan L. Turner, Bill M. Turner, Roger Wells, and Susan Wells.

APPROVAL OF CONSENT AGENDA

Minutes 13 September 2018

Minutes 12 July 2018

Commissioner Johnson moved to approve the minutes of 13 September 2018. Commissioner Pitts seconded the motion. Commissioners Grubb, Pitts, Osborne, and Johnson voted yes. Commissioner Walton abstained from the minutes of 13 September 2018 as he was excused from the meeting. The motion carried.

Commissioner Walton moved to approve the minutes of 12 July 2018. Commissioner Johnson seconded the motion. Commissioners Grubb, Pitts, Osborne, Johnson, and Walton voted yes. Commissioner Pitts and Grubb abstained as they were excused from the meeting. The motion carried.

DECLARATION OF CONFLICT OF INTEREST: (None)

Commissioner Grubb moved to open the public hearing. Commissioner Pitts seconded the motion. Commissioners Grubb, Pitts, Johnson, Osborne, and Walton voted yes. The motion carried.

*** * * * * PUBLIC HEARING * * * * ***

Public Hearing and Action of Conditional Use Permit 18-09: Application to build a duplex at 7408 S 1900 E by Mike Bastian: Commissioner Osborne said the last meeting approval was given to amend land ordinance for residential lots at certain intersections in the city to build a duplex. Commissioner Osborne asked if there was any public comment.

Joan Turner, 7366 S. 1950 E., was concerned because two or three years ago this property was discussed. She was concerned about adding more duplexes to the city and setting a precedence for that. Commissioner Osborne said the city code allows a duplex on this particular lot. He said there are only four lots identified in the city for this type of construction.

Commissioner Pitts moved to close the public hearing. Commissioner Grubb seconded the motion. Commissioners Grubb, Pitts, Johnson, Osborne, and Walton voted yes. The motion carried.

*** * * * * PUBLIC HEARING CLOSED * * * * ***

Commissioner Osborne discussed the requirement for a turnaround on the property so that the residents on this lot don't back out onto 1900 East or South Weber Drive. He said the developer has agreed to set back the units at a minimum of 47 ft. Commissioner Walton discussed the open space area with grass. He said this parcel is a unique spot for the city. He wondered if the city wants a big stucco wall facing South Weber Drive. He would like to know if there is a better use for this parcel. Commissioner Osborne asked if there was anything the commission would like to have the developer do to alleviate Commissioner Walton's concerns. Commissioner Walton asked if this meets the urbanism feel. Barry said the urbanism is for commercial areas. He said the conditions set forth in the case of these duplexes on certain corners are that the driveway has to be on the major collector and consolidate the driveways. He said the developer has fulfilled the requirements of the ordinance. He said the city doesn't dictate how someone landscapes or the building style of units. Commissioner Johnson said there is a parking strip along South Weber Drive and asked who would be responsible to maintain it. Barry stated the owner of the units will be responsible as in all other areas of the city. Commissioner Grubb asked about requiring a bollard around the utility box. Commissioner Johnson asked if Barry is content with the site plan. Commissioner Johnson said in the past residents in the city have said they don't want duplexes in the city. He was against the ordinance change and believed there is a safety issue. He felt there needs to be a zoning ordinance for rental sites verses a conditional use. He felt the city is setting a precedence. Barry said there is a zoning ordinance. He said we can't regulate who lives in these units. Commissioner Osborne said someday the State may come down and require a percentage of zones for low income housing. He said that is something the Planning Commission may need to review in the future.

Commissioner Grubb moved to approve Conditional Use Permit 18-09: Application to build a duplex at 7408 S 1900 E for Mike Bastian subject to the following:

1. Minimum 47 ft. setback from city right of way on 1900 East.
2. Provide turnaround on as site plan amended during work meeting.
3. Installation of bollard on the south side of the utility boxes for protection.

Commissioner Walton seconded the motion. Commissioners Grubb, Pitts, Osborne, and Walton voted yes. Commissioner Osborne voted no. The motion carried 4 to 1.

Action on Revised Developer Agreement for the Cook Property – Harvest Park

Subdivision: Commissioner Osborne reviewed Brandon Jones memo of 4 October 2018.

Brandon Jones, City Engineer's, memo of 4 October 2018 is as follows:

BACKGROUND At the last Planning Commission Meeting on September 13, 2018, Nilson Homes requested approval of a revised preliminary plan that included a PUD Overlay on the R-M zoned portion resulting in smaller lots, similar in size to those in the R-P zoned portion. In exchange, the development would dedicate 4.0 acres of open space adjacent to the Posse Grounds. The revised Preliminary Plan was approved and a recommendation of approval for the PUD was sent on to the City Council. Also requested was a change in the R-P zone, to change the maximum structure height from 25' to 35'. This was not recommended for approval.

In preparation for these items to go to the City Council, we asked the City Attorney, Doug Ahlstrom, for some direction. He indicated that different structures heights could be allowed through the Development Agreement if the City received something in return for the variation to the zone's requirements.

Nilson Homes decided to pull their items from the City Council agenda and discuss making changes to the Development Agreement instead. The City has met with Nilson Homes and negotiated the following proposed revisions to the Development Agreement.

