

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 12 March 2015

TIME COMMENCED: 6:30 p.m.

PRESENT: COMMISSIONERS:

Debi Pitts
Rob Osborne
Wes Johnson
Rod Westbrook
Wayne Winsor (excused)

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones

DEPUTY RECORDER:

Elyse Greiner

CITY MANAGER:

Duncan Murray (excused)

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 Osborne

VISITORS: Blair Gardner, Chet Thomas, Wyndell Pasch, Sam Stokes, and Mike Pitts.

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

APPROVAL OF MINUTES OF 26 FEBRUARY 2015:

Commissioner Westbrook moved to approve the minutes of 26 February 2015 as written. Commissioner Johnson seconded the motion. Commissioners Pitts, Johnson, Osborne, and Westbrook voted yes. The motion carried.

DECLARATION OF CONFLICT OF INTEREST: None

OATH OF OFFICE: Elyse Greiner, Deputy Recorder, read the oath of office to newly appointed Planning Commission member, Debi Pitts.

Action on Final Plat Application: Sunrise Ridge Subdivision (18 lots, patio homes), located at approximately 2600 E. 8000 S. (Parcel #'s 13-041-0120 and 13-041-0119), 4.54 acres;

Developer: Future Homes LLC: Wyndell Pasch, representing Future Homes LLC, approached the Planning Commission and stated there are some engineering items that need to be taken care of. He is working with Weber Basin concerning the water. He said they will pull from 8150 S. or the Marvell's for water. He is willing to work with Duncan concerning the detention. He said they are working with their geotechnical engineer concerning foundation drains. He understands the need for the land drain system along the west end. Commissioner Osborne would like to see the berm go up quick so that it will catch any surface water. Commissioner Johnson is wondering if a silt fence would be required. Brandon said the silt fence will be temporary during construction and the berm will be permanent. Commissioner Osborne thought foundation drains and land drains were discussed a year or so ago. Blair Gardner said we did have conversations if the water is shallow, but wanted to wait until the geotechnical report was completed. Commissioner Westbrook said his biggest concern is retaining the water so that existing homes aren't flooded from construction. Barry Burton, City Planner, would recommend going through Brandon's letter point by point to determine what needs to be complied with. Commissioner Westbrook feels that all twelve points in Brandon's letter are applicable. Brandon said the plans he received today doesn't have a land drain on all of the lots and so he thinks more clarification is needed from the geotechnical engineer. Brandon said his biggest concern is that the original geotechnical report showed salt staining at 5 ft. so at some point in time there was groundwater that high. Blair Gardner asked about Brandon's definition of a "foundation drain." Brandon said in the original report there is a whole page on foundation drains (construction, etc.) but it should be connected into some type of gravity drain line (i.e. land drain, etc.). Brandon said that is where he got his original definition. He said if there is a bunch of gravel beneath the home, but the water table is coming up, he doesn't see the French drain system working. Blair feels it is unnecessary to have land drains on the eastern portion of the property. Barry said he would recommend all of the items to be completed from Brandon's letter, however; concerning item #3b, Brandon and the geotechnical engineer should work together and have Brandon present it to the City Council.

Brandon Jones Letter of 9 March 2015 is as follows:

Our office has completed a review of the Final Plat and Plans for the Sunrise Ridge Subdivision dated, March 3, 2015. We recommend that the following items be addressed prior to submitting for final approval from the City Council.

GENERAL

1. Weber Basin Water Conservancy District provided a letter, dated September 9, 2014, in regards to secondary water for this development (then entitle "Orange Grove Subdivision"). In this letter WBWCD indicated that the property was "within the District's service area" and that "the property has the right to use secondary water from the District." However, the District indicated that they would provide design requirements and comments after final stamped plans were submitted to them for their review and approval. We recommend that this approval letter be provided prior to final approval with the City Council. All improvements required by WBWCD (connections, piping, abandonment of old piping, services, drains, etc.) must be shown on the final approved improvement plans.
2. According to the Development Agreement, item 3i, a fee in lieu of detention needs to be calculated and agreed upon by both the City and the Developer. The developer's engineer provided the design for a hypothetical detention basin. The developer has requested that we provide our cost estimate and that the developer's engineer provide his cost estimate for comparison; both cost estimates would be based off of the same hypothetical detention basin. We have provided our Cost Analysis, but have not seen anything from the developer. We would recommend amending the Development Agreement to include this as an Exhibit once the final price has been negotiated and agreed upon. This fee should be paid prior to recording of the plat.

