SOUTH WEBER CITY
PLANNING COMMISSION WORK MEETING

DATE OF MEETING: **22 August 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 (excused)
Rob Osborne
Wes Johnson
Taylor Walton

CITY ENGINEER: **Brandon Jones**

CITY PLANNER: **Barry Burton**

PLANNING COORDINATOR: **Kimberli Guill**

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Tammy Long, Craig & Jackie Layton, Michael Poff, Elizabeth Rice, Paul Sturm, Blair Halverson, Michael Grant, Lynn Poll, Bentley & Janette McEntire, Julie Losee, Terry George, Todd Rimmasch, Candace Magleby, Shawn Magleby, Denis Petersen, Lisa Sweatfield, Kenny Carson, Sally Roberts, Brandyn Bodily, Sandra Layland, Deann Hoggan, David Hoggan, Fran Olson, Brianne Travierso, Mike Bastian, Doyle Waters, Mindi Smith, Haley Alberts, Dusty Petty, Angie Petty, Natalie Browning, Abbey Smith, Micah Smith, Kory Sweatfield, Amy Mitchell, Jean Jenkins, Corinne Johnson, Lynn Poll, and Haley Alberts.

General Plan Work Meeting- This is a review of various sections of the General Plan before it is posted for public review and comments. Commissioner Osborne welcomed everyone in attendance and stated this is a work/planning commission meeting in which the general plan will be reviewed.

Barry Burton, City Planner, began by addressing Commissioner Johnson's comments and suggestions for the general plan. He reported that he made most of Commissioners Johnsons changes in the draft version of the general plan. Commissioner Johnson feels an item that should be addressed is the Commercial Overlay Zone (C-O Zone) (Mixed Use). He pointed out back in January when the City Council and Planning Commission met, we had a discussion concerning mixed overlay and he suggested that language be added to include it is the desire of the city that commercial overly and mixed use zones are at least a 60/40 commercial/residential footprint. Brandon Jones, City Engineer, stated in discussions with the City Council that kind of changes the whole dynamic of the C-O Zone. Commissioner Osborne reviewed the discussion on 20 August 2019 at the City Council meeting concerning what to do with the C-O Zone. Commissioner Osborne reported the City Council doesn't really want a C-O Zone and would like

to look at building a true overlay zone. Barry Burton, City Planner, explained the Commercial Overlay Zone (C-O Zone) and feels it is missed named. He explained it is not an actual overlay zone, but a zone in itself. He stated an overlay acts as a PRUD in that it can go into several different residential zones, but there are requirements and allowances that go on top of that existing zone. He explained the C-O Zone isn't written that way. It is a commercial zone that allows for residential. He said the City Council is interested in getting rid of the C-O Zone and look at a true overlay zone. He said there is a lot of detail that needs to be worked out. He asked the question if there is room in the city for mixed use. He said the city would like public comment as to where this should be allowed. Commissioner Johnson discussed having more of a walkable community. He then asked if the options for moderate income housing can be advertised to the community. Brandon said we have discussed getting feedback from the community concerning that.

Barry would like to know the Planning Commissions thoughts on mixed use. Commissioner Osborne asked what is the difference between high density and mixed use. Barry understands the concern for 25 units per acre and if that is too high and we want to set something lower, then let's do it.

Brandon explained mixed use is simply a mixed of commercial and residential. He stated it can be a combination of both. Barry explained how the commercial is the "carrot" for the developer to bring some commercial into the city. Commissioner Osborne stated we need to have a tool to have the conversation. He feels if the primary zone is commercial then most of it needs to be commercial. Commissioner Walton feels there is too much mixed use on the current general plan. Brandon reminded everyone the maps are drafted maps. Commissioner Walton is concerned about how much commercial the city can sustain. Commissioner Grubb feels a mixed use can be a good tool for the city. Commissioner Johnson suggested adding the number of acreage available on the Weber River corridor. He also suggested adding the Limitations of Landowner Liability Act 57-14. He suggested adding SR-60 to South Weber Drive. Commissioner Johnson suggested adding language to the Charter School Trail to include this will be facilitate commuter access to the south.

Commissioner Grubb discussed limiting driveway access to South Bench Drive. Discussion took place regarding the additional Uintah City access and the importance of including this section in the plan even though it may be difficult. Commissioner Osborne suggested adding that 1900 East will connect to South Bench Drive and the top. Discussion took place regarding this access being an extra access in and out of South Weber City. Brandon discussed adding a traffic signal at 2100 East and South Bench Drive.

