

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 13 July 2017

TIME COMMENCED: 6:32 p.m.

PRESENT: COMMISSIONERS:

Tim Grubb (excused)
Debi Pitts
Rob Osborne
Wes Johnson
Taylor Walton

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones

CITY RECORDER:

Elyse Greiner

CITY MANAGER:

Tom 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 Walton

VISITORS: Peter Matson, Dale Winterton, Wayne Winsor, Shirley Edwards, Louise Cooper, Mike Ford, Diane Ford, Shauna Edwards, Rob Edwards, and Thomas Hunt.

APPROVAL OF MEETING MINUTES

- **8 June 2017**

Commissioner Johnson moved to approve the meeting minutes of 8 June 2017 to include the letter submitted by the resident. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.

APPROVAL OF THE AGENDA: Commissioner Walton moved to approve the agenda as written. Commissioner Johnson seconded the motion. Commissioners Johnson, Osborne, Pitts and Walton voted yes. The motion carried.

DECLARATION OF CONFLICT OF INTEREST: None

Final Subdivision: application for Ray Creek Estates (11 lots) located at approx. 1350 E. Canyon Dr. (Parcel 13-011-0104), approx. 3.96 acres, by applicant Rob Edwards:

Commissioner Osborne asked if there were any questions from the Planning Commission. Commissioner Johnson asked about the fencing. It was stated the masonry wall will be the same as Cottonwood Cove.

Brandon Jones, of Jones & Associates, project review of 27 June 2017 is as follows: Our office has completed a review of the Final Plat and Improvement Plans for the Ray Creek Estates subdivision received. We recommend approval, and offer the following comments for your information.

GENERAL

1. South Weber Water Improvement District has issued an approval letter, dated June 16, 2017. No additional documentation is needed.
2. According to the Sewer Capital Facilities Plan that our office has just completed, the sewer through this section of Canyon Drive needs to be upsized from a 15” to an 18”. The City is responsible for the upsize cost. An Agreement and related exhibits have been prepared and are attached. The funds should come from sewer impact fees. The amount the City owes to the developer for the requested upsizing is \$14,311.00.

PLAT

3. I-84 should be labeled.

IMPROVEMENT PLANS

All previous comments have been addressed. No additional comments.

Barry Burton, City Planner’s, project review of 6 July 2017 is as follows:

General:

This is a proposal for final approval of an 11 lot subdivision. The proposal meets all zoning requirements and is ready for approval.

Plat:

Addresses need to be added to the lots and those will be provided by the City Engineer.

Recommendation:

I recommend the Planning Commission recommend approval of the Final Plat to the City Council once addresses are added to the plat

Commissioner Johnson moved to recommend approval of Final Subdivision: application for Ray Creek Estates (11 lots) located at approx. 1350 E. Canyon Dr. (Parcel 13-011-0104), approx. 3.96 acres, by applicant Rob Edwards subject to completion of the items listed in Brandon Jones, City Engineer’s review of 27 June 2017 and Barry Burton, City Planner’s, review of 6 July 2017, and all appropriate fees paid to the City. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, Pitts and Walton voted yes. The motion carried.

Commissioner Johnson moved to open the public hearing for Preliminary Subdivision application for Old Maple Farms Townhomes (87 lots) located at approximately NE corner of 475 E. and 6650 S. (Parcels 13-006-0025 and 13-006-0031) approximately 8.17 acres, by applicant Peter Matson. Commissioner Pitts seconded the motion. Commissioners Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.

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

Public Hearing on Preliminary Subdivision: application for Old Maple Farms Townhomes (87lots) located at approx. NE corner of 475 E. and 6650 S. (Parcels 13-006-0025 and 13-006-0031) approx. 8.17 acres, by applicant Peter Matson: Peter Matson, applicant, approached the Planning Commission. He said some of the townhomes will be two car garages and some are one car garages. He said their engineer has examined buffers in between buildings. He said the units are a combination of two and three bedrooms. Mr. Matson pointed out the trail on the plat and he suggested before phase 2 & phase 3 they would like to know the exact location of the trail. Commissioner Osborne asked if there was any public comment. There was none.

Commissioner Walton moved to close the public hearing for Preliminary Subdivision application for Old Maple Farms Townhomes (87 lots) located at approximately NE corner of 475 E. and 6650 S. (Parcels 13-006-0025 and 13-006-0031) approximately 8.17 acres, by applicant Peter Matson. Commissioner Johnson seconded the motion. Commissioners Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.

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

Commissioner Osborne discussed the fencing along the freeway. Mr. Matson said they would like the whole project to be uniform with a vinyl fence. Brandon Jones said the general plan discusses a visual buffer. Tom Smith said the City Council will probably press for a masonry wall fence for safety, noise control, etc. along I-84 frontage. Commissioner Johnson asked what properties the trail extension is built on. Barry said it affects the Cooper property. He said the I-84 frontage trail the City has requested is shown incorrectly on the plans. It should extend along the east side of this property tying into Old Maple Rd. instead of going through the Cooper property and along 475 East. Mr. Matson said there is a Weber Basin easement along there. Mr. Matson said they have talked about constructing the trail along their property. Commissioner Johnson feels bringing the trail out to Cooper's and 475 East is more aesthetic. Louise Cooper is concerned about a trail and the trash left by individuals on the trail. The Planning Commission agreed to have the trail go along Old Maple Farms Townhomes property. Barry discussed the setbacks required for the buffer yard. He said the R-H Zone requires a 30' front setback. He believes this setback requirement applies to the property frontage on Old Maple Rd. wherein they only have a 20' setback. He stated the R-H Zone requires that there be a buffer yard A between the townhomes and the adjacent single family developments on the east and west sides. The minimum width is 15' and there are 2 buildings in phase 3 that extend closer to the property line than 15' leaving insufficient room for the buffer yard. He would recommend approving only phase 1 & 2 with the setback and hold off on phase 3 until we see what they can do. Commissioner Johnson asked if there is going to be a storage area in this subdivision. Mr. Matson said probably not.

Brandon Jones, City Engineer's, review of the Preliminary Plat and Plans for the Old Maple Farms Townhomes dated, July 6, 2017 is as follows:

We recommend approval, subject to the following items being addressed prior to final approval of each phase from Planning Commission.

1. Approval Letters. The plans need to be submitted to Central Weber Sewer District, Weber Basin Water Conservancy District, Riverdale Bench Canal Company, and the South Weber Irrigation Company; and approval letters received.
2. Geotechnical. We recommend that all of the recommendations in the geotechnical report from GSH, dated March 22, 2016 be followed. Groundwater is an issue in this area. However, the townhomes being proposed do not have basements. Therefore, we do not feel any additional protection measures need be required.
3. Plat. The following are items related to the plat.
 - a. The streets need to be given names or numbers, as desired by the developer.
 - b. The public utility easement needs to extend across the entire 59' of the private street cross section shown on Sheet 2.
 - c. The buffer yard requirement needs to be met on the east and west sides (15' minimum). Building 16 and 17 need to be moved in order to meet this. Also, depending on the buffer yard width selected, the associated landscaping will be required.
 - d. There needs to be a 30' setback from Old Maple Road (see Barry Burton's July 5, 2017 memo).
 - e. The 10' trail will be located in existing easements. A public access easement will need to be obtained from those public utilities. We would recommend a 15' wide easement with the trail centered in the easement.
 - f. The adjacent ground is referenced as Phase 2, but should be changed to Phase 3.
4. Improvements. The following are items related to the improvements.
 - a. The type of fencing needs to be confirmed along the I-84 ROW (proposed as 6' chain link). The Future Land Use Map in the General Plan requires a "visual buffer." The Planning Commission needs to decide what will meet this requirement.
 - b. The 10' asphalt trail needs to be shown running along the east property line inside the development as presented in the Sketch Plan meeting.
 - c. A fire hydrant needs to be added to the north side of Old Maple Road between lots 27 and 28.
 - d. There are improvements for water, irrigation, and storm drain proposed in Old Maple Road. Some are associated with Phase 1 and some with Phase 2. We would recommend that all of these improvements be installed before Old Maple Road is completed and paved. Otherwise, the patching requirements and cut fee for cutting a brand new road are greatly increased.

