SOUTH WEBER CITY
PLANNING COMMISSION MEETING

DATE OF MEETING: **11 April 2019** **TIME COMMENCED:** **6:31 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 PLANNER: **Barry Burton**

CITY ENGINEER: **Brandon Jones**

DEVELOPMENT COORDINATOR: **Kimberli Guill**

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 Johnson

ATTENDEES: Kent Hyer and Dan Murray.

APPROVAL OF CONSENT AGENDA

- **Minutes of 14 March 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 Site Plan- South Weber Drive Commercial- .6 acre at approx. 2562 E South Weber Drive (parcel 13-034-0044) by applicant Dan Murray: Dan Murray approached those in attendance. He said the site plan and building elevations have been submitted to the city. He said Alpha Coffee is owned by a retired military gentleman and they have done a lot of donating of product to the military. He said they currently have a thriving business in Salt Lake City. He

will offer a standard fair of coffee, hot chocolate, and gelato. Barry said there are two landscape plans in the packet. Dan said the Intellis plan is more current. Barry said he likes this one better because it provides a better opportunity for landscape to survive and flow of traffic. Barry explained that Brandon has concern about flow of traffic. He doesn't see it as an issue. Commissioner Pitts is concerned about the entrance to this piece of property because it is where the second lane on South Weber Drive merges. She asked if UDOT can extend the white line further west. Brandon said that is a reasonable request. Discussion took place regarding UDOT's plan to mill and overlay South Weber Drive. It was stated Mr. Murray will need to install a water connection lateral as soon as possible. Commissioner Grubb asked about the architectural plan and said the plan doesn't show specific materials. Mr. Murray said he is willing to commit to the rendering that he has submitted to the city. He explained that he wants to keep a level of continuity down South Weber Drive. He said there is stone, stucco, and some wood shown on the rendering. Commissioner Walton is concerned about the traffic and how the drive thru's are going to come together. Mr. Murray said right now the entry is a standard 40 ft. wide. He said the challenge is that the depth of the property is only 140 ft. Commissioner Grubb said you can install stop signs internally. Brandon has a concern about the function of the traffic but does feel the stop signs will help. He said the water service line needs to be clarified if it is 1 ½" or 1".

Barry Burton, City Planners, memo of 4 April 2019 is as follows:

APPLICANT: Dan Murray

REQUEST: Site Plan approval for a standalone coffee shop in the South Weber Drive Commercial Subdivision.

GENERAL INFORMATION: This a coffee shop is located on Lot 2 of the South Weber Drive Commercial Subdivision. Therefore, we went through public hearings and so forth when the subdivision was approved. This is a permitted use and we only need give it site plan approval.

LAYOUT: The proposed layout is a little confusing in that the site plan and the landscape plan are a little different. The parking layout is different in each; though there are 20 parking spaces associated with each layout. I prefer the site plan layout because there would be fewer cars potentially trying to back out of a parking space into what will be the drive for the que line to the drive-up window. This layout also provides a more substantial landscape area associated with that parking, so there would be a better plant survival rate. That being said, I think either layout will work, we just need to know which one it will be. I also believe the landscape plan can be readily adapted to the site plan layout.

The City Engineer and I have had some discussions on this proposal, and he has a concern I do not share. He feels like the circulation into, through and out of the drive through is a little cumbersome. I think it will work well enough, given that UDOT will only allow the one access form South Weber Drive.

LANDSCAPING: The landscape design is a xeriscape design which is necessary in this location due to the lack of sufficient irrigation water for anything else. The landscaping meets the 15% requirement of our ordinance.

BUILDING: We don't have any architectural plans yet, but Mr. Murray has indicated they are on the way. I expect the look will be similar to his building to the east.

OTHER: The development of this site will require a water connection be made to the main in South Weber Drive. Mr. Murray is aware of the requirement to get this done before May 15th or face significant fees for getting a permit to cut a newly resurfaced road.

STAFF RECOMMENDATION: I recommend the Planning Commission approve this site plan with the proper correlation between the site plan and the landscape plan.

Commissioner Johnson moved to approve Site Plan- South Weber Drive Commercial- .6 acre at approx. 2562 E South Weber Drive (parcel 13-034-0044) by applicant Dan Murray subject to the following:

1. **Substantially similar building materials, color palette, stone, stucco as indicated on the rendering.**
2. **Correct the water service line to be consistent.**
3. **Correct the landscape plan to match the Intellis site.**

Commissioner Pitts seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted aye. The motion carried.

Mr. Murray asked about the impact fees. Brandon said after the impact fees are adopted by the City Council, it will go into effect in 90 days.

Commissioner Johnson moved to open the public hearing for Resolution 19-15, Ordinance 19-11, Ordinance 19-12, and Resolution 19-16. Commissioner Grubb seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted aye. The motion carried.

**********PUBLIC HEARING**********

Commissioner Osborne asked if there is any public comment. There was none.