Brandon stated having the current construction on South Weber Drive has confirmed that the city doesn't have a well-connected system without going on South Weber Drive. He said some of these future connections can help from a safety perspective. Commissioner Grubb feels a couple of minor connections could make a big difference.

Commissioner Walton discussed his concerns with the health of residents in the city with the gravel pits. He suggested adding a link to the general plan in the text when it is finalized. Commissioner Osborne suggested adding to the general plan that the gravel pits will allow a large piece of land for development in the city. Commissioner Walton suggested adding a graphic for the density section. He also suggested adding a link for the Record of Decision

(ROD) for the Hill Air Force Base Environmental Impact. Discussion took place regarding focusing on a variety of homes with certain efficiencies gained for each density type. It was stated direct access north and south from South Weber Drive to Highway 89 needs to be preserved. Commissioner Osborne would like to see the addition of South Weber City being a recreational community. Barry will add it to the introduction page.

The Planning Commission reviewed the land use maps. Barry stated the current general plan designates open space on all land within the 75 Ldn noise zone. He said we need to determine what we think is an appropriate zone(s) for that area. Zone options that generally allow those land uses the easements also allow are: (1) T-1 Transitional Light Industrial zone except for residences (2) L-1 Light Industrial zone except for residences (3) C-R Commercial Recreation zone (4) B-C Business Commercial zone (5) New zone designed specifically for these noise and easement affected properties. The Planning Commission agreed limiting the gray area south of South Weber Drive to C-R Commercial Recreation with the potential of creating a new zone. The Planning Commission discussed the gray area north of South Weber Drive. It was suggested identifying this area as C-R Commercial Recreation with an asterisk listing the zone options.

Barry explained we need to look at the new intersection of two minor arterial roads - South Weber Dr. and South Bench Dr. It was stated this area will be identified as potential commercial. Discussion took place regarding the Stephens property and it was decided to remove the asterisk and the C-O Zone. It was decided to add more commercial with potential of mixed use on the south side of South Bench Drive as well as the east side of 475 East. Commissioner Johnson suggested identifying the intersection of South Bench Drive and Old Fort Road as commercial. It was decided to put it on the map and get public comment. The Ray property and the City Office property will be identified H-D Zone. Brandon identified the small area at the northeast side of the bend in South Weber Drive which is currently designated as commercial and light industrial. It was decided the light industrial area will be designated commercial. Parsons Gravel Pit will be identified commercial highway with a mixed use overlay. The two properties on the north side of South Weber Drive will be amended to commercial. Brandon identified areas where the commercial overlay zone will be removed. Areas on the intermediate bench will be identified as business commerce. Further east the property is to be identified as C-R Zone and R-M Zone.

The Planning Commission reviewed the Vehicle Transportation Map. Brandon stated the red dashes identify streets that need to connect. It was decided there will be a red dash going through Parsons Gravel Pit for a possible road.

The Planning Commission reviewed the Active Transportation and Parks Map and the Annexation Map. Discussion took place regarding the city owned property that was once owned by the Petersen family. Commissioner Grubb discussed the possibility of trails on the hillside going up to the canal. He stated there is an area to park for a trailhead. Brandon feels that parking area is pretty tight. He feels it makes sense for a trail but he isn't sure it makes sense to park cars at the bottom of the hill.

Discussion took place concerning the annexation plan. Commissioner Johnson suggested doing an RPP on the Job Corp property. The Planning Commission reviewed the Sensitive Lands Map. Brandon said this map reflects the current information received from Hill Air Force Base

(HAFB). Barry suggested labeling the operable units. Commissioner Johnson suggested identifying the wetland areas.

Barry discussed the need for some private street standards particularly for high-density residential developments. He said we need setback requirements, requirements for sidewalk, curb, & gutter etc. He feels there should be a minimum setback of 20 ft. from a private road so that there is ability to park in front of the garage. He suggested making some subdivision ordinance amendments. Commissioner Johnson suggested looking at Home Owner Associations as well.

Commissioner Osborne asked which zones will be allowed to have a mixed use overlay. Barry thinks there are only a few zones that the city would want to have that possibility i.e. Business Commerce, Commercial High Way Zone and possibly the Light Industrial Zone. He said these are things we need to discuss. Commissioner Grubb commented we need to establish some sort of density. Commissioner Walton asked about accessory dwelling units and whether or not they are allowed in new developments. Barry explained we need to define accessory dwelling unit (basement apartment, detached dwelling, or attached dwelling) and add it to an ordinance. Councilmember Halverson asked concerning moderate income housing, if the city has to state the maximum purchase price in the moderate income housing plan section of the general plan. Barry discussed the possibility of taking those kinds of references out.

