

PLANNING COMMISSION AGENDA

Watch live, or at your convenience.

<https://www.youtube.com/c/southwebercityut>

PUBLIC NOTICE is hereby given that the Planning Commission of **SOUTH WEBER CITY, Utah**, will meet in a regular public meeting commencing at 6:00 p.m. on **Thursday, July 11, 2024**, in the Council Chambers at 1600 E. South Weber Dr.

OPEN (Agenda items may be moved to meet the needs of the Council.)

1. Pledge of Allegiance: Marty Mcfadden
2. Public Comment: Please respectfully follow these guidelines.
 - a. Individuals may speak once for 3 minutes or less: Do not remark from the audience.
 - b. State your name & city and direct comments to the entire Council (They will not respond).

ACTION ITEMS

3. Consent Agenda
 - a. May 23, 2024, Minutes
4. Public Hearing for Coopers Landing, Request of Rezone
5. Rezone of Coopers Landing from R1 to R5

REPORTS

6. New Business:
7. Commission
8. 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 Deputy Recorder for the municipality of South Weber City hereby certifies that a copy of the foregoing notice was mailed/emailed/posted to: City Office building; Mayor, Council, and others on the agenda; City Website southwebercity.com/; and Utah Public Notice website www.utah.gov/pmn/index.html.

DATE: July 3, 2024

DEPUTY RECORDER: Raelyn Boman

Raelyn Boman

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 23 May 2024

TIME COMMENCED: 6:03 p.m.

LOCATION: South Weber City Office @ 1600 East South Weber Drive, So. Weber, UT

PRESENT:

COMMISSIONERS:

Gary Boatright
Julie Losee
Marty McFadden (excused)
Chris Roberts
Chad Skola

CITY ENGINEER:

Brandon Jones

CITY RECORDER:

Lisa Smith

**COMMUNITY DEVELOPMENT
MANAGER:**

Lance Evans

Minutes: Michelle Clark

ATTENDEES: Paul Sturm,

Commissioner Losee called the meeting to order and welcomed those in attendance.

1. Pledge of Allegiance: Commissioner Boatright

2. Public Comment: Please respectfully follow these guidelines.

- Individuals may speak once for 3 minutes or less: Do not remark from the audience. State your name & city and direct comments to the entire Commission (Commission will not respond).

ACTION ITEMS:

3. Approval of Consent Agenda

- 11 April 2024 Minutes

Commissioner Roberts moved to approve the consent agenda as written. Commissioner Skola seconded the motion. A roll call vote was taken. Commissioners Boatright, Losee, Roberts, and Skola voted aye. The motion carried.

Commissioner Boatright moved to open the public hearing for Flex Code Zoning Ordinance 2024-27. Commissioner Skola seconded the motion. A roll call vote was taken. Commissioners Boatright, Losee, Roberts, and Skola voted aye. The motion carried.

----- **PUBLIC HEARING** -----

4. Public Hearing Flex Code Zoning Ordinance

Commissioner Losee asked if there was any public comment.

Paul Sturm of South Weber City voiced concern with the possibility of this zone being created for a developer.

Commissioner Roberts moved to close the public hearing for Flex Code Zoning Ordinance 2024-27. Commissioner Skola seconded the motion. A roll call vote was taken. Commissioners Boatright, Losee, Roberts, and Skola voted aye. The motion carried.

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

Commissioner Losee expressed this is new code and is not for any specific developer or development. Commissioner Boatright voiced concern with adjacent properties if the property is next to a residential area. He suggested creating a buffer between the two zones. Commissioner Boatright questioned the requirement of each façade that fronts a street shall have a minimum of 40% windows. Further discussion took place in which Community Development Manager Lance Evans explained the following requirements for windows from the code:

C) Windows. The following window design standards apply to all flex buildings and supersede the general, non-residential, minimum window percentages contained in this Chapter.

- 1) Each Façade that fronts a Street shall have a minimum of 40% windows.
- 2) Each Facade that fronts a Street may have a minimum of 15% windows if the following are met:
 - a) The building is setback 100 feet or more from the property line,
 - b) Landscaping is upgraded to screen the building, and
 - c) Additional architectural elements are added for visual relief.
- 3) All Façades shall have a minimum of 5% windows.

The Planning Commission agreed this zone is not favorable for a restaurant. Mr. Evans suggested a square footage limitation.