Barry Burton, City Planner's, project review of 6 July 2017 is as follows:

General:

This proposal is for preliminary approval of an 87 unit townhome development in the R-H zone. This parcel was originally envisioned as a single lot Phase 4 of Old Maple Farms Subdivision, but the purpose was to put apartments on it, so a single lot was appropriate. Now that there will be 87 individually owned townhomes, this proposal should be treated as a subdivision with condominium ownership. That means there will be individually owned space, commonly owned space and limited common space with an H.O.A. owning the common and limited common space. Limited common space is usually in the form of a small patio space for each unit that is owned in common, but reserved for the use of the unit occupant.

There is a mixture of two and three bedroom units, predominantly three. Two bedroom units have a single car garage and three bedroom units have a double garage.

Layout:

The loop road configuration works fairly well and allows the developers to phase construction in such a way as to not exceed our 30 unit maximum with a single access. The units are packed in pretty tight, but the layout works. The R-H zone requires a 30' front setback. I believe this setback requirement applies to the property frontage on Old Maple Rd. wherein they only have a 20' setback. If this requirement were to apply to private interior streets, then none of the units have sufficient setback. I don't think we are concerned about setback from interior streets except that they need the planned twenty feet for driveway parking. There are only 17 dedicated guest parking spaces in the entire complex. The only amenity is a playground which won't come until phase 3. The streets are private, but even so, they will need names or coordinates so the units can be properly addressed. This has not been done yet.

There should be some discussion on whether to require a masonry sound wall along I-84 frontage as we have done with other single-family developments.

The R-H zone requires that there be buffer yard A between the townhomes and the adjacent single family developments on the east and west sides. The minimum width of buffer yard A is 15' and there are 2 buildings in phase 3 that extend closer to the property line than 15' leaving insufficient room for the buffer yard.

Architecture:

Not a lot to say about the design of the units. They should be okay looking with exterior material being stucco, stone and Hardie Plank or Hardie Shakes. Units would be distinguishable by exterior materials and colors.

Trail:

The segment of the I-84 frontage trail the City has requested is shown incorrectly on the plans. It should extend along the east side of this property tying into Old Maple Rd. instead of going through the Cooper property and along 475 East. The developer has indicated they are willing to do that.

Recommendation:

I recommend approval of the Preliminary Plan for Phases 1 and 2 only with the provision that the 30' setback from Old Maple Rd be met and the public trail be established through the property along the east side tying into Old Maple Road. Require a 6' masonry wall, if the P.C. so desires. Phase 3 should be tabled and amended to meet the buffer yard requirement.

Commissioner Osborne moved to approve Preliminary Subdivision application for Old Maple Farms Townhomes for phases 1 & 2 (53 lots) located at approximately NE corner of 475 E. and 6650 S. (Parcels 13-006-0025 and 13-006-0031) approximately 8.17 acres, by applicant Peter Matson subject to the following:

- 1. Setbacks from Old Maple Farms Rd. is 30'.**
- 2. Trail to extend down the property to Old Maple Farms Rd.**
- 3. Property line that front I -84 is masonry wall.**

4. Complete items listed in Brandon Jones review of 6 July 2017.
5. Complete items listed in Barry Burton's review of 6 July 2017.
6. All required fees to be paid to the City.

Commissioner Johnson seconded the motion. Commissioners Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.

Final Subdivision: application for Old Maple Farms Townhomes Phase 1 (27 lots) located at approx. NE corner of 475 E. and 6650 S. (Parcels 13-006-0025 and 13-006-0031) approx. 2.1 acres, by applicant Peter Matson: Barry Burton said a Buffer Yard A is required along the west property line with the adjacent single-family homes. The landscape planting plan does not include enough plants to meet this requirement. Mr. Matson said they will be meet the city code on that. Barry said the road in phases 1 & 2 of Old Maple Farms needs to be completed before building permits are issued on this.

