

SOUTH WEBER CITY PLANNING COMMISSION MEETING WORK MEETING

DATE OF MEETING: 11 April 2019

TIME COMMENCED: 6:00 p.m.

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

PRESENT: COMMISSIONERS:

Tim Grubb
Debi Pitts
Rob Osborne
Wes Johnson
Taylor Walton

CITY ENGINEER:

Brandon Jones

CITY PLANNER:

Barry Burton

DEVELOPMENT COORDINATOR:

Kimberli Guill

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Mark Staples and Kent Hyer.

Approval of Consent Agenda

- Minutes 14 March 2019

Action on Site Plan- South Weber Drive Commercial- .6 acre at approx. 2562 E South Weber Drive (parcel 13-034-0044) by applicant Dan Murray: (No discussion on this item)

Public Hearing Resolution 19-15: Amend Transportation Capital Facilities Plan

Public Hearing Ordinance 19-11: Amend City Code 11-6: Impact Fees

Public Hearing Ordinance 19-12: Enact City Code 11-6-7: Transportation impact Fees;

Adopt the Transportation Impact Fee Facilities Plan and Impact Fee Analysis and Levy the Transportation Impact Fee.

Brandon sated the Transportation Capital Facilities Plan was completed July 2018, so part of this is amending South Bench Drive. He said the Transportation Impact Fee Facilities Plan is also required to be adopted so that fees are calculated. He said the Planning Commission is required to adopt them by ordinance. Brandon explained that the fee is based off of the number of trips. Commissioner Osborne said he has no clue on these types of items, and feels uncomfortable approving something like this. Commissioner Johnson feels the city should increase the water rates to match the city's growth. Kimberli explained the base rate for water use. Brandon said the part of the consolidated fee schedule is mainly the impact fee and not the entire consolidated fee schedule.

Action on Resolution 19-16: Amend the Transportation Impact Fee and Adopt the

Consolidated Fee Schedule. Commissioner Osborne asked why the Planning Commission is dealing with fees. Brandon Jones, City Engineer, said the City Attorney said his interpretation of the code requires approval from the Planning Commission. Commissioner Johnson asked if the Family Activity free fee is for Planning Commissioners as well.

Action on addition of Land Drain System in Harvest Park Phase 1: Mark Staples, of Nilson Homes, discussed the recent water level at Harvest Park and stated the water level is at 6 or 7 ft. He said a land drain system will need to be installed. He said there is a service road that runs by the posse grounds. He explained it will run along the secondary water line. Mark said apparently we need the city's blessing. Brandon Jones stated overall it is better for the city if there is a land drain down there. He said nothing will guarantee, but if you don't put in a land drain, the likelihood of issues is higher. Mark said the depth will be 7 to 7.5 ft. Brandon said the goal is to get the homes down in the ground enough that they aren't poking up. Mark said each house will have a land drain. Brandon said it doesn't diminish the city's storm drain capacity. Brandon said this will be a completely enclosed system that will drain to the Weber River. He said it is in water in filter fabric and is clean. He said the City Attorney suggested this come before the Planning Commission and City Council for approval. Commissioner Osborne said he is good with this. Commissioner Walton suggested including this type of information in the general plan. Brandon feels the city staff addresses these types of concerns with each development.

Other Business:

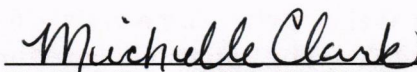
ADJOURNED: 6:30 p.m.

APPROVED:



Date 5-9-2019

Chairperson: Rob Osborne



Transcriber: Michelle Clark



Attest:

Development Coordinator: Kimberli Guill