DEVELOPMENT AGREEMENT

1. None of the items, previously agreed to, are being changed.
2. Only 50% of the lots in the R-P zone would be allowed to have a structure height of up to 35'. This calculates to be 17 lots. Therefore, 17 lots would remain restricted to a structure height of 25'. 10 of those 17 lots are specifically restricted to be lots 6-12 and 51-53. These are the lots that back along the existing homes in the Canyon Meadows Subdivision.
3. In exchange for the structure height allowance, the Developer is proposing the following improvements in the Open Space:
 - a. The Open Space will be dedicated as Public Open Space, hereafter to be owned, maintained, and developed by the City as determined to be in the best interest of the public.
 - b. The detention basin portion of the open space can be used a public dog park and will install a six-foot chain link fence (no slats) around the perimeter of the detention basin with a double gated entry.
 - c. A six-foot (6') wide natural surface trail (approx. 1,170 lineal feet) around the perimeter of the open space, also accessing Pebble Creek Drive, will be built. No trail will be required along

South Bench Drive due to the presence of the sidewalk. The final trail location will be determined with the final design of Phase 1. The trail will either be installed by the Developer or the cash equivalent paid to the City.

RECOMMENDATION Given that,

1. The direction of the City Attorney has been followed and the Developer is contributing additional public amenities in exchange for consideration given to structure heights, and
2. Means of protecting the existing residents in the Canyon Meadows Subdivision are in place by restricting the height of the homes directly adjacent to them. We therefore recommend approval of the requested changes to the Development Agreement.

Commissioner Walton discussed paragraph 6 of the development agreement. Brandon Jones, City Engineer, stated there is one access from the development onto South Bench Drive and part of the agreement is that the developer will pay for a portion of the construction. He said the city will build the curb radius to go into the developer's road. Commissioner Osborne said the open space can be tied to the posse ground and the posse ground has a restroom. He said there is also parking. He understood the city's need for a dog park. Commissioner Grubb asked about the detention basin on the map. Brandon said the actual size of the detention basin will be calculated at final plat stage. Commissioner Grubb asked how big the dog park area is. Bruce Nilson estimated it is approximately ½ acre. Commissioner Grubb asked if there is anything in the developer agreement for the developer to clean/clear out the dead trees. Brandon said the developer isn't responsible for that. Commissioner Grubb said he would like to see that cleaned up. Barry said the city will receive park impact fees which can go for that purpose. Discussion took place regarding the trail. Brandon explained that some of the trail will be asphalted and some will be road base. Commissioner Walton asked about the 17 lots restricted to 25'. He asked about Lots 5, 4, 3, & 1. Brandon said those lots are in the R-M Zone and back onto Riverside Place Subdivision.

Commissioner Johnson moved to recommend approval to the City Council the revised developer agreement for the Cook property (Harvest Park Subdivision). Commissioner Grubb seconded the motion. Commissioners Grubb, Pitts, Johnson, Osborne, and Walton voted yes. The motion carried.

PUBLIC COMMENTS: (None)

PLANNING COMMISSION COMMENTS:

Commissioner Walton: He was curious to know if there will be a mixed-use development discussion with the City Council before Christmas. Barry said there is a mixed-use request for the Poll property that will be coming to the Planning Commission. Commissioner Walton also asked about xeriscaping for park strips. He said we discussed this concept in August and was wondering what the next step would be to include this as a city ordinance. Brandon said the idea behind requiring wider park strips makes it easier for landscape and watering. Barry said the city doesn't have anything that addresses landscape one way or another in residential zones. Brandon said this is probably something that should be addressed. Commissioner Osborne is okay with recommending that. Commissioner Walton said he is concerned about being water conscious. Barry suggested a possible water guide with recommendations for landscaping. Commissioner Johnson said Weber Basin Water is a great resource for this. Commissioner Walton asked if

there is a current development agreement with Staker Parsons gravel pit. Brandon will research. Commissioner Walton discussed the fugitive dust coming from the pit. He was concerned about reclamation as well.

Commissioner Grubb: He received an invitation for Wasatch Choice 2050 Workshop. Barry said Phase 1 was discussed in the spring and this fall they will give a broad overview and then break up into smaller groups to discuss changes. This meeting is November 14th from 4:00 p.m. to 6:00 p.m. at the Syracuse City Police Department. Commissioner Walton said he will be attending. Brandon and Barry will be attending as well.

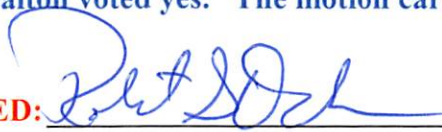
Commissioner Johnson: He discussed the extension of Bonneville Shoreline Trail east of Highway 84. There are landowners that need to be contacted. Barry said Mayor Sjoblom will be contacting the property owners.

Commissioner Pitts: Commissioner Pitts wanted to know if Dave Larson, City Manager, has been asked to attend Planning Commission meetings. Blair Halverson, City Council Member, will ask Dave if he can attend.

City Planner, Barry Burton: He reported that he and Brandon had some contact from an engineer who is working with the Birt Family. He said this property is west of the soccer complex. He said the north portion of the property goes into Weber County. He said they encouraged them to get with the neighbors to the west to see if there can be a county boundary change. They are not interested in that but want to create lots within South Weber City and separate lots in the county that are not buildable. He warned them that he didn't know how the Planning Commission and City Council will feel about annexing across county lines.

ADJOURNED: Commissioner Grubb moved to adjourn the Planning Commission meeting at 7:41 p.m. Commissioner Walton seconded the motion. Commissioners Grubb, Pitts, Johnson, Osborne, and Walton voted yes. The motion carried.

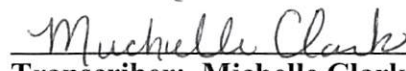
APPROVED:



Chairperson: Rob Osborne

Date

8 Nov 2018



Transcriber: Michelle Clark



Attest: Planning Coordinator: Lisa Smith