Brandon Jones, City Engineer's, review of the Final Plat and Improvement Plans for the Old Maple Farms Townhomes Phase 1 dated, July 6, 2017 is as follows:

We recommend approval, subject to the following items being addressed prior to final approval from City Council.

GENERAL

1. The plans need to be submitted to and an approval letter received from Central Weber Sewer District and the South Weber Irrigation Company.
2. There are improvements for water, irrigation, and storm drain proposed in Old Maple Road. Some are associated with Phase 1 and some with Phase 2. We would recommend that all of these improvements be installed before Old Maple Road is completed and paved. Otherwise, the patching requirements and cut fee for cutting a brand new road are greatly increased.
3. We recommend that no building permits be issued for this subdivision until Old Maple Road and Silver Oak Lane are constructed and a connection from 475 East to 6650 South is established. This will ensure compliance with the 30 lot ingress/egress code requirement. PLAT
4. The street needs to be given a name (chosen by the developer), or we will assign it a number. Our office will also provide the addresses for the lots.
5. There is an existing storm drain easement that runs north/south across this phase. This easement needs to be shown, properly referenced with the book and page number, and language added to the plat indicating that it will be vacated with the recording of this plat.
6. The public utility easement (PUE) along the road is not defined/shown clearly. The language on the plat does not allow for limited common area to have a PUE on it. Since all the driveways are limited common area, there is not a continuous PUE along the road. We would recommend either:
 - a. Add a street cross section showing the PUE (the entire 59' wide), or
 - b. Change the language on the plat (Note #3) to allow all limited common and common space to be considered a PUE.
7. The north end of the road property (north of Lots 17 and 18) should be a full 59' wide in order to accommodate the utilities for the future buildings and phases. The limited common area needed should also be shown in this area.
8. The dimensions between the 12' and 20' limited common area (driveways) need to be shown in order to properly locate the 12' wide areas.

9. There needs to be a 30' setback from Old Maple Road. This will cause the need for adjustment in building locations. All dimensions should be updated accordingly.

10. The area (s.f. and/or acre) of limited common and common area need to be shown, as these areas are owned jointly and will be assessed and taxed accordingly.

IMPROVEMENT PLANS

11. The street cross section on Sheet 2 needs to show the public utility easement across the entire street.

12. The street surface (pavement section, curb & gutter, sidewalk, etc.) is private and will be maintained by the HOA. However, the sewer, storm drain and water lines will be owned and maintained by the City after final acceptance. Therefore, these all need to meet City Standards for minimum pipe size and material. Some of the storm drain needs to be updated to a minimum of 15" RCP.

13. There needs to some provision made for collecting surface drainage water along the west property line. We would recommend installing yard boxes that would collect the surface water. Roof drains could also be piped directly into these boxes.

14. Temporary blow offs are not allowed. A fire hydrant needs to be installed at the north end of the waterline. According to the preliminary plan, it appears that the hydrant could be placed in its permanent location and serve as the blow off.

15. The sizes of the irrigation services on the Utility Plan are not shown.

16. Sheet 4 references a future phase 2, but according to preliminary, it would actually be phase 3.

17. The Landscape Plan needs to be updated to meet the requirements of the buffer yard

Barry Burton, City Planner's, project review of 6 July 2017 is as follows:

General:

There isn't a lot to be said that hasn't been covered in the Preliminary Plan discussion. This phase consists of 27 units, so they stay under our 30 unit limit on a single access. This phase doesn't involve the trail, so that's not an issue. The minimum front setback is an issue, however, where they are only showing 20'.

Buffer yard A is required along the west property line with the adjacent single-family homes. The landscape planting plan does not include enough plants to meet this requirement.

At this point Old Maple Rd. and the secondary access connection to 6650 S. have not been completed, though the subdivision has been approved. This, of course, affects the 30 unit on a single access issue.

