

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 16 September 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 PLANNER:

Barry Burton

CITY ATTORNEY:

Jayme Blakesley

DEVELOPMENT COORDINATOR:

Kimberli Guill

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Fred Cox, Blair Halverson, Joseph Cook, Leland Martineau, and Enrique de varona.

PLEDGE OF ALLEGIANCE: Commissioner Walton

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.

Action on Preliminary Site Plan & Improvements for The Lofts at Deer Run (approx. 3.21 acres), located at Approx. 7870 S 2700 E by Developer Joseph M Cook of Deer Run Investments, LLC.:

Commissioner Osborne expressed he has seen the new drawing and likes what he sees. Joseph Cook, of Deer Run Investments, LLC, conveyed he is trying to make a good faith effort with the city. He reported after reviewing the list of items from the planning commission meeting on 10 September 2020, they decided to move the buildings back from 2700 East towards the back of the property. The new preliminary site plan shows 147 parking spaces and 65 residential units. He relayed as well as reduce the number of buildings from 4 to 3. This project has gone from 72 units to 65 units. The building on 2700 East is still the same as the original (Building A) where the day care will be located. There is a large circular area for traffic flow. The red dotted area signifies fire access. There is a leisurely walking area along the canal. There will be a playground area and community pool with picnic area. There is an arcade connecting two buildings. Instead of the retaining wall, the buildings become the retaining. He explained there will be parking below the two buildings making this easy for residents to enter in and out of their units.

Leland Martineau, developer's engineer, discussed the lower wall which will be 8 ft. on west end and decreases going towards the street. The distance is 18 ft. to the wall and 20 ft. to the curb. Joseph reported there being proper lighting. The detention basin will be mow able grass and will include a liner in the bottom. The updated title report and recorded survey has been sent the city. He has not had an opportunity to meet with his attorney concerning the CC&R's yet.

Commissioner Osborne asked if anyone has a comment on the new site plan. Barry Burton, City Planner, asked about the landscape in front of the units. Leland explained it is landscaping on top of a structure. Barry pointed out this site plan is much more livable than the previous plan. He feels the residents will enjoy the development and there are more places for them to recreate. He expressed there is a better feel for the community. Commissioner Osborne agreed and commented this development is more appealing. Commissioner Walton asked about residents view to the west and whether they will be looking down into other resident's backyards. He asked about the northern entrance into the development. It was stated the northern entrance will take vehicles into the underground parking. Leland explained Buildings B & C are approximately 300 ft. away from the residential homes to the west.

Architecture:

Joseph discussed the roof line having individual parapets and gables which will break up the building. Commissioner Grubb appreciates the developer putting forth effort in working with terracing and building into the land. He likes the architecture and the individuality of each unit. He appreciates the downsizing of units and commercial space. He looks forward to reviewing landscape plans. He suggested short walls to help shield headlights. He appreciates the finish of all four sides of the buildings. He pointed out the developer needs to pay the taxes for the title report. Joseph explained there will be lower level units on the same level as the parking garage.

Parking:

Joseph stated there will be 147 parking spaces. There is a circular traffic pattern. Commissioner Osborne expressed the biggest concern in the community is that the parking does not spill over into other neighborhoods. Fred explained the proposed site land uses includes:

- 65 residential units at 2 per unit +2 ($65 \times 2 + 2 = 132$)
- 15,451 sf of office/services at 2 per 1,000 sf + 1 per employee ($31 + 20 = 51$)

This equates to 183 spaces based on the City code. The site is proposing 147 spaces.

Commissioner Osborne conveyed how much he appreciates the effort made on the site plan from the developer.

Enrique de varona, developer, expressed if they meet city code with this site plan, he does not want to be back here in a month and told by the city they need to redesign it again.

Barry suggested amending the development agreement, because it sounds like the planning commission agrees this is the direction, they want the developer to go. He conveyed the city council would not want to commit to a development agreement until they see a detailed plan.

Commissioner Boatright likes the design and feels it is something the residents will like a little more. He appreciates the developer's effort. Commissioner Walton suggested the development agreement needs to limit the hours of operation. He would like to see other uses possibly a restaurant. Commissioner Johnson commented Building B & C has improved and the site plan is better than what was presented before.

Commissioner Osborne directed Barry Burton to move forward with city staff concerning the development agreement. Commissioner Johnson requested the City Engineer, Brandon Jones to review the sewer capacity as this is a different project.

Councilman Halverson commented if the developer wants feedback from the city council, they are welcome to request to be on the city council agenda as a discussion item. He knows the city council is still concerned about the 142 parking stalls.

Commissioner Boatright moved to table the Preliminary Site Plan & Improvements for The Lofts at Deer Run (approx. 3.21 acres), located at Approx. 7870 S 2700 E by Developer Joseph M Cook of Deer Run Investments, LLC until November 12, 2020 planning commission meeting. Commissioner Johnson seconded the motion. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

REPORTS:

Planning Commission Comments (Boatright, Grubb, Johnson, Osborne, Walton)

Commissioner Johnson: reported the Northern Trails Association is in the process of realigning the Weber River.

ADJOURNED: Commissioner Walton moved to adjourn the Planning Commission meeting at 7:08 p.m. Commissioner Johnson seconded the motion. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

APPROVED: _____ Date
Chairperson: Rob Osborne

Transcriber: Michelle Clark

Attest: Development Coordinator, Kimberli Guill