SUPPLEMENTAL GEOTECHNICAL RECOMMENDATIONS

3. We have received and reviewed Addendum 1 to the Supplemental Geotechnical Recommendations. According to this addendum:

a. The existing soils can be used as backfill in utility trenches, but they may be time consuming to compact. We recommend that imported backfill material (meeting a Type A-1-a AASHTO Classification) be used anywhere there is concern observed during construction related to compaction and/or long-term settlement.

b. Foundation drains are only required if homes are “founded on Non-Group 1 soils” or “if the basement depth is deeper than the observed groundwater depth (20 feet)”. A land drain system is required if foundation drains are required, because the City does not allow sump pumps to pump groundwater into the curb/street or onto adjacent property. According to the improvement plans submitted, a land drain system serving all lots is being proposed.

PLAT

4. A couple address corrections/additions are needed: a. Add: Lot 4 – 8038 South b. Correct: Lot 10R – 8031 South

IMPROVEMENTS

5. We recommend that the storm drain pipe between 2575 East and Sunshine Court be 14” HDPE solid wall, fused SDR-17 pipe. This will be pulled through the existing 18” ADS pipe between 2575 East and the manhole at the back of Lot 9R. It will also be installed from the manhole at the back of Lot 9R to the double inlet box in the cul-de-sac.

6. The 5’ storm drain manhole at the back of Lot 9 should pour formed flow lines in the bottom following installation in order to help facilitate flow and minimize plugging.

7. The sewer line in the profile on Sheet 10 is labeled as PVC instead of fused HDPE.

8. On Sheets 5, 14, 15 and 16 respectively, the storm drain lines along the back of Lots 8 – 13 and Lots 1 – 4 should be labeled as a “Private storm drain line, owned and maintained by the Home Owners Association”.

9. The land drain laterals serving Lots 11 – 13 are connecting to the land drain line in Sunshine Court. As an observation, the laterals to these lots could serve a much lower elevation if connected to the 12” ADS private storm drain line in the backyards of these lots. Depending on the elevation of the footing for the homes on these lots, the developer may want to consider moving the land drain lateral to the back of the lot.

10. The meter and water services are shown as ¾”. All water meters and services need to be shown as 1” to meet City Standard.

11. The sewer and land drain laterals serving Lot 7 show a cleanout in the street. These services should be moved such the cleanout (bend location) is behind the sidewalk, but also does not cross the property line between Lot 7 and Lot 8.

12. Although a drawing with text was provided as a SWPPP, prior to construction a complete SWPPP (following the State’s template) will need to be provided.

Commissioner Westbroek moved to recommend approval to City Council for Sunrise Ridge Subdivision (18 lots, patio homes), located at approximately 2600 E. 8000 S. (Parcel #'s 13-041-0120 and 13-041-0119), 4.54 acres; Developer: Future Homes LLC subject to the following conditions:

- 1. Complete all items on City Engineer’s letter of 9 March 2015.**
- 2. Concerning Item #3b of the City Engineer’s letter of 9 March 2015, the geotechnical engineer will meet with Brandon to determine type of foundation drains.**

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

PLANNING COMMISSION COMMENTS:

Commissioner Johnson:

Old Fort Trail Update: Commissioner Johnson has been working with Duncan on this. He reported that there is a possible connection of the Old Fort Trail connecting to 6650 South. The cost is approximately \$78,000. It would be a major step in getting a major trail up and running in South Weber City.

Commissioner Westbrook:

Mike Bastian – 8 plex: Commissioner Westbrook received a call from Mike Bastian concerning the possibility of an 8 plex on his property along South Weber Drive. Barry said he met with Mr. Bastian and told him the general plan identifies that property for low-moderate density and his request would be for high density. Barry said the general plan is a document that sets guidelines for the City.