5. Flex Code Zoning Ordinance 2024-27

Community Development Manager Lance Evans explained over the last few years flexible buildings have become increasingly popular development form. Flex buildings, short for flexible buildings, are commercial properties that are designed to accommodate multiple uses within a single structure. These buildings typically offer versatile space that can be easily adapted to various purposes, such as office space, light manufacturing, research and development, storage, or a combination of these functions. Flex buildings are characterized by features like high ceilings, open floor plans, ample utility infrastructure (such as power and data connections), and often include features like roll-up doors for loading and unloading goods. This versatility allows tenants to use the space in ways that suit their specific needs, and it also provides flexibility for businesses as their requirements change over time.

Mr. Evans acknowledged a flex zone district serves several purposes, primarily aimed at accommodating a variety of land uses and fostering economic development while maintaining flexibility and adaptability in urban planning. At the direction of the City Council, staff developed a zoning district that will allow for the use of flex buildings and the varied uses. The new zoning district has use limitations and architectural standards to ensure compatibility with surrounding properties. The amendment would also modify the Land Use Matrix with the permitted and conditional uses for the Flex Zone. The matrix based on the discussions with the Code Committee are uses intended to allow for small-scale commercial that would not have a significant impact on the surrounding properties.

Commissioner Skola moved to recommend City Council approval for Flex Code Zoning Ordinance 2024-27 with the following amendment: decrease the window requirement to 30% on the front façade and minor changes to the first two paragraphs. Commissioner Boatright seconded the motion. A roll call vote was taken. Commissioners Boatright, Losee, Roberts, and Skola voted aye. The motion carried.

REPORTS:

6. New Business (None)

7. Commission

Commissioner Skola: suggested city staff review the lighting at the storage units located on South Weber Drive. Mr. Evans explained the staff is aware of the issue and is working with the owner to resolve it.

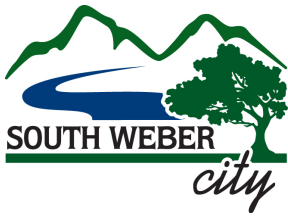
Commissioner Losee: queried if weed control notices have been sent to property owners especially northbound exit onto South Weber Drive. She requested extending the red painted curb southbound on 2700 East.

8. ADJOURN: Commissioner Boatright moved to adjourn the Planning Commission meeting at 6:53 p.m. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Boatright, Losee, Roberts, and Skola voted aye. The motion carried.

APPROVED: _____ **Date** _____
Chairperson: Julie Losee

Transcriber: Michelle Clark

Attest: _____
City Recorder: Lisa Smith



PLANNING COMMISSION STAFF REPORT

MEETING DATE

July 11, 2024

PREPARED BY

Lance Evans, AICP
Community Development
Manager

ITEM TYPE

Rezone Ordinance

ATTACHMENTS

Zoning Maps

Application

AGENDA ITEM

Ordinance 2024-065: Rezone at approximately 6525 S. 475 East from Agriculture (A) to Residential Multi-Family (R-5) by Applicant Shane Turner.

PURPOSE

Hear rezone request and recommend approval or denial to the City Council.

RECOMMENDATION

Staff recommends approval of the rezone request based on the criteria outlined in the staff report.

BACKGROUND

Rezone Information	
Site Location	Approximately 6526 S. 475 East
Tax ID Number	130060020
Applicant	Shane Turner
Owner	Shane Turner
Proposed Actions	Recommend approval or denial to City Council
Current Zoning	A (Agricultural)
Proposed Zoning	R-5 (Multi-Family Residential)
General Plan Land Use Classification	Residential Low Moderate Density (R-LM)
Gross Site	2.2 Acres

Rezone Request. This is an area in the General Plan that is at the discretion of the City Council to grant a rezone to Residential Multi-Family (R-5). The request to rezone to R-5 would allow for the development of approximately 10 dwelling units on the 2.2-acre parcel if approved.

The rezone request is separate from any site plan or other approvals. The consideration of the change to the R-5 zone district needs to factor in all potential uses as outlined in the Land Use Matrix for the R-5 zone.

PLANNING CODE REVIEW

South Weber City Code 10-2-7: ADOPTION AND AMENDMENTS

10-2-7: ADOPTION AND AMENDMENTS:

A. Adoption: The planning commission shall provide notice and hold a public hearing on a proposed land use ordinance or zoning map and prepare and recommend to the city council a proposed land use ordinance and zoning map that represents the planning commission's recommendation for regulating the use and development of land within all or any part or area of South Weber City. The city council may adopt or reject the proposed land use ordinance or zoning map either as proposed by the planning commission or after making any revision that the city council considers appropriate.

