

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 11 June 2020

TIME COMMENCED: 6:01 p.m.

LOCATION: Electronic Meeting through Zoom

PRESENT: COMMISSIONERS:

Tim Grubb
Gary Boatright
Rob Osborne
Wes Johnson
Taylor Walton

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones

DEVELOPMENT COORDINATOR:

Kimberli Guill

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Blair Halverson, Nate Harbertson, Carter Randall, Marty McFadden

PLEDGE OF ALLEGIANCE: Commissioner Grubb

Public Comment: Written public comments must be submitted by email to publiccomment@southwebercity.com. Comments must be received prior to the meeting start time. Subject line should include meeting date, item# (or general comment), first and last name. Comments without first and last name will not be included in the public record.

Public Comments through Zoom are as follows:

- a. Individuals may speak once for 3 minutes or less
- b. State your name and address
- c. Direct comments to the entire Commission
- d. Note Planning Commission will not respond during the public comment period

Fran 6901 S. 679 E. understands development will eventually happen but suggested the Planning Commission look at development that the City does not need; specifically, high density housing. She discussed concerns with school buses being full. South Weber is geographically small and narrow, which creates difficulty with high traffic. She would like to know what type of hotel. The plan appears to be too congested. South Weber does not have a grocery store, gym, animal hospital etc. She asked the Planning Commission Please to listen to the South Weber citizens.

Doug Miller, 302 E. Old Maple Road, thinks there are a lot of people who are concerned about high density housing. He discussed the issue of speeding and whatever is constructed will increase the traffic. He suggested installing speed bumps to help individuals to slow down.

Commissioner Osborne pointed out the Planning Commission has received public comments via email prior to this meeting.

Presentation: Development at approximately 475 E 6650 S (17 acres) by Blue Ox

Development: Marty McFadden, of Blue Ox Development, addressed the Planning Commission. He lives in South Weber City and has a vested interest in the community. Marty reviewed their goal and objective which include bringing commercial services to the I-84/Adams Road interchange. They would like to provide services that best serve the community, provide essential services, and generate stable commercial city tax base. He is concerned about bringing the right mix of commercial services to the I-84/Adams Rd interchange. They have contacted several different types of commercial businesses. It is important that tenants are able to make it at this location.

Marty described the Stephens property and stated it currently has 2 zones (Highway Commercial (C-H) & Agricultural (A). He discussed the C-H Zone not being the right mix. After studying this location, the C-H zoned portion of the parcel is too small. He suggested more of the A zoned portion of the parcel needs to be C-H. He pointed out the new City General Plan suggests converting the whole parcel to C-H.

Marty explained all C-H does not work because there is not enough traffic count to justify that much commercial. By forcing all C-H it would lead to high vacancy and turnover, or vacant, undeveloped land for a long time.

Marty proposed the property be zoned C-H and R-7. This would bring commercial to this location and add a residential component that fits the current residential market needs. He explained the residential component: Zoning code – R-7; 7 units/AC which would allow for maintain common areas, design attractive unit clusters with elements that look and feel like single-family dwellings, work within a density and zoning that is part of South Weber City's code, and allow for a private community feel without a private community infrastructure.

Marty reviewed the layout which includes: (1) Commercial along street fronts and (2) Residential behind commercial

Examples of the Residential Units:

- These are photos of Daybreak in South Ogden:
6 AC with 46 units.
About 7.8 units/AC.

Solution Summary:

- Gas Station & Convenience Store: 2.28 AC
 - Hotel: 3.28 AC
 - Strip Mall: 1.02 AC
 - Rentable Public Storage: 2.42 AC
- Total Commercial Subtotal: 9.00 AC

- Residential R-7 & Green Space: 9.00 AC with 48 units: 5.33 units/AC
Total Parcel Acreage: 18.00 AC

Marty understands there have been several public comments concerning the Morrisite War Site. They are willing to provide a location to preserve the area for this. They have suggested names of the development being Kingston Fort. They are open to bringing in the elements that the community feels would be a benefit. For example, pickle ball courts for green space, trails, or creating a sense of place. He discussed the possibility of a development agreement.

Commissioner Walton asked what type of hotel chain. Carter Randall stated there has not been a specific hotel. He sees the hotel eventually down the road and will probably be the last parcel developed. He feels the location to Snow Basin and being close to a freeway entrance will be used. Commissioner Walton pointed out the public's concerns with the right type of hotel. Carter imagines more of a Spring Hill Suite versus a truck stop motel. He has read a lot of the comments from the citizens, in which a lot of them contradict themselves, but the initial curve of the road will take a large portion of the traffic. He does not see them adding to a lot of interior traffic within the City.

Nate Harbertson discussed the concept of the hotel. He pointed out the Best Western in lower Uintah is usually full. There are not a lot of options for hotel stays in that area.

Jessica Presswedge, of Sierra Homes, lives in North Ogden. She discussed townhomes being the way people are going right now with it being a lot less maintenance, appealing for the older generation who want to downsize. She stated Sierra Homes is a partner in the development.

Commissioner Johnson expressed if there is a hotel, there needs to be a restaurant to support it. Carter agreed but stated they do not have any tenants lined up for the strip mall area right now. He explained there will be four maybe five 2,000 sq. ft. units in the strip mall. Commissioner Walton asked about the financial impact of the development if the storage units are not allowed. Marty stated it is a critical piece to have that there but is willing to have a discussion on that. He expressed there are storage units that are attractive, and that can be addressed. He understands the stigma, but it is a community need. Carter discussed large storage units for recreational storage, as well as those townhomes to the west who need storage. He discussed the possibility of a wall type barrier or concrete treatments to give them an upper class feel. Commissioner Osborne questioned why the storage units are not located closer to the freeway. Commissioner Boatright recommended using the townhomes as more of a buffer. He asked the developer what the first two phases are. Marty discussed starting with the gas station and storage unit but reiterated the need for the residential to make it all work. He explained the residential component is purely there to make the commercial work.