Recommendation:

I recommend that the Planning Commission recommend approval of the Phase 1 Final Plat to the City Council with the condition that they meet the minimum front setback on Old Maple Rd. frontage, that they increase the number of plants along the west property line to meet the buffer yard A requirements and that no building permits be issued until Old Maple Farms Subdivision Phases 1 & 2 streets are completed.

Commissioner Taylor moved to recommend approval of the Final Subdivision application for Old Maple Farms Townhomes Phase 1 (27 lots) located at approximately NE corner of 475 E. and 6650 S. (Parcels 13-006-0025 and 13-006-0031) approximately 2.1 acres, by applicant Peter Mason subject to the completion of all items listed in Brandon Jones review

of 6 July 2017 and Barry Burton's review of 6 July 2017, that the roads in Phases 1 & 2 of Old Maple Farms be finalized before building permits issued, and that all applicable fees will be paid to the city. Commissioner Pitts seconded the motion. Commissioners Johnson, Osborne, Pitts and Walton voted yes. The motion carried.

Final Subdivision: application for Old Maple Farms Phase 3 (24 lots) located at approx. NE corner of 475 E. and 6650 S. (Parcels 13-006-0025) approx. 15.17 acres, by applicants Mike and Diane Ford: Mike Ford said they have commitments on the majority of the lots. He said they are not going to build the homes, but selling lots to developers. He said they were never told about the masonry sound wall, which will add \$100,000, to the project. He doesn't feel this is quite fair. He said the Riverdale ditch is still an item as to whether it will be fenced or buried. He is hoping a decision will be made the end of the July from the Corp of Engineers. Mr. Ford said the City will need to fence the retention pond area. Brandon Jones discussed item #6 of his memo of 6 July 2017.

Brandon Jones, City Engineer's, review of the Final Plat and Improvement Plans for the Old Maple Farms Phase 3 subdivision dated, July 6, 2017 is as follows:

We recommend approval, subject to the following items being addressed prior to final approval from City Council.

GENERAL

1. The plans need to be submitted to and an approval letter received from Central Weber Sewer District, South Weber Irrigation Company, Riverdale Bench Canal Company, and Weber Basin Water Conservancy District.
2. We recommend that no building permits be issued for this subdivision until Old Maple Road and Silver Oak Lane are constructed and a connection from 475 East to 6650 South is established. This will ensure compliance with the 30 lot ingress/egress code requirement.
3. A land drain system is being provided to address the shallow groundwater. Basements are allowed, but the depth is restricted in according with the table on the plat. We concur with what is being proposed.
4. According to the last information presented, jurisdictional wetlands are located along the Riverdale Bench Canal. In order to move forward, the developer will need to acquire the required permit from the US Army Corp of Engineers.

PLAT

5. Addresses are needed. Our office will provide these.
6. The Ray property is shown as a part of the detention basin parcel, which is being dedicated to the City. In the Cost Share Agreement, recorded on February 6, 2017, it states "...City agrees to exercise reasonable efforts to acquire by donation the Ray parcel. Upon acquisition of the Ray Parcel, City agrees that the perpetual use of the Ray Parcel shall be for uses related to the Regional Basin and the pedestrian trail...City also agrees that Developer may elect to relocate a segment of the Riverdale Bench Canal from its existing location to a course traversing the Ray Parcel..." To our knowledge, the acquisition of this parcel still needs to be accomplished, and the City staff is working on what the City agreed to do. The plat cannot be recorded until the property is acquired.
7. Parcel B should be labeled "for public trail" or something similar on the drawing so that potential home owners will be aware that there is a trail in their backyard.

