

# **SOUTH WEBER CITY PLANNING COMMISSION MEETING**

**DATE OF MEETING:** 12 November 2020

**TIME COMMENCED:** 6:00 p.m.

**LOCATION:** Electronic Meeting through Zoom

**PRESENT:** **COMMISSIONERS:**

Tim Grubb  
Gary Boatright  
Rob Osborne  
Wes Johnson  
Taylor Walton

**CITY ENGINEER:** Brandon Jones

**CITY PLANNER:** Barry Burton

**CITY ATTORNEY:** Jayme Blakesley

**DEVELOPMENT COORDINATOR:** Kimberli Guill

**Transcriber:** Minutes transcribed by Michelle Clark

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**ATTENDEES:** Adam Brathwaite, Chris Tremea, Blair Halverson, Nate Reeve, Brad Brown and Sky Hazlehurst.

**PLEDGE OF ALLEGIANCE:** Commissioner Johnson

**Read Electronic Meeting Declaration:** Commissioner Osborne

## **Order on Public Meetings of the South Weber City Planning Commission**

I, Robert Osborne, as the Chair of the South Weber City Planning Commission, do hereby find and declare as follows:

1. Due to the Emergency conditions which currently exist in the State of Utah, and specifically in Davis County and South Weber City as a result of the COVID-19 Pandemic and the recent surge in COVID-19 infections across the state and in Davis County, the holding of public meetings with an anchor location as defined in the *Utah Open and Public Meetings Act*, presents a substantial risk to the health and safety of those who may be present at the anchor location; and
2. The risk to those who may be present at an anchor location can be substantially mitigated by holding public meetings of the Planning Commission pursuant to electronic means that allow for public participation via virtual means; and

3. The City has the means and ability to allow virtual participation in the public meetings in accordance with the *Utah Open and Public Meetings Act*;  
NOW THEREFORE, BASED UPON THE FOREGOING,

For thirty days from the date of this Order, meetings of the South Weber City Planning Commission shall be conducted by virtual means without an anchor location.

DATED this 26 day of August 2020.

### **PUBLIC COMMENTS:**

Anyone requesting to comment live via Zoom must pre-register at the following <https://forms.gle/PMJFhYFJsD3KCi899> before 5 pm on the meeting date. Comments will also be accepted at [publiccomment@southwebercity.com](mailto:publiccomment@southwebercity.com)

- a. Individuals may speak once for 3 minutes or less
- b. State your name and address
- c. Direct comments to the entire commission
- d. Note planning commission will not respond during the public comment period

South Weber City received an email from Paul Sturm which will be attached to the minutes.

### **CONSENT AGENDA:**

- **8 October 2020 Minutes**

**Commissioner Walton moved to approve the consent agenda. Commissioner Johnson seconded the motion. A roll call vote was taken. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.**

**Review of Short-Term Rental Conditional Use Permit for Adam Braithwaite located at 1936 E Cedar Bench Drive: Commissioner Osborne explained this is a yearly review of this short-term rental.**

**Adam Brathwaite, 1936 E. Cedar Bench Drive**, explained he has received two complaints from Chris Tremea, City Code Enforcer, concerning parking. He took care of this issue immediately and did discuss the parking requirement with the tenant. He pointed out he is full-time military, and his mom Carol has been taking care of the short-term rental while he is away. However, his dad will be moving into the basement. He discussed this will reduce the occupancy and number of parking spaces. Commissioner Osborne encouraged his dad to reach out to the city if there are any changes to the CUP. Kim Guill, city development coordinator, pointed out the CUP states no more than 12 occupants.

Commissioner Boatright thanked Mr. Braithwaite for his service. Mr. Braithwaite thanked the Planning Commission for all they do for the city.

The Planning Commission approved **Short Term Rental Conditional Use Permit STR #19-01on 8 August 2019** with the following conditions:

1. Comply with ALL portions of ORD 19-12: Regulations pertaining to Short Term or Vacation Rentals.
2. Maximum of 12 Occupants
3. Maximum of 4 Vehicles

#### 4. Conditional Use Permit Review Yearly

**Review of Short-Term Rental Conditional Use Permit for Misti & Francesco Lopez located at 1191 E Canyon Drive:** Chris Tremea, Code Enforcer, has not received any complaints on this property. Commissioner Johnson pointed out this short-term rental is located down the road from him and expressed he wouldn't know there is a short-term rental there.

