

SOUTH WEBER CITY PLANNING COMMISSION WORK MEETING

DATE OF MEETING: 13 June 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: Ivan Ray, Blair Halverson, and Reid Smith.

Approval of Consent Agenda:

- **Minutes of 25 April 2019**
- **Minutes of 09 May 2019**

Public Hearing and Action on Keith Brumfield Conditional Use Permit at 291 W South Weber Drive, Parcel's (13-004-0043/13-005-0023) 15.88 Acres: Barry Burton, City Planner, said this property is an open field. He said Mr. Brumfield will mow down the hay field for an open area wedding. He reported that Mr. Brumfield is not required to have a portable restroom as he went to Davis County Health Department and they told him he wouldn't need one. Commissioner Grubb is concerned about not having a portable restroom and fire protection. Barry stated Mr. Brumfield does have UDOT approval to access from South Weber Drive. It was stated Mr. Brumfield will have a business license through the city. Commissioner Walton asked about the noise zone areas. Ivan Ray stated Rick Smith of Davis Weber Canal Company said he is worried about any construction or excavation. He said the hill slid in that area and there is a lot of water there. Commissioner Osborne said there shouldn't be any structures on the property.

Public Hearing and Action on Zone Change at approx. 1589 E South Weber Drive, 3.67 acres on Parcels (13-030-0003, 13-012-0057, 13-012-0061, 13-012-0074) from C, R-M & A to R-H by Developer Ray Creek LLC

Public Hearing and Action on Preliminary Approval on Ray's Village Subdivision at approx. 1589 South Weber Drive 3.67 acres on Parcels (13-030-0003, 13-012-0057, 13-012-0061, 13-012-0074) by Developer Rob Edwards: Commissioner Grubb said this property is currently not zoned for high density. He said we are right in the middle of the city master plan review. He feels there should be some density but there shouldn't be access from South Weber Drive. Brandon said he is concerned about the parking. Commissioner Osborne asked about the possibility of a development agreement.

Action on Development Agreement for The Lofts at Deer Run (Mixed Use) Subdivision at approximately 7870 S 2700 E. 3.29 acres on 7 Parcels by Sunset Development: Brandon Jones, City Engineer, said we want to limit the number of dwelling units to 74. Barry said parking is part of the development agreement because there is shared parking. Brandon said the agreement requires a designated parking stall per unit. The residential will be on the top and the commercial on the bottom of the building. He said the topography of this property is difficult.

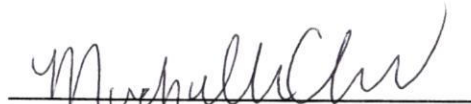
General Plan Review: (No discussion on this item in the work meeting)

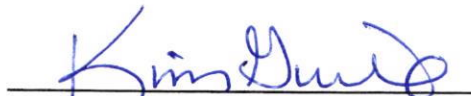
ADJOURNED: 6:30 p.m.

APPROVED:


Chairperson: Rob Osborne

Date 11 July 2019


Transcriber: Michelle Clark


Attest: Development Coordinator: Kimberli Guill