ADJOURNED: Commissioner Johnson moved to adjourn the Planning Commission meeting at 7:00 p.m. Commissioner Pitts seconded the motion. Commissioners Pitts, Johnson, Osborne, and Westbrook voted yes. The motion carried.

APPROVED: _____ Date
Chairperson: Robert Osborne

Transcriber: Michelle Clark

Attest: _____
Deputy Recorder: Elyse Greiner

SOUTH WEBER CITY PLANNING COMMISSION MEETING WORK MEETING

DATE OF MEETING: 12 March 2015

TIME COMMENCED: 6:05 p.m.

PRESENT: COMMISSIONERS:

Debi Pitts
Rob Osborne
Wes Johnson
Rod Westbroek
Wayne Winsor (excused)

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones

CITY MANAGER:

Duncan Murray (excused)

DEPUTY RECORDER:

Elyse Greiner

Transcriber: Minutes transcribed by Michelle Clark

VISITORS: Wyndell Pasch

Minutes of 26 February 2015: Commissioner Osborne asked if there were any amendments to the minutes of 26 February 2015. There were none.

Action on Final Plat Application: Sunrise Ridge Subdivision (18 lots, patio homes), located at approximately 2600 E. 8000 S. (Parcel #'s 13-041-0120 and 13-041-0119), 4.54 acres; Developer: Future Homes LLC: Barry Burton, City Planner, said most of the issues have been engineer issues. Planning and land use issues are small. The lots all meet the minimum size. Lot 7-12 will have individual geotechnical report at the time the home is built. He said that recommendation is on the plat. Barry said there have been initial concerns about runoff going on to Deer Run Drive, but he feels those issues have been addressed. There will be a drain line along the back of the lots with individual inlets that will collect the water. Barry has no concerns with the plat. He said Brandon does have some items. Brandon stated he received updated plans last week which he has been working through with the developers. He said the City still needs a letter from Weber Basin stating their approval. He said part of the development agreement includes the developer paying a fee in lieu of detention. The City would take that money and put it towards other drainage areas. Brandon said he put together a cost estimate for a hypothetical detention basin. He reported that if the inspector sees any material that doesn't look suitable to build on, it will require the developer to import. Wyndell Pasch said the geotechnical engineer will also look at it. Brandon said the plans showed a land drain system that would provide a lateral to every lot, but the initial geotechnical report talked about how they had found groundwater 20 ft. down, but did indicate salt staining as shallow as 5 ft., which may indicate groundwater being that high. He suggested the developer install a land drain system. He said his biggest concern is the 5 ft. salt stain. He said he received plans from the developer about one

hour ago, and didn't have time to really review them. He said the developer identifies only putting land drains on the lots to the west. Wyndell said his geotechnical engineer suggested putting in foundation drains but not a land drain. Brandon said they do have the advantage to tie their land drain to the storm drain system off of the cul-de-sac. Brandon said he is recommending that the storm drain pipe between 2575 East and Sunshine Court be 14" HDPE solid wall, fused SDR-17 pipe. This will be pulled through the existing 18" ADS pipe between 2575 East and the manhole at the back of Lot 9R. It will also be installed from the manhole at the back of Lot 9R to the double inlet box in the cul-de-sac. Brandon said there is a 12" ads pipe that will go in on the west side that a land drain lateral could connect into. He said this is a private line that will be owned and maintained by the Home Owner's Association. Brandon said his biggest concern is the groundwater. Commissioner Westbrook isn't sure there would be a groundwater problem. Barry said there really has to be a pipe to run the water. He said the land drain on the west property could be carried all the way to the south side. Brandon said they may not be deep enough. Barry said if it is deep enough, it wouldn't be needed in the road. Wyndell isn't sure how many homes will have basements. He said they got a bid to do the land drain and it was \$55,000. Brandon is guessing it may be more than that.

ADJOURNED: 6:30 p.m.