The Planning Commission approved **Short Term Rental Conditional Use Permit # STR 19-02 on 8 August 2019** with the following conditions:

1. Comply with ALL portions of ORD 19-12: Regulations pertaining to Short Term or Vacation Rentals.
2. Maximum of 18 Occupants
3. Conditional Use Permit Review Yearly

**Review of Short-Term Rental Conditional Use Permit for Russell East LLC located at 1145 E Canyon Drive:** Chris Tremea, Code Enforcer, has not received any complaints on this property.

The Planning Commission approved **Short Term Rental Conditional Use Permit #STR 19-04 on 12 September 2019** with the following conditions:

1. Comply with ALL portions of ORD 19-12: Regulations pertaining to Short Term or Vacation Rentals.
2. Background Check of All Applicants
3. ALL Tenants MUST use off street Parking
4. Maximum of 9 Occupants
5. Conditional Use Permit Review Yearly

**Discussion Item: South Weber Gateway (Poll Property on South Weber Drive) Concept Design:** This developer has presented a concept plan for the Poll property to the city a few times in the past. They are now able to move forward with the design and are requesting input/feedback from the Planning Commission & City Council for direction on this project.

Sky Hazlehurst, and Brad Brown of Colliers International, introduced himself and his partner. They have hired Nate Reeve, of Reeve & Associates, to engineer this project.

The Poll family has engaged Colliers International to aid in working with South Weber City and the builder towards a successful mixed-use development, "The South Weber Gateway". A revised plan dated 5 November 2020 is in tonight's agenda packet. This concept plan shows several changes that have been made. Many, at the advice from the last DRC meeting with the city. They have lowered the overall count of residential units, added more parking spaces, added more green and community gathering spaces, and added very realistic commercial space for the community. They have also kept their commitment to provide a public trail system to connect residents from on top of the hill to the commercial, gym and school areas below.

Sky reported one interested business is the "The Scoop". The owner is currently negotiating a deal to bring Aggie Ice Cream and BYU Creamery shop to this development. They are working

with “The Scoop” and another food establishment to occupy a unique building connected by a bridge with shared rooftop seating.

Sky explained they are incentivizing businesses to develop at this location. They have received commitments from builders who are ready to go vertical. They are also working with national franchises to bring in a gym. He discussed the 5,000 SF building that could be a possible grocery store. There is just under 16,000 SF of commercial space. They have tried to keep some green space as well.

Commissioner Grubb questioned the number of residential units. Sky replied there are 150 apartment units and 32 townhomes. Commissioner Walton asked about the apartment elevation. Sky replied it is 3 story with surface parking. The town homes are 2 story. Commissioner Walton asked the developer how he feels this project will be “The South Weber Gateway”. Sky replied the developer, Garrett, does not build the average commercial buildings. Commissioner Walton is concerned about the location of the parking spaces for the apartment buildings, as it is right along South Weber Drive. Nate Reeve pointed out the apartment building can be adjacent to the roadway. He explained the apartments building need to be on the east side property because of the topography and as the property transitions down, there can be more flexibility. Commissioner Osborne commented he likes the location of the apartment building as it is next to the charter school. The height of the highest building is 35 ft. Commissioner Walton asked about putting the commercial development in the apartment building. Sky reported it is difficult to lease units with commercial development below them. Nate pointed out COVID has taught us that businesses want a drive thru. Commissioner Walton would like to see more of a statement being made when entering South Weber City and driving down South Weber Drive. Sky discussed ways in which the buildings can be architecturally designed. Commissioner Johnson suggested more commercial. Sky addressed the need for residential and how difficult it can be to get financial backing without it. He is committed to getting as much commercial as they can risk. Nate commented this presentation will be taken to the City Council next week for their feedback as well.

Commissioner Boatright appreciated the presentation and the respect given to the Planning Commission. He also appreciated the developer’s due diligence with finding tenants, which gives him more confidence in this project. He understands there must be a residential component. Sky reported they have received a signed letter of intent for the two commercial pads on the west end of the property for Dutch Bros Café and The Scoop.

Commissioner Osborne is concerned about multi-family housing as the citizens are not in favor of it. Commissioner Johnson suggested Sky review the City’s Economic Development Plan. Commissioner Grubb confirmed the 35 ft. is the current maximum height. He is in favor of the residential sitting back from South Weber Drive with the commercial along the highway. He suggested showing more walkways, community space for gatherings, etc. He expressed 150 units is double what the city currently has anywhere and suggested the developer revisit that to see if the density can be reduced. He understands the density helps the commercial, but it does not add to the country feel of South Weber. Commissioner Boatright really likes this concept and the businesses. He suggested looking at the future for the city and discouraged denying it because of the residential. Brad Brown pointed out this location for apartments is the best location with low impact to neighbors. He reminded everyone the Poll family wants to make sure this is a quality project for the city.