PUBLIC COMMENTS:

Commissioner Osborne asked if there was any public comment. He asked individuals to state their name, address, and go around the room.

Tammy Long, 2178 E. Deer Run Drive, suggested the city look to Job Corps Forestry Service as they will build the trails and all you have to do is provide them lunch. She is concerned about the 75 degree incline of 1900 East and she feels a connection to Layton City is a bad idea. She mentioned that UDOT approval is needed for construction on South Weber Drive. She pointed out there are restrictive easements that the city needs to be aware of. She pointed out there is a restrictive easement on 850 East. She suggested contacting the Davis County Recorder's Office concerning the easements.

Michael Poff, 154 Harper Way, submitted a document for the record. He explained when the last general plan was approved it was approved with certain conditions and those conditions were never implemented on the maps, even though there were multiple emails and comments in the minutes of other meetings. He said the connection road (South Bench Drive) was removed from the general plan. He voiced his frustration because hundreds of thousands of dollars have been spent and improvements have gone in based on that not be corrected. He suggested the community be aware that when they make comments and things are approved and the city staff doesn't want that it will probably be ignored, even if it is approved in a motion. He encouraged the city to develop a disaster mitigation plan and include the Weber River in it. He stated if trails are identified in the fire mitigation plan, then the city can receive federal funds. He suggested spending more time looking at the gravel pit so that they don't turn into a land fill. He explained that is why the gravel pit was identified as commercial recreation to prohibit that. (SEE ATTACHED)

Elizabeth Rice 7875 S. 2310 E., she appreciates keeping the Poll property mixed use for commercial property. She feels that is the only way to attract commercial development. She understands the city wants this as a gateway to the community. She explained that the city has always had a vision in that the gravel pit could be a lake with attractive things put around it. She feels the city needs to think of a vision of what they want and bring it to fruition.

Lynn Poll, 826 E. South Weber Drive, attended the meetings when a lake was discussed for the gravel pit and was told it could cost anywhere from $25 to $50 million. He voiced his concern with a road connection to Layton City. He understands when the road was constructed to the water tank, the city promised it would never connect. He discussed his concerns with dust from the gravel pit. He isn't in favor of high density. He attended meetings the last time the general plan was reviewed and South Bench Drive wasn't on the general plan. He discussed the hillside being unstable, steep, and having arsenic on it. He isn't sure where South Bench Drive is going.

Ryan Harris, 8039 S. Cedar Court, stated he was in the meeting too when they decided the road going up there is too steep. He discussed keeping South Weber City with a home town feel and creating nature trails or an amphitheater. He isn't in favor of South Bench Drive connecting to Layton City, and feels this property would be better to be preserved for nature. He feels the property next to the on and off ramps should be commercial and not mixed use.

Michael Grant, 2622 Deer Run Drive, is nervous about the mixed use overlay being another C-O Zone. He would like a visual on the city website. He feels South Bench Drive cost should be picked up by a developer. He would like to know where the city is on moderate housing mandate from the State and whether or not the city is behind or caught up. He said the east end of South Weber is currently nearing the end of the sewer capacity. He then referenced line 671 on the general plan concerning the east end of South Weber currently nearing capacity of the sewer system.

Denis Petersen, 8030 S. 2350 E., feels the Planning Commission is focused on high density, but not the community. He is concerned about changing the C-O Zone to a mixed use overlay and asked if the Planning Commission is changing terms or are they actually going to address what the community is looking for. He asked what the identity of South Weber is. He stated it is a small town feel. He explained South Weber is not Ogden, or Layton. He said we don't need the high density unless there is an absolute purpose of which he hasn't heard that purpose except to be a carrot for commercial. He wants to know if the term is just being changed from commercial overlay to mixed use appease the council and the community.

Bentley McEntire, 8005 Cedar Court, voiced the connection road to the city's water tank is too steep. He explained it is as steep as Power Mountain Road. He is concerned about individuals going off of the road. He feels it is unsafe as it is a 14% grade. Brandon Jones, City Engineer, verified that road is a 14% grade. He is concerned that high schoolers coming from Northridge will speed down this road and may end up dead in his backyard.