B. Amendments: The City Council may, from time to time, amend the number, shape, boundaries or areas of any zone, or any regulation of or within such zones or any other provisions of this title, but such amendments shall not be made or become effective unless the same shall have been proposed by or be first submitted to the Planning Commission for its recommendation. The City Council may adopt or reject the proposed land use ordinance or zoning map either as proposed by the Planning Commission or after making any revision that the City Council considers appropriate.

ANALYSIS

The criteria and process for a zone change (also known as a rezoning) requires the analysis of several key factors that municipalities consider before approving or denying a request.

Consistency with Comprehensive Plan: The proposed zone change aligns with the goals and policies outlined in the general plan. City Staff finds that the proposed increase in the residential density at this

Location is consistent with the South Weber General Plan and Projected Land Use Map. Along with State code requirements to provide additional housing in each community throughout the State.

Compatibility with Surrounding Uses: The rezoning should not adversely impact adjacent properties or the surrounding neighborhood. Any uses permitted in the R-5 Zone would be consistent with the surrounding building height, density, traffic impacts, and visual aesthetics though compliance with city development codes.

Environmental and Infrastructure Considerations: The proposed zone change is surrounded by developed property and an interstate highway. The rezone will have minimal impacts on infrastructure (such as roads, utilities, and public services) and the natural environment (including water resources, wildlife habitats, and air quality).

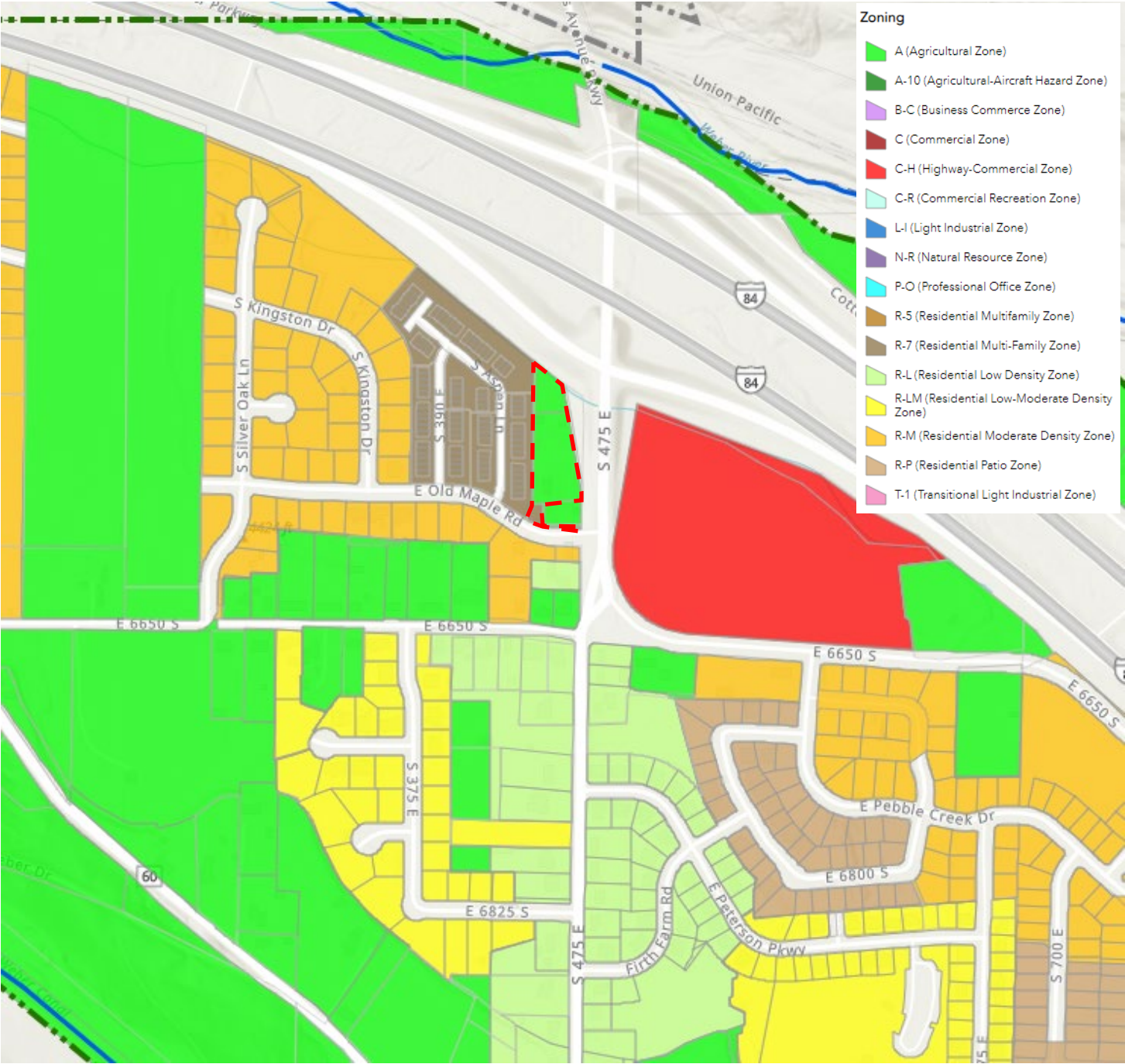
City staff recommend approval of the rezone to R-5.