Commissioner Osborne asked if the hotel is dropped, and a Daybreak type environment is created. Marty feels that is possible. Commissioner Osborne discussed the housing being difficult because this property has been identified for commercial, but he feels the community would like to see something more unique such as a bike shop, bakery, etc. Commissioner Johnson discussed the 2008 development plan relating to what Commissioner Osborne is suggesting. He identified businesses such as Patagonia, REI, etc. that people must drive to Salt Lake City. Carter discussed the days of large retailers being over. Marty explained these types of companies will not come to South Weber based on the charm, but they are looking for

locations with high traffic. Commissioner Boatright pointed out there is nothing in this development that is for the residents in South Weber City. He thinks most of them would rather the property stay a field. Marty pointed out listening to residents in his community, it needs to come down to let the data speak. Commissioner Boatright understands the City doesn't own this property, and they want to work with the developer, but there are people who moved to South Weber for a certain reason. He explained the community is going to be here forever. Commissioner Walton asked if there is a fuel station interested in the property. Carter stated there is a tenant interested in the fuel station and storage units; however, the hotel is unknown. He stated there will be individually owned retail like what is on the east end of the City. Commissioner Osborne suggested putting together something more like Daybreak with a gas station, drop the hotel, small retail, move location of storage units, maybe small pond, etc. He suggested something cool that nobody else has. Commissioner Walton feels the citizens want a place for them. Marty is willing to put together a different concept. Commissioner Walton is curious about the revenue generated off storage units. He pointed out this is a critical piece of commercial property for the City to create revenue and he questioned what kind of tax revenue will be generated from a hotel, storage units, etc. Barry Burton, City Planner, stated storage units do not generate sales tax and there is no real revenue gain for the City. A hotel creates a transient room tax for the City, and the potential for revenue would be great. Commissioner Walton suggested the hotel being scaled and the right brand. He does not think a hotel should be totally removed.

Commissioner Grubb commented this entire parcel has been designated for commercial for at least 20 years in the general plan. He is hesitant to put in residential and does not see the need for it as well as storage units. He understands the interest in a fuel station and then another business feeding off that business, etc. He suggested phasing businesses that service the residents of South Weber and feed off I-84. He is not completely convinced the City needs more residents and storage units. He hopes citizens will get involved and let the developer know that they would like to see. Commissioner Walton understands the direction from the City Council is to allow developers to present ideas to the Planning Commission. Carter expressed he is not trying to maximize residential because it is the most lucrative, but it is the most realistic. Commissioner Johnson expressed in the last three years when the Planning Commission and City Council meet, it has been decided this parcel is best for the City to be commercial. Commissioner Boatright pointed out this location is an historical site and a lot of the residents want to preserve and commemorate that history. He suggested the landowner allow students to perform some archaeology on this site prior to any construction. Commissioner Johnson agreed. Marty commented they are interested in doing something to commemorate the site. He doesn't see this 18 acres of land supporting commercial. Commissioner Grubb feels there needs to be some expansion to allow for a restaurant. He does not think the plan should be all strip mall either. He pointed out this design does not have a unique feel at all. Commissioner Osborne suggested the developer go back and redesign. Carter expressed without the storage units and residential the plan does not work. He stated they will go back and rework and modify the site plan to be something more appealing for the City. Commissioner Grubb asked the Planning Commission what they would like to see as far as residential. Commissioner Boatright likes this look better than an apartment complex. He stated if housing must be a part of this development, he would like to see it on the south end. Commissioner Walton is more concerned about aesthetics and feels the density is appropriate. Commissioner Grubb discussed mixed use being when commercial and residential complimentary of each other. He addressed clustering allowing more open space area for a historical area.

PLANNING COMMISSION COMMENTS:

Commissioner Osborne: stated the general plan open house is scheduled for June 24th & June 25th at the FAC. He asked the Planning Commission members how they feel about attending this open house with the COVID-19 Pandemic. He does not want anyone to do something they don't want to do. Commissioner Boatright stated as the numbers rise the more concerned, he is about meeting publicly together. Commissioner Johnson agreed. Commissioner Walton is okay with attending the open house. Commissioner Osborne does not understand the purpose of the open house because there may be the same comments. Commissioner Walton feels it is important for individuals to be heard. Commissioner Grubb will be out of town. Commissioner Walton will be attending.

Commissioner Osborne suggested continuing with the Zoom meetings at least through July. The majority of the Planning Commission agreed. Kim stated as long as Governor Herbert is allowing electronic meetings, we can continue with Zoom.

Commissioner Johnson: The Parks & Trails Committee met and discussed disposal of items. He will coordinate with Councilwoman Petty and Kim. He suggested looking at merging certain zones. He would like more clarification on mixed use and specific guidelines. Commissioner Osborne pointed out there are parcels that have been identified for mixed use discussions. Commissioner Walton explained we are hoping for the developer present ideas. Barry suggested the Planning Commission discuss this item at the next Planning Commission meeting and include a list of zones where they see problems and issues that need to be amended. Kim will include this item on the next agenda.

ADJOURNED: Commissioner Grubb moved to adjourn the Planning Commission meeting at 8:32 p.m. Commissioner Boatright seconded the motion. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

APPROVED: _____ **Date**

Chairperson: Rob Osborne

Transcriber: Michelle Clark

Attest: Development Coordinator: Kimberli Guill