SOUTH WEBER CITY
PLANNING COMMISSION MEETING

DATE OF MEETING: **14 March 2019** **TIME COMMENCED:** **6:30 p.m.**

LOCATION: **South Weber City Office at 1600 East South Weber Drive, South Weber, UT**

PRESENT: **COMMISSIONERS:** **Tim Grubb**
Wes Johnson
Rob Osborne
Debi Pitts
Taylor Walton

CITY PLANNER: **Barry Burton**

CITY ENGINEER: **Brandon Jones**

DEVELOPMENT COORDINATOR: **Kimberli Guill**

Transcriber: Minutes transcribed by Kimberli Guill

A PUBLIC WORK MEETING was held at 6:00 p.m. to REVIEW AGENDA ITEMS

PLEDGE OF ALLEGIANCE: Commissioner Osborne

ATTENDEES: Council Member Halverson

APPROVAL OF CONSENT AGENDA:

- Minutes of 21 February 2019

Commissioner Grubb moved to approve the consent agenda. Commissioner Walton seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted aye. The motion carried.

DECLARATION OF CONFLICT OF INTEREST: **(None)**

Action on Freedom Landing Phase 3 Improvement Plans and Final Plat (34 lots) 8.78 acres located at approximately 6500 S 425 E by applicant Aspire Homes.

Commissioner Johnson felt we should recommend changing vinyl fencing to masonry fencing. Commissioners Grub, Pitts, Walton and Osborne were OK with vinyl fencing. Commissioner Osborne would like a Masonry Fencing option but didn't feel OK changing the requirement when earlier phases were approved with vinyl fencing.

Brandon Jones brought up parking and stated there is not much guest parking but feels they met the requirement already. Commissioner Grub stated that 13 guest stalls without the parking Brandon is recommending is more than previous phases and 20' driveways are enough for 2 cars to park. Brandon spoke about the roads being only 28 feet from face of curb to face of curb. The City does have a no parking requirement on the roads in the subdivision.
The City will receive a 15' Easement and the HOA will maintain all surfaces not owned by the City.
Commissioner Walton asked where snow will be piled and if Private Street B is where the City will be pushing snow into the side of the street. Brandon stated he is not sure how they will handle snow removal but stated it would be taken care of.

Barry Burton's memo of 6 March 2019 is as follows:

General Information: This is a 34-unit phase that conforms to the approved Preliminary Plat. This phase ties Phases 1 & 2 together with a private street creating two access points and meeting the 30 unit maximum with a single access requirement. Open space requirements have been met and the landscape plans appear to be adequate. There is no buffer yard requirement.

The improvement plans indicate the existence of the trail that was started in Phase 2 and is the extension of the I-84 frontage trail, but it is not indicated as an easement. There will need to be an easement to the City for public use on the trail.

Plat: The plat appears to be in order with two exceptions. The trail designate col cl on should state that it is an easement and the owner's dedication should also reflect that the trail is an easement to the City for public use.

STAFF RECOMMENDATION: I recommend the Planning Commission forward this proposal to the City Council with a recommendation of approval subject to:

1. Showing a public use easement for the trail on the plat.

These things should all be done and verified by staff prior to presenting the proposal to the City Council.

Brandon Jones, City Engineer, memo of 6 March 2019 is as follows:

Our office has completed a review of the Final Plat and Improvement Plans for the Freedom Landing Townhomes Phase 3, received on February 11, 2019. We recommend approval, subject to the following items being addressed prior to final approval from City Council.

GENERAL

1. An approval letter needs to be provided from South Weber Irrigation Company for this final phase.

PLAT

2. The address for Unit #59 needs to be 6491 S. (instead of 6497 S.).
3. The following Easement Approval blocks need to be included: PacifiCorp, Central Weber Sewer District, Weber Basin Water Conservancy District, and Riverdale Bench Canal Company.
4. The trail easement needs to be 15' wide, and match Phase 2.
5. Even though they overlap, the easements for Central Weber Sewer District, Weber Basin Water Conservancy District, and Riverdale Bench Canal Company need to be clearly shown and dimensioned.
6. The streets need to be labeled as "Private."

IMPROVEMENT PLANS

7. The 10' wide asphalt trail needs to show as being constructed with this phase. A cross section of the proposed trail improvements also needs to be provided to match Phase 2.
8. There is space for additional visitor parking stalls between the 8 proposed stalls on the south side of the road across the street from units 77 – 80. We would recommend that this space be filled in with additional parking stalls.
9. The sidewalk at the northwest end of the street should show a connection to the trail.
10. The buffer yard landscaping is no longer required.

Commissioner Grubb moved to approve Freedom Landing Phase 3 Improvement Plans and Final Plat (34 Unit) 8.78 acres located at approximately 6500 S 425 E by applicant Aspire Homes subject to the following:

1. **Barry Burton, City Planner's, memo of 6 March 2019.**
2. **Brandon Jones, City Engineer's, memo of 6 March 2019 excepting item 8 regarding parking.**

Commissioner Walton seconded the motion. Commissioners Pitts and Osborne voted no. Commissioners Grubb, Johnson and Walton voted yes. The motion carried 3 to 2.

General Plan Review: Master Goal and Section 1 Existing Environment:
Barry Burton started the discussion. Barry verified all notifications were made so we could begin the General Plan Review.