Jackie Layton, 8017 S. Cedar Court, is concerned about the access road to the water tank being a safety hazard. She likes the community the way it is. She is concerned about high density with higher crime rates and fire hazards.

Craig Layton, 8017 S. Cedar Court, feels the city is underestimating the amount of traffic connecting to Layton City.

Lisa Sweatfield, 8051 S. Cedar Court, she is concerned about Commissioner Osbornes comment about Mr. McEntire being a doctor and helping with an accident on the access road to the water tank. She is concerned about the safety issues surrounding this location. She said there are homes and kids in this area. She said this is a loving community. She feels South Weber today isn't South Weber even five years ago. She doesn't believe in so much building.

Commissioner Osborne stated he has lived here a long time and he has seen kids killed on Highway 89. He feels the best thing the city can do is get the kids off of Highway 89. He feels the access road can be built safely and that is what he is promoting. He agrees that South Weber City is a wonderful place to live. He explained that nobody is sitting here because they want to destroy South Weber and he takes offense to some of these comments. He said the city is in the position that they need to figure out more egress out of South Weber City and it is a life safety issue. He explained how the Planning Commission dedicates their evenings to figure out what is best for South Weber.

Councilman Halverson stated he appreciates everyone's comments and explained a study will take place on South Bench Drive. He said everyone needs to understand that the line on the map is not the exact line and the road will never go there until it is a safe road period.

Haley Alberts, 7560 S. 1740 E., appreciates the time spent by the Planning Commission. She questioned line 603 to line 647 on the general plan. She doesn't understand why we need the information on Moderate Income Housing, and agrees with Councilman Halverson concerning the fact that we don't need to let the State know what the rental is or maximum purchase price is. She suggested removing those lines from the general plan. She referenced line 649 and options for Senate Bill 34. She would like to know why the city is choosing five options because the city doesn't get bonus points or money for choosing five options. She would recommend removing option (A) and option (F), which takes out the city's need for high density housing. She would suggest choosing option (B), option (E), and option (U). She would like to know more about a walkable community and the vision of that. She isn't sure a walkable community is what the citizens of the city want. She is against South Bench Drive as it is and isn't sure the city wants to pay for it. She does feel South Bench Drive to Canyon Drive will be beneficial, but when it moves to the south side of the city, she isn't in favor of that. She is not in favor of mixed use or a walkable community.

Corrinne Johnson, 8020 S. 2500 E., feels there is concern with mixed use. She isn't in favor of replacing the commercial overlay zone with the mixed use overlay. She feels the Lofts at Deer Run are not good for the community. She would like the Planning Commission to truly consider whether or not the city needs Senate Bill 34. She said this has been an awesome night in terms of education. She loves the fact that there are dreams and visions for the city. She said the maps don't reflect the vision that the citizens want.

Todd Rimmosch, 7879 S. 1800 E., said he is not in favor of the connection of South Bench Drive to 1900 East, because of the traffic flow. He would suggest looking at a possible toll road to help control the traffic.

Terry George, 7825 S. 2000 E., is in attendance because his community got involved and there are concerns. He is concerned that the Lofts at Deer Run was done under the radar. He pointed out he appreciates all the work of the Planning Commission and City Council and it can't be an easy job, but he wants to reiterate what has been said tonight. He explained his vision and what he sees here is that the Planning Commission is the advisory board to the City Council and Mayor. He hears the Mayor and City Council want to represent what the citizenry want and yet what has been stated by several individuals tonight is that the Planning Commission is in left field as far as what the community wants. He loves to see the citizens get involved, but there is a reason they are getting involved, and that is because they are starting to loose trust. He said he seems like there is some stuff happening that is kind of maybe a little under the table. He understands the Planning Commission works for the Mayor and City Council, but they work for the citizens. He voiced his concern with Senate Bill 34 and the city stating we must. He feels all the facts need to be put on the table. He said we must makes it sounds that hands are tied. He asked what happens if the city doesn't meet the State's requirement and what will it cost us and can we afford to find another way in order to protect the community. He is okay going to Riverdale, South Ogden, and Layton to do his shopping, if he can protect what South Weber has here. He doesn't want tight dwellings which eventually brings more people and higher crime rates.

