SOUTH WEBER CITY
PLANNING COMMISSION MEETING

DATE OF MEETING: **13 February 2020** **TIME COMMENCED:** **6:01 p.m.**

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

PRESENT: **COMMISSIONERS:** **Gary Boatright**
Tim Grubb
Wes Johnson
Rob Osborne
Taylor Walton

CITY ENGINEER: **Brandon Jones**

DEVELOPMENT COORDINATOR: **Kimberli Guill**

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Kathy DeVino, Paul Sturm, Linda Marvel, Kristine Eker, Jeff & Stacey Eddings, Scott Mortensen, Mike Ford, Brianna Travierso, Alan Travierso, Blair Halverson, Dan Murray, Corinne Johnson, Julie Losee, Doug Bitton, Buster Delmonte, Ann Bitton, Susan Westbroek, Kathy Miller, Amy Mitchell, Randy Schreifels, Michael Grant, Elizabeth Rice, Jan Ukena, Joel Dills, Sandra Layland, and Tammy Long.

1. **PLEDGE OF ALLEGIANCE:** Commissioner Walton

2. Recognition of Outgoing Planning Commissioner Debi Pitts: Commissioner Osborne stated Commissioner Pitts was unable to attend tonight's meeting. This will be postponed until the next meeting.

3. Appointment of Chair and Vice Chair

Commissioner Grubb moved to appoint Rob Osborne as Planning Commission Chairperson and Wes Johnson as Planning Commission Vice-Chairperson. Commissioner Walton commented he would like to serve in one of those positions given this is his last year on the Planning Commission. **Commissioner Grubb moved to amend the motion to appoint Taylor Walton as Vice-Chairperson. Commissioner Johnson seconded the motion. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.**

4. Public Comment: Please respectfully follow these guidelines
a. Individuals may speak once for 3 minutes or less

b. State you name and address
c. Direct comments to the entire Commission
d. Do not make comments from the audience
e. Note: Planning Commission will not respond during the public comment period

Commissioner Osborne reminded everyone of public comment guidelines.

Corinne Johnson, 8020 S. 2500 E., remarked the Facebook live-stream has approximately 400-500 views. As a result, she reminded everyone to speak clearly into the microphone. She commented the city is currently in the middle of updating the general plan and the public made it clear to have some type of moratorium or hold on development during this process. She voiced the public is concerned about the South Weber Transition Subdivision Plat (3 Lots) development and would request to table until the general plan land use portion is approved by Planning Commission and City Council. She asked that since the R-7 Zone is being rewritten, she requested not approving anything until those changes are made.

Doug Bitton, 2635 E. 7800 S., appreciates the Planning Commission's service. He believes that the Planning Commission needs more information for city staff approval. He wants to make sure everything from city staff is in play including national fire code, etc. for approval process.

Michael Grant, 2622 Deer Run Drive, regarding the Dan Murray's development along the frontage road (2700 East), he wants to make sure costs are not passed onto citizens. He would like to know if the sewer system can withstand this development. He wants to make sure the car wash abides by EPA standards. He feels the developer needs to meet all requirements prior to rezone. He is concerned about the traffic created from the carwash and how it will increase congestion at Maverik. He suggested a right turn only out of Maverik onto 2700 East. He is not in favor of warehouse storage. He wants to make sure height restriction of the townhomes don't interfere with views. **(SEE ATTACHED)**