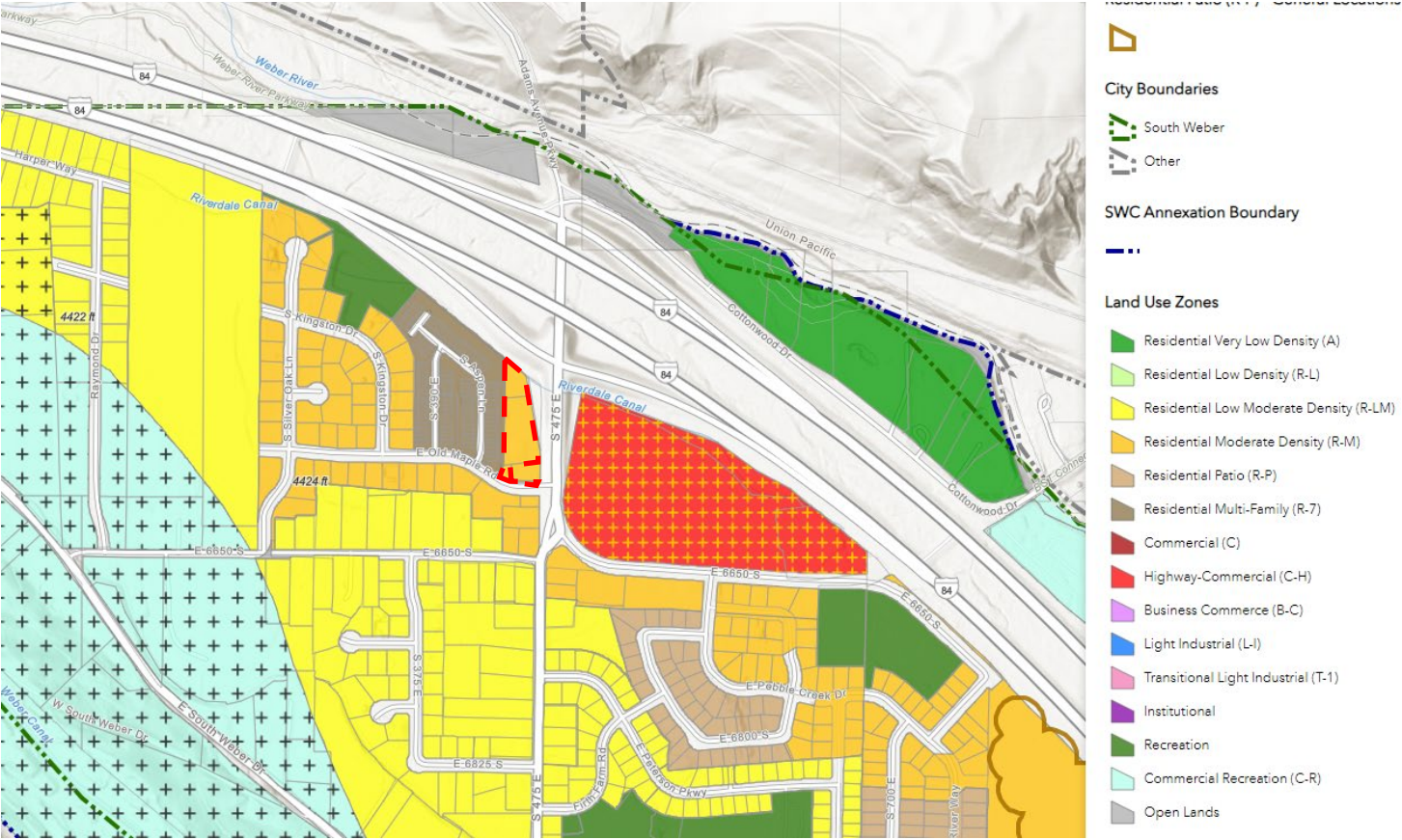
[Vicinity Map](#)