## **REPORTS:**

**Commissioner Osborne:** reported the General Plan has been adopted by the City Council.

**Commissioner Walton:** reported the Code Committee is developing a land use matrix. If anyone is interested or has any questions, let him know. This committee will be meeting weekly. Commissioner Osborne thanked Commissioner Walton and Commissioner Boatright for their service on this committee.

**Commissioner Johnson:** reported the restoration project is taking place for the Weber River with a new canal. The RV Park is beginning construction and the diversion dam under the bridge needs to be moved upstream. The master plan for Canyon Meadows Park is close to completion. Commissioner Osborne hopes the Parks Committee can do something with the barn.

**City Planner, Barry Burton:** reported he will be retiring at the end of the year. He has appreciated serving the people of South Weber City. The Planning Commission congratulated him. Brandon and Kim agreed this will be a big loss for the city.

**ADJOURNED:** Commissioner Johnson moved to adjourn the Planning Commission meeting at 7:17 p.m. Commissioner Walton seconded the motion. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

**APPROVED:** \_\_\_\_\_ **Date**  
**Chairperson: Rob Osborne**

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**Transcriber: Michelle Clark**

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**Attest: Development Coordinator, Kimberli Guill**

**From:** [Paul](#)  
**To:** [Public Comment](#)  
**Cc:** [Robert Osborne](#); [Gary Boatright Jr.](#); [Tim Grubb](#); [Taylor Walton](#); [Wes Johnson](#)  
**Subject:** Comments on South Weber Gateway Concept Design, South Weber Planning Commission Meeting 12Nov20, Agenda Item 8  
**Date:** Thursday, November 12, 2020 4:54:45 PM  
**Attachments:** [bdadoblnaefadihi.png](#)

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**Comments on South Weber Gateway Concept Design¶  
South Weber Planning Commission Meeting 12Nov20¶  
Agenda Item 8¶**

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Addressed to:¶

- A) → South Weber City Planning Commission¶
- B) → Colliers International, Reeves and Associates, et. al.¶

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I)→ Suggest the Developers and Designers of the SW Gateway Project thoroughly review the recent presentations, comments, and discussions held by both the SWC Planning Commission and the SWC City Council regarding Joseph Cook's Lofts Development Concept Presentations.¶

→ ¶

- A)→ These presentations were made to the SWC Planning Commission on:¶
- → 27Aug20, 02Sep20, and 16Sep20¶
- B)→ A presentation was made to the SWC City Council on:¶
- → 29Sep20¶

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II)→ The first item that I would like to address is the townhome area of the proposed development. As was discussed during the Lofts presentations, "Parking" for the homeowners and their visitors became a major issue that had to be addressed before any approval would be considered.¶

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- A)→ The Eastern-most townhomes show 6 Units with 1 car parking. You will see that topic was discussed in detail during the various "Lofts" presentations. This will not be acceptable to SWC. A townhome unit needs at least two parking spaces for a single bedroom unit, two to three parking stalls for a two-bedroom unit, and at least three parking stalls for a 3-bedroom unit.¶
- B)→ The concept drawing shown for this 32-unit townhome development only has five visitor parking stalls. There should be more visitor parking planned as was discussed for the Lofts.¶
- C)→ Another issue that needs to be addressed in the concept design is snow removal and where it will be placed. Once again, this was overlooked in the Lofts design and needed to be addressed. The issue of snow drifts on this property needs to be considered with the prevalent Weber Canyon winds.¶
- D)→ During one of the preliminary discussions on the development of this property, a concern regarding building height was raised and discussed. SWC has height restrictions for buildings. This concept drawing does not address that issue.¶

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III)→ The same issues addressed in Item II), above, also should also be addressed for the proposed apartment buildings their 150 units. That is, is there adequate parking for each apartment unit, for visitor parking, and areas for snow removal and placement? The concept design only shows 178 parking stalls for the 150 apartments. That is totally inadequate not only for the residents, but also for any visitor! Also, nothing was shown regarding building height for this portion of the project.¶

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IV)→ Hopefully the Developers will address their anticipated development phases plan during their presentation tonight since that will have a large impact on project considerations.¶