Master Goal

Barry asked if we want to maintain the small-town environment. Commissioners felt that the Citizens do want to keep the small-town charm. The Commissioners stated we can but don't need to continue to follow the Wasatch Choices 2050 (From 2014) Plan. The Commissioners agreed that if we stay with the Wasatch Choices 2050 then we need to change wording from "Should" to "May" regarding using the "Wasatch Choices 2050" suggestions on building. Commissioner Osborne expressed that affordable housing and higher density are not the same because higher density does not always indicate affordable housing. Commissioner Osborne also stated that clustering is a new trend. Barry read the Wasatch Choices 2050 basic principles. Commissioner Johnson declared we have set aside most of the West End for Commercial development. Commissioner Osborne desired the city branding to be a Northern Utah Gateway to Outdoor Recreation.

Section 1:

Land Use/Population: Commissioner Johnson requested a wording change to use a range regarding population instead of a specific number mainly because of the higher density patio home developments making it difficult to determine. He also wanted to remove from paragraph 2 in Land use Gravel PITS and change it to Staker Parsons as they are the only ones we have worked with. He explained a 5-mile section is not a short section of trail and it should be removed. Commissioner Walton suggested a change to the section on Commercial development to more fit our current state. Barry stated he will update the City Park portion to fit the current City Parks. The current population needs to be updated as well.

Environmental Hazards- Fault, flood, landslide, and steep slopes will not change. Commissioner Johnson noted the City needs to address the Geotech involved in the steep hills regarding future development of South Bench Drive. Barry said some flags/symbols can be added to help identify different types of hazards. He can put a section explain the high winds as a potential hazard along with wildland interface as a fire hazard.

Wetlands: Commissioner Johnson suggested adding the wetlands to the General Plan to protect the City. Brandon explained that they are fluid and will change within a year of plan adoption. Barry stated we will try to identify where they are and place them on a map.

Steep Slopes: Industry standard is 30% grade for this category. Brandon explained the process for determining.

Gravel Pits: Barry stated dust should be added as a potential hazard. He feels later in the GP we can get more specific. Commissioner Johnson said the Environmental Division of Air Quality has fugitive dust as a major air quality issue.

Noise Hazards: The most current noise study may be reference, but it has not yet been adopted. Barry pointed out that the new noise study is considerably different than the old mapping areas. Many noise areas shown have been proven inaccurate.

HAFB Environmental Impact: The question of easements was discussed. Brandon stated easements have never been placed on the General Plan maps but may be a possibility. Commissioner Johnson suggested the City do more research into easements for noise, pollution etc. Barry added that we need to update our maps to reflect the new research received by HAFB.

PUBLIC COMMENTS:

Brent Poll, 7605 S 1375 E, asked if Blair Halverson has the 2018 Hill field Hazard Maps and who gave it to us. He said that our maps are not accurate. He has reports from the Air Force Generals and EPA back in 1998 supporting his statements. He stated that South Weber City is still considered a superfund site and building over pollution is a continued problem. He also expressed concern about putting a road on the hillside that is not in South Weber City. He said the City never gave notice or information on the decision to put a road in.

Ferrell Poll, 2316 E 7800 S, stated that last year there was a large amount of gray dust in his front yard from the gravel pits. An EPA report came back showing is a large amount of dangerous chemicals in the sand. He felt that it is probably from crushed concrete and expressed concern that the city will eventually be a part of a lawsuit involving this problem. Commissioner Grubb stated that this is a matter for the City Council. Mr. Ferrell believed the pit needs to be lined and possibly made into a lake. He suggested it could add more recreation to the City. Commissioner Johnson replied that a study was done and there are not enough water rights available to transform that pit into a lake. Mr. Ferrell wanted an update on the South Weber Gateway Mixed Use Development which has been proposed. Barry stated we are waiting for Cliff Clifford to submit necessary papers and fees to set it for preliminary approval. He explained the phasing needed to have BOTH residential and commercial in each phase. The property is zoned commercial so the City must ensure the commercial is gets completed. Commissioner Osborne added that he has a problem with Chris Clifford stating that 150 more residential units must be built first to make it more viable for commercial, when we have an entire city that would

utilize the businesses proposed. Commissioner Johnson stated there is a lot of money in South Weber, and that even without a large population, we can easily support commercial development. He recalled that at the summit with the City Council there was talk of a 50% residential to 50% commercial ratio. The Gateway proposed a 74% residential to 26% commercial and although the Planning Commission would like more commercial development, they were in favor of this project. Brandon expressed that its unfair that Mr. Poll is upset at the City because the holdup on development is by Chris Clifford. Mr. Poll believed the City isn't reasonable regarding the commercial requirement and suggested he could develop residential on his property which wouldn't be pleasing to the City. Brandon recommended that the developer or owner should stub in the water before UDOT does the mill and overlay so the project could move forward without cutting the new road. He added that this Tuesday 3/19/19 he will be presenting ideas to the City Council regarding the sewer.

PLANNING COMMISSION COMMENTS:

Commissioner Grubb: none

Commissioner Walton: He wondered if the City has talked to Utopia. He was informed they are making a presentation to the City Council on 3/26/2019.

Commissioner Johnson: He questioned if we need to put something in writing about the percentage of residential/commercial on South Weber Gateway.

Commissioner Pitts: none

Commissioner Osborne: none

ADJOURNED: Commissioner Grubb moved to adjourn the Planning Commission meeting at 9 p.m. Commissioner Pitts seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted yes. The motion carried.

APPROVED: _____ **Date** 11 APR 2019
Chairperson: Rob Osborne

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Transcriber: Kimberli Guill

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Attest: Development Coordinator: Kimberli Guill