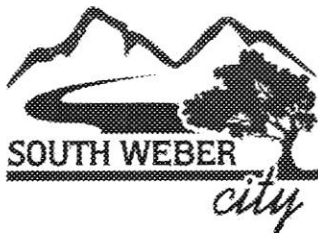
[Property Map](#)



[Zoning Map](#)



Projected Land Use Map



1600 E. South Weber Drive
South Weber, UT 84405

www.southwebercity.com

801-479-3177
FAX 801-479-0066

FOR OFFICE USE ONLY

Fee paid \$ 300 Receipt 15014950 Date 6-5-24

Recommended by Planning Commission on: July 11, 2024

Approved by City Council on: _____

ZONE CHANGE APPLICATION

Approx. Location: 6525 S 475 E

Parcel Number(s): See attached Total Acres: 2.2

Request: 2.2 Acres changed from R1 Zone to R5 Zone
_____ Acres changed from _____ Zone to _____ Zone

Legal Description: (attach if too large) See attached

Proposed Use: Townhomes

How does this use support the City's General Plan? _____

Applicant

Name: Shane Turner
Company: Turner Price Ent.
Address: 3756 W 1800 N
City/State/Zip: West Point, UT 84015
Phone: 801-668-6026
Email: 5starroy@gmail.com

Property Owner, if not Applicant

Name: _____
Company: _____
Address: _____
City/State/Zip: _____
Phone: _____
Email: _____

Public Notice Authorization: I do hereby give permission to South Weber City to place a public notice sign on the property contained herein for the purpose of citizen notification of this proposed change in zoning.

Affidavit: I also, being duly sworn, depose and state that I am the owner or agent of the owner of the property cited and that the statements and answers contained herein, along with any attachments are true and correct to the best of my knowledge and belief.

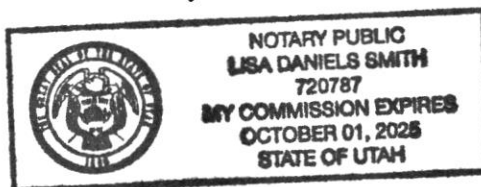
Applicant's Signature: _____ Date: 6-5-24

State of Utah, County of Davis

Subscribed and sworn to before me on this 5th day of June, 2024

Printed Name Lisa Smith

Notary Signature _____



Seal

Agent Authorization (To be filled out by owner, if allowing an agent to act on his/her behalf.)

As the owner of the real property referenced in this document, I do hereby appoint

TURNER PRICE ENT. as my agent to represent me regarding this application and to appear on my behalf before any city boards considering this application.

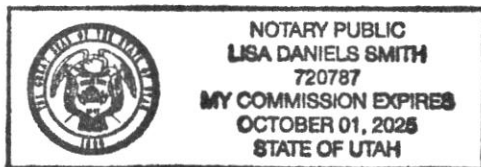
Property Owner's Signature: _____ Date: 6-5-24

State of Utah, County of Davis

Subscribed and sworn to before me on this 5th day of June, 2024

Printed Name Lisa Smith

Notary Signature _____



Seal

Parcel ID's and Legal Description's

Rezone Coopers Landing

PARCEL 1) 13-006-0020:

BEGINNING AT A POINT NORTH 0°22' WEST 222.68 FEET AND SOUTH 85°26' WEST 418.72 FEET FROM THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, IN THE CITY OF SOUTH WEBER, AND RUNNING THENCE NORTH 85°26' EAST 105.86 FEET; THENCE NORTH 84°20' EAST 85.77 FEET, MORE OR LESS, TO THE WESTERLY LINE OF A STREET; THENCE NORTH 1°12'20" EAST 32.23 FEET, MORE OR LESS, ALONG SAID STREET TO THE SOUTHWESTERLY NON-ACCESS LINE OF A HIGHWAY, 70.88 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CENTER LINE OF THE SOUTH WEBER CONNECTION ROAD OF HIGHWAY PROJECT NO. 80N-6; THENCE NORTH 9°21'45" WEST 316.63 FEET ALONG SAID HIGHWAY; THENCE SOUTH 85°26' WEST 133.16 FEET, MORE OR LESS, TO A POINT NORTH 1°11'30" EAST OF THE POINT OF BEGINNING; THENCE SOUTH 1°11'30" WEST 351.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2) 13-006-0004 :