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

On July 10, 2018, the City adopted the 2018 Transportation Capital Facilities Plan (CFP) that was prepared by Horrocks Engineers. In this plan, 19 Projects were identified to meet current and future needs. South Bench Drive was included as 5 different projects based upon anticipated construction sequencing and the funding approach. Two of the projects included the road and portions of the intersection at South Weber Drive. We have since identified the need to break the new intersection out as its own project. Horrocks Engineers has done this and amended the original Transportation CFP.

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

The City Code Addresses Impact Fees in Chapter 11-6. In reviewing this chapter for the adoption of the proposed Transportation Impact Fee, the City Staff (including the City Attorney) felt that the whole chapter needed to be re-written. The City Attorney has done this, and it has been reviewed by the City Staff.

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. In 2017 and again on 6 March 2019, the City posted notice as to its intention to prepare a Transportation Impact Fee Facilities Plan (IFFP) and Transportation Impact Fee Analysis (IFA) in compliance with UCA Section 11-36a-501. Horrocks Engineers prepared the Transportation IFFP dated 15 March 2019 attached as Exhibit A, and Zions Public Finance, Inc. prepared the Transportation IFA dated 29 March 29, 2019 attached as Exhibit B.

Action on Resolution 19-16: Amend the Transportation Impact Fee and Adopt the Consolidated Fee Schedule: A new Transportation Impact Fee has been enacted and adopted by Ordinance 19-11 and needs to be added to the City's Consolidated Fee Schedule, and because certain fees within the Consolidated Fee Schedule are based on land use regulations, Utah Code Ann. 10-9a-502 requires they be adopted following a public hearing conducted by the Planning Commission.

Commissioner Pitts moved to close the public hearing. Commissioner Grubb seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted aye. The motion carried.

**********PUBLIC HEARING CLOSED**********

Discussion took place regarding the increase in impact fees, and how it could affect commercial development. Brandon said there is a provision that if it doesn't seem reasonable then we work through that. Commissioner Grubb recommends moving this on to City Council and make sure they have control to continue to invite business and work with these fees. Commissioner Johnson would like to see a parallel diagram and what the ITE impact fee would be. Brandon said the figures are already from ITE. Commissioner Pitts is concerned about the City Manager being the only person who can change the fees. Brandon said the City Attorney is recommending it be administrative and not legislative. Commissioner Pitts asked about Chapter 7 impact fees item #1 parks and trails. Commissioner Osborne isn't sure the Planning Commission should even be looking at this. Kent Hyer, City Councilmember, said he understands the Planning Commissions concerns. He feels what has been proposed has been identified as the most appropriate way to collect fees and help with cost of new roads. He said the city hasn't raised taxes. Brandon understands this is the first time the Planning Commission has received this information, but the City Attorney has requested the Planning Commission give their approval. He said in the future he will try to make sure the Planning Commission receives more information during the process.

Commissioner Grubb moved to send Resolution 19-15, Ordinance 19-11, Ordinance 19-12, and Resolution 19-16 to the City Council. Also, the Planning Commission suggested when the City Manager and City Engineer make recommendation of impact fees, they get City Council approval. Commissioner Walton seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted aye. The motion carried.

Commissioner Grubb requested the City Attorney review as to why this was sent to the Planning Commission.

Action on addition of Land Drain System in Harvest Park Phase 1: Commissioner Osborne stated this item was discussed in the work meeting with Mark Staples of Nilson Homes. Commissioner Walton suggested looking at the general plan and the high-water tables for this area.

Commissioner Grubb moved to approve the addition of a land drain system in Harvest Park Phase 1. Commissioner Johnson seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted aye. The motion carried.

PUBLIC COMMENTS: (None)

PLANNING COMMISSION COMMENTS:

Commissioner Johnson: Commissioner Johnson has put together a wetlands map which he sent to everybody. He discussed landslide potential maps. He also has maps and overlays for wind occurrences. He invited anyone to look at them.

Commissioner Pitts: Commissioner Pitts asked who oversees the Trail Committee. It was stated Mayor Sjoblom, Councilwoman Petty and Commissioner Johnson serve on the Trail Committee. Commissioner Johnson said the city did receive a grant to connect to the Bonneville Shoreline Trail.

Commissioner Osborne: Commissioner Osborne said he has received emails from Brent Poll concerning South Bench Drive. Brandon explained phase 1 of South Bench Drive. He said the city has requested grants. He and the City Manager would like to get a feasibility study concerning a possible connection to Layton City. Commissioner Osborne suggested the study include the 1900 East connection as well.

ADJOURNED: Commissioner Grubb moved to adjourn the Planning Commission meeting at 7:49 p.m. Commissioner Walton seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted yes. The motion carried.

APPROVED: Rob S Osborne **Date** MAY 9 2019

Chairperson: Rob Osborne

Michelle Clark

Transcriber: Michelle Clark

Kim Guill

Attest: Development Coordinator: Kimberli Guill