Amy Mitchell, 1923 Deer Run Drive, is very concerned about 1900 East connecting to Layton City and the safety issues with it. She discussed line 1122 to line 1133 of the general plan concerning the character of the community. She wants the Planning Commission to accept the citizen's vision. She would like to see South Weber stay the way it is. She doesn't understand the walkable community. She will never drive on the connection road if there is one.

Sandra Layland, 7294 S. 1950 E., is concerned about all the teenagers driving on 1900 East connecting to Layton City and they are not the best drivers.

Planning Commission Comments:

Commissioner Grubb: He said a big part of what has been done tonight is reducing the amount of high density. He said mixed use overlay seems to be misunderstood. He said the goal is to actually reduce the amount of density. He agrees with the small town feeling. He understands a developer will need to pay and we do not want the citizens to pay for it. He said everything put in the general plan is reviewed and the Planning Commission is doing their best to make sure it is safe, and that is a huge priority for him. He said if a road is unsafe we won't allow it.

Commissioner Walton: He appreciates the dialogue tonight. He feels there are a lot of definitions that aren't being communicated. He said most of the time we don't receive public input. He feels the public comment will help with the general plan review.

Commissioner Johnson: He appreciates everyone coming. He said the public input is vital to this plan. He explained how times are changing with parents passing their property down to the next generation who don't want to farm it. He understands the connection to Layton City is going to be hard, but emergency access would be beneficial.

Commissioner Osborne: He stated there are 7,000 residents in South Weber City and there is only 20 of you and everyone has an opinion. He said everyone has a vision and it isn't just the 35 that are here in attendance.

ADJOURNED: Commissioner Grubb moved to adjourn the Planning Commission meeting at 10:20 p.m. Councilmember Johnson seconded the motion. Councilmembers Grubb, Walton, Johnson, and Osborne voted yes. The motion carried.

APPROVED: _____ **Date** 8-12-2019

Chairperson: Rob Osborne

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Transcriber: Michelle Clark

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Attest: **Development Coordinator: Kimberli Guill**

Council Member Thomas addressed the Transportation Map and the major collector that comes off of 1160 East and then connects to 1900 East. He asked Brandon what the cut would need to be. Brandon said it would require some cuts but the grade of the road is 8% or less, which is appealing to him. He said that is the reason why it is shown as a major collector and 1900 East is shown as more of a minor collector.

Council Member Hilton addressed the Land Use Map. He feels that patio homes would be great on the property along the frontage road. He said the property is limited to access and it would be difficult to fit larger lot sizes. Barry said the City is somewhat limited in what we can put into a zoning ordinance. He said if you require a minimum square footage, it can be difficult.

George Hendrickson, 1656 East 7325 South, is not in favor of going from low density to moderate density. He thinks it should stay at low density. He has lived in this subdivision for 19 years.

Council Member Thomas moved to make a limited motion to change the proposed Land Use Map by take off the property on the frontage from moderate high density to moderate density (to keep it the way it currently is). Council Member Casas seconded the motion. Tom called for a roll call vote. Council Members Casas, Hilton, Poff, Poore, and Thomas voted yes. The motion carried.

Council Member Poff moved to approve the general plan with the following changes:

1. **Delete the reference to the Old South Weber Drive on page 24.**
2. **Delete the language on the bottom of page 25 & 26 (*This road has been constructed to grade and with design parameters to accommodate a future public road that would provide a connection to Layton City. The alignment of this road has also been studied in order to ensure hillside stability*)**
3. **Amend Map #3 by adding the annexation policy color to all parcels up to the Weber River.**
4. **Amend Map #5 by removing the future major collector road which goes past the South Weber Elementary School, and which goes up to the water tank; but not removing the portion at South Weber Drive. This will connect 1160 East to 1900 East and will be a proposed local road.**
5. **Amend Map #6 on text referencing canal trail adding language *"agreements have been made with the property owners"***
6. **Amend Map #6 running Old Fort Trail from 1375 East to Central Park.**

Council Member Thomas seconded the motion. Further discussion on the motion took place. Council Member Thomas asked about amending the major collector road to be a local road. Council Member Poff was not in favor of that amendment. Brandon said if it is not on the map, you will loose your opportunity for that to ever happen. He said a developer can't solve that problem if there is no place identified. **Councilmember Thomas, Hilton, Poore, and Casas voted yes. Councilmember Poff abstained. The motion carried.**

Councilmember Thomas moved to amend the motion to connect 1160 East to 1900 East and identify it as a proposed local road. Councilmember Hilton seconded. Council

UNAPPROVED MINUTES