BEGINNING NORTH 0°22' WEST 222.68 FEET AND SOUTH 85°26' WEST 222.52 FEET TO THE WEST SIDE OF A RIGHT OF WAY AND NORTH 01°12'20" EAST 351.02 FEET AND SOUTH 85°26' WEST 60.95 FEET FROM THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, IN THE CITY OF SOUTH WEBER, AND RUNNING THENCE NORTH 9°21'45" WEST 97.03 FEET TO A POINT WHICH IS 130 FEET PERPENDICULARLY DISTANT SOUTHWESTERLY FROM THE CENTER LINE OF AN OFF RAMP; THENCE NORTH 50°45'07" WEST 144.98 FEET; THENCE SOUTH 1°11'30" WEST 197.43 FEET; THENCE NORTH 85°26' EAST 133.63 FEET TO THE POINT OF BEGINNING.

PARCEL 3) 13-326-0112:

All of Parcel B of OLD MAPLE FARMS SUBDIVISION, PHASE 1, according to the official plat thereof, on file and of record in the office of the Recorder of Davis County, Utah.

PARCEL 4) 13-006-0040

A TRACT OF LAND, INCLUSIVE OF PARCELS I-80N-6:27D:A & I-80N-6:29B:A FR UDOT PORJECT NO. I-80N-6(7)46, WH IS PART OF AN ENTIRE TRACT OF PPTY SIT IN THE SE ¼ SE ¼ SEC 20-T5N-R1W, SLB&M. THE BNDRY OF SD TRACT OF LAND ARE DESC AS FOLLOWS: BEG AT A PT ON THE EXISTING W'LY R/W LINE & NO-ACCESS LINE OF 500 EAST STR (NKA 475 EAST STR) OF SD PROJECT I-80N-6(7)46 WH IS 75.96 FT PERP'LY DISTANT W'LY FR THE CONTROL LINE OF SD 500 EAST STR (NKA 475 EAST STR) OF THE ABOVE AT ENGINEER

STATION 207+26.25 WH PT IS 264.99 FT N $00^{\circ}02'50''$ W ALG THE SEC LINE & 225.32 FT S $89^{\circ}57'10''$ W FR THE SE SEC COR OF SD SEC 20 (SD SE SEC COR S $00^{\circ}02'50''$ E 5305.67 FT FR THE NE SEC COR OF SD SEC 20); & RUN TH N $09^{\circ}21'51''$ W 388.68 FT ALG SD EXISTING W'LY R/W & NO-ACCESS LINE OF 500 EAST STR (NKA 475 EAST) TO THE EXISTING S'LY R/W & NO-ACCESS LINE OF INTERSTATE HWY I-80N (NKA I-84) KNOWN AS SD PROJECT I-80N-6(7)46 TO A PT WH IS 150.00 FT PERP'LY DISTANT W'LY FR SD 500 EAST STR (NKA 475 EAST) CONTROL LINE AT ENGINEER STATION 211+07.82; TH S $59^{\circ}48'00''$ E 71.65 FT ALG THE SD S'LY R/W & NO-ACCESS LINE OF SD INTERSTATE HWY I-80N-6(7)46 (NKA I-84) TO THE W'LY R/W & NO-ACCESS LINE OF 500 EAST STR (NKA 475 EAST) TO A PT WH IS 87.08 FT PERP'LY DISTANT W'LY FR SD 500 EAST STR (NKA 475 EAST) CONTROL LINE AT ENGINEER STATION 210+73.53; TH ALG SD W'LY R/W & NO-ACCESS LINE OF 500 EAST STR (NKA 475 EAST) THE FOLLOWING THREE (3) COURSES & DISTANCES: (1) S $04^{\circ}43'29''$ E 89.63 FT TO A PT WH IS 77.18 FT PERP'LY DISTANT W'LY FR SD CONTROL LINE AT ENGINEER STATION 209+84.45; TH (2) S $01^{\circ}30'41''$ W 171.08 FT TO A PT WH IS 76.87 FT PERP'LY DISTANT W'LY FR SD CONTROL LINE AT ENGINEER STATION 208+13.37; TH (3) S $01^{\circ}01'23''$ W 87.13 FT TO THE POB. (NOTE: ROTATE ABOVE BEARINGS $00^{\circ}31'29''$ CLOCKWISE TO EQUAL NAD 83 BEARINGS.) CONT. 0.27 ACRES