

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 21 November 2017

TIME COMMENCED: 6:00 p.m.

PRESENT: MAYOR: Tammy Long

COUNCILMEMBERS: Scott Casas
Kent Hyer
Merv Taylor
Jo Sjoblom
Wayne Winsor

CITY RECORDER: Mark McRae

CITY MANAGER: Tom Smith

CITY PLANNER: Barry Burton

CITY ENGINEER: Brandon Jones

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Angie Petty, Natalie Dayton, Curtis Brown, Tim Grubb, and Rob Osborne.

Mayor Long called the meeting to order and welcomed those in attendance.

NATIONAL ATHEM: Miss Davis County

AGENDA: Council Member Taylor moved to approve the agenda as written. Council Member Casas seconded the motion. Mark called for the vote. Council Members Casas, Hyer, Taylor, Winsor, and Sjoblom voted yes. The motion carried.

CONFLICT OF INTEREST: None

CONSENT AGENDA:

- **Approval of October 17, 2017 Work Meeting Minutes**
- **Approval of October 24, 2017 Work Meeting Minutes**
- **Approval for the purchase of an 80 KW Kohler Industrial Diesel Engine - 4 Cylinder, 4.5 Liter Generator Set for \$31,531.00 from Johnson Electric Motor for the Church Street water Pump Station:** Tom Smith, City Manager, said the city received two bids: Granger bid is \$33,343.85 and Johnson Electric bid is \$31,531.00. This is project #3 in the Capital Facilities Projects.

Council Member Hyer moved to approve the consent agenda as amended. Council Member Sjoblom seconded the motion. Mark called for the vote. Council Members Casas, Hyer, Taylor, Winsor, and Sjoblom voted yes. Council Member Winsor abstained from approval of the 17 October 2017 minutes as he was excused from the meeting. The motion carried.

ACTIVE AGENDA:

ORDINANCE 17-16 10.5P.2 & 3 Residential Patio (R-P), Permitted Uses and Conditional Uses: Barry Burton, City Planner, approached the council and reviewed the amendments to the Residential Patio Zone (R-P Zone). He said City Staff has found areas for improvement in updating the South Weber City land use code. He explained the areas along Interstate 84 in which it is preferred to reserve the natural vegetation. He also explained the need to amend the landscaping requirements and remove the buffer zone from the R-P Zone. He said in the past it has been difficult to enforce with a developer. On 12 October 2017 the South Weber City Planning Commission held a public hearing regarding the proposed amendment, and on 9 November 2017 the South Weber Planning Commission made a favorable recommendation to approve the code amendment.

Amendment of R-P Code. Amendment of the South Weber Municipal Code 10.5P, Residential Patio (R-P) as follows:

10.5P.2 Permitted Uses

- A. Accessory uses and buildings
- B. Agriculture
- C. Dwellings, single-family
- D. Home occupations, except preschools and daycare
- E. Pets, the keeping of household pets

10.5P.3 Conditional Uses

- A. Conditions for approval shall be determined by the planning commission or as otherwise provided in SWMC 10.07.
- B. Church (temporary churches held in open areas, tents or in temporary structures excluded).
- C. Daycare centers and preschools, whether held within residence or in a separate facility.
- D. Excavations of over two hundred (200) cubic yards, as allowed by SWMC 10.6.2.
- E. Golf courses, public or privately owned, whether or not operated as a business.
- F. Group homes.
- G. Public buildings and public utility buildings and uses.
- H. Public parks and/or playground. Also, privately owned playgrounds and recreational grounds or parks not operated as a business in whole or in part to which no admission charge is made.
- I. Schools, public or privately owned.
- J. Temporary businesses only in public parks, church properties or other public properties as approved by tile planning commission and not to exceed ninety (90) days in length.

10.5P.4 Building Lot Requirements

A. Density: There shall be no more than 4.0 dwelling units per acre contained within the boundaries of each phase of every development; except when previously completed phases of the same development have sufficiently low density so that the average is still no more than 4.0 dwelling units per acre.

B. Lot Area: There shall be a minimum of six thousand (6,000) square feet in each lot on which a single-family dwelling is located. Single-family dwellings shall each be located on a separate lot.

C. Lot Width: Each lot shall have a minimum width of sixty-five feet (65').

10.5P.6 Maximum Structure Height

Main, accessory and temporary buildings and structures are not to exceed twenty-five feet (25').

10.5P.7 Off Street Parking and Loading

The provisions of SWMC 10.08 shall apply and shall be in full force and effect in this zone, except in the case of a bona fide temporary use.