8. Due to construction and grade challenges where the trail is located, we would recommend that Parcel B be 15' wide.
9. Unless the existing Riverdale Bench Canal easement has been vacated, language should be added to the plat indicating that it will be vacated with the recording of this plat.
10. Unless the proposed Riverdale Bench Canal easement has already been conveyed, this plat will need to dedicate the easement to them in the Owner's Dedication.
11. The language requested by Weber Basin for their culinary water transmission line easement needs to be added.
12. The existing fences should not be shown or dimensioned to on the plat, as they will likely be removed in the future.
13. We would recommend that the power easement be labeled somewhere on the first sheet (possibly included in the legend with the other easements and some unique hatching).
14. There are a lot of survey monuments on Silver Oak Lane. Any non-critical monument can be eliminated.
15. The sewer easements should be labeled clearly whether they are CWSID's or the City's.
16. The widths of the PU&DE's needs to be labeled.
17. The land drain is located in the PU&DE on the south side of Lot 316-R. This easement needs to be 15' wide.
18. The outlet control structure for the detention basin, outlet piping, emergency spillway to the culvert under I-84, and access road are located on Lots 315-R and 314-R. It appears that a 20' – 25' wide easement on the east property line of these lots is needed for these storm drain facilities.

IMPROVEMENT PLANS

19. The technical specifications for the main Old Fort Trail need to match what was already done in the Cottonwood Cove Subdivision with that portion of the trail. The trail needs to be 10' wide, with 3" thick asphalt and approximately 8" thick road base (based on the types of soils in this area). A detail for the construction of the trail needs to be added to the plans.
20. The trail needs to be designed in regards to slopes and cut/fills. This may be best shown with a profile view and some corresponding section views, or as desired by the developer's engineer.
21. A 15' wide drivable surface needs to be provided from Kingston Dr. to the outlet control structure in the detention basin, and the culvert going under I-84.
22. More information is needed on the construction of the detention basin, spillway and overflow channel, and access road (elevations on contours, high water elevation, cut sections, exact location of the access road, grades, slopes, etc.).
23. The locations and number of the fire hydrants should be confirmed by the Fire Department.
24. The type of fencing needs to be confirmed along the I-84 ROW (nothing proposed). The Future Land Use Map in the General Plan requires a "visual buffer." The Planning Commission needs to decide what will meet this requirement.
25. We have a redlined drawing set of minor corrects/revisions that we will provide to the developer's engineer.

Barry Burton, City Planner's, project review of 6 July 2017 is as follows:

Plat/Layout:

The proposed layout of lots and streets is consistent with the approved preliminary plat. All lots conform to the area and lot width requirements. There are no addresses on the plats, but Brandon will provide those for City Council review. There is a parcel "B" along the I-84 right-of-way that is to be set aside for the trail the City is requiring, but this will not be clear to potential lot

owners. The trail location needs to be made clear so that potential owners know there will be a trail in their back yard.

There is a small parcel of land adjacent to the proposed detention basin and I-84 that belongs to the Ray family. Developers have previously indicated they were unsuccessful in obtaining this parcel, yet it is now included in Phase 3 where previous plans have shown it excluded. It would be better if this parcel was included, but we need proof that it has been obtained by developers or that the Ray family will agree to sign the plat as owners.

The Planning Commission should have some discussion on requiring a masonry sound wall along the I-84 frontage of lots 313 and 314.

Wetlands:

There are jurisdictional wetlands located on the Riverdale bench Canal. These wetlands will be disturbed for construction of the storm water detention basin. A permit from the U.S. Army Corps of Engineers will need to be obtained in order to move the wetlands or otherwise mitigate this disturbance.

Geotechnical:

The geotechnical report indicates there is high groundwater which will impact home construction. Developers have included a table of allowed basement depths on each lot in order to comply with geotech recommendations.

Recommendation:

I recommend approval of the final plats of Phase 3 with the provision that a wetland mitigation permit is obtained, addresses are added prior to City Council action and with proof of ownership of the “Ray Family” parcel. Require a sound wall, if so desired.

Commissioner Johnson moved to recommend approval of Final Subdivision application for Old Maple Farms Phase 3 (24 lots) located at approximately NE corner of 475 E. and 6650 S. (Parcel 13-006-0025) approximately 15.17 acres by applicants Mike and Diane Ford subject to the completion of items listed in Brandon Jones review of 6 July 2017 and Barry Burton’s review of 6 July 2017, and all fees be paid to the City. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, Pitts and Walton voted yes. The motion carried.

Business Use in C-H Zone (7482 S. Cornia Dr.): Winterton Automotive: Dale Winterton approached the Planning Commission and said they are trying to find a place to relocate in Davis County. He had an offer on the house at 7482 S. Cornia Drive, but it was contingent upon this meeting. He would like to find a piece of property in South Weber where this will work. Commissioner Osborne discussed this type of use for the Light Industrial Zone. He said at this location the property will need to be rezoned.

Shirley Edwards, 3055 N. 750 E. Layton, Utah, said she is interested in the rezoning of the property at 7482 S. Cornia Drive. Commissioner Osborne estimated a rezone taking up to three months. She said she would like the property for an automotive towing company.

PLANNING COMMISSION COMMENTS:

Commissioner Johnson: He said UDOT recently held a meeting to discuss the reconstruction of Hwy 89 and trails.

ADJOURNED: Commissioner Johnson moved to adjourn the Planning Commission meeting at 7:46 p.m. Commissioner Walton seconded the motion. Commissioners Pitts, Johnson, Walton, and Osborne voted yes. The motion carried.

APPROVED: _____ Date
Chairperson: Rob Osborne

Transcriber: Michelle Clark

Attest: _____
City Recorder: Elyse Greiner

SOUTH WEBER CITY PLANNING COMMISSION MEETING WORK MEETING

DATE OF MEETING: 13 July 2017

TIME COMMENCED: 6:05 p.m.

PRESENT: COMMISSIONERS:

Tim Grubb (excused)
Debi Pitts
Rob Osborne
Wes Johnson
Taylor Walton (arrived @ 6:12 pm)

CITY ENGINEER:

Brandon Jones

CITY PLANNER:

Barry Burton

CITY RECORDER:

Elyse Greiner

CITY MANAGER:

Tom Smith

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Mike & Diane Ford, Peter Matson, Dale Winterton, and Thomas Hunt.

Final Subdivision: application for Ray Creek Estates (11 lots) located at approx. 1350 E. Canyon Dr. (Parcel 13-011-0104), approx. 3.96 acres, by applicant Rob Edwards: (No discussion on this item)

Public Hearing on Preliminary Subdivision: application for Old Maple Farms Townhomes (87lots) located at approx. NE corner of 475 E. and 6650 S. (Parcels 13-006-0025 and 13-006-0031) approx. 8.17 acres, by applicant Peter Matson: Commissioner Osborne is concerned about the length of items on Brandon Jones and Barry Burton's review. Brandon explained the review being comprehensive lists. Commissioner Osborne is concerned about making sure a developer gets things done. Brandon said he is willing to make the review/approval process different, if you want. Commissioner Osborne is concerned about the timing. Brandon said there are items that need to be discussed with the Planning Commission. It was discussed having preliminary and final acceptance at two separate meetings so that the final submittal that the Planning Commission reviews is in fact final.

Final Subdivision: application for Old Maple Farms Townhomes Phase 1 (27 lots) located at approx. NE corner of 475 E. and 6650 S. (Parcels 13-006-0025 and 13-006-0031) approx. 2.1 acres, by applicant Peter Matson: (No discussion on this item)

Final Subdivision: application for Old Maple Farms Phase 3 (24 lots) located at approx. NE corner of 475 E. and 6650 S. (Parcels 13-006-0025) approx. 15.17 acres, by applicants Mike and Diane Ford: (No discussion on this item)

Business Use in C-H Zone (7482 S. Cornia Dr.): Winterton Automotive: Commissioner Osborne said he doesn't see this type of business in the C-H Zone. Barry suggested rezoning to Light Industrial Zone. He said then it would be a permitted use. Sure Steel, next to this property, is in the LI Zone. Commissioner Osborne read the permitted uses in Section 10-5H.4 for Commercial Highway Zone.

ADJOURNED: 6:30 p.m.

APPROVED:

_____ Date
Chairperson: Rob Osborne

Transcriber: Michelle Clark

Attest: _____
City Recorder: Elyse Greiner