10.5P.9 Special Conditions

Due to the higher residential densities permitted by this article, the following conditions are required in order to assure a quality livable environment:

Minimum and Maximum Area: The minimum area that may be zoned RP shall be two (2) acres and the maximum area which may be zoned RP in any zone district shall be ten (10) acres.

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10.5P.10 Landscaping Requirements

A. General Landscaping: At least fifteen percent (15%) of the total site shall be thoroughly landscaped, including an irrigation system to maintain such landscaping. Landscaping shall meet the requirements of SWMC 10.15. For use of exceptional design and materials, as determined by the planning commission, the landscaping may be reduced to ten percent (10%) of the total site.

B. Screening Fence: A fence of at least six feet (6') in height and that provides a visual screen shall be provided between the RP zone and all lower density residential zones.

Council Member Hyer moved to approve ORDINANCE 17-16 10.5P.2 & 3 Residential Patio (R-P), Permitted Uses and Conditional Uses. Council Member Sjoblom seconded the motion. Mark called for the vote. Council Members Casas, Hyer, Taylor, Winsor, and Sjoblom voted yes. The motion carried.

ORDINANCE 17-17 Adopting Code Section 10.5Qv Visual Buffer Overlay Zone (V-B):

Barry Burton, City Planner, said the city has a desire to preserve open space and natural vegetation while reducing both the visual and noise impacts of Interstate 84. The South Weber City Staff has created a land use zone to accomplish this. Barry discussed Section 10.5Q.4 concerning the Special Provisions. Council Member Casas discussed the preservation helping with the sound nuisance of the freeway. He feels the further the residential homes are away from the freeway, the better the quality of life. Council Member Winsor asked about the possibility of a sound wall and whether or not they are effective. Barry said they are somewhat effective for an area 150' to 200' behind the wall. He said the sound from the freeway does reflect off the

wall and travels in the other direction. Council Member Hyer said he has a hard time understanding why the change for density. He is wondering if this will be a problem with intensifying the density. Council Member Winsor is concerned about the use of language such as, "may be" etc. Barry explained once we establish the alignment of Old Fort Road a developer can't shift it. He said in some ways the road will enforce the zone. Council Member Winsor is concerned if this is benefitting the developer. Barry said we didn't write it for a developer, but for the benefit of the community. It was stated the first developer will set the precedent. Council Member Hyer suggested tabling Ordinance 17-17. Tim Grubb, representing the Planning Commission, said part of the idea is that we know development is coming in this area, and it isn't to try to help benefit the developer. He said when he comes to South Weber City, the trees along Interstate 84 are what he likes about entering the city. He said just past the posse grounds there is a lot of wildlife. He said this is a great area to camp. He said the idea of this buffer zone is to provide open space. He said we can always add more trees to the area. He said this will move residents away from the frontage road. He said Interstate 84 corridor is unique to Utah. He said the additional density is so minute. He said you have to incentivize. Council Member Sjoblom said if she is going to walk on a trail, it is nice to have trees for the shade.

The South Weber Municipal Code 10.5Q, Visual Buffer Overlay Zone (V-B) is as follows:

10.5Q.1 Purpose

The purpose of this overlay zone is to promote and provide for the preservation of open space and natural vegetation important to reducing the visual and noise impacts of Interstate 84 on adjacent residential development. This overlay zone provides incentives to property owners to develop in a way that will accomplish these objectives. This overlay zone establishes special provisions that apply only to those properties that receive this overlay designation and which override the applicable provisions of the underlying zone.

10.5Q.2 Description of Area to Be Preserved

The open spaces to be preserved under the provisions of this article are those areas immediately adjacent to and on the south side of the Interstate 84 Right of Way from The Rocky Mountain Power Substation to 1100 East. This area will be between the I-84 Right of Way and the right of way for Old Fort Rd. as it is proposed and primarily land that contains native vegetation.

10.5Q.3 Description of Area Overlay Zone Allowed

With the Planning Commission recommendation and City Council approval, this overlay zone may be applied to land that lies adjacent to the south side of Interstate 84 between The Rocky Mountain Power substation and 1100 East and that is at least ten (10) acres in area.

10.5Q.4 Special Provisions

Density Increase and Transference:

The density of the development that would be allowed by the underlying zone within the area being preserved may be increased by 100% and all of the density thereby generated may be transferred to that part of the same property that is not being preserved, and to no other property.

Lot Width adjustment:

The minimum lot width required by the underlying zone shall be reduced by five feet (5').

Minimum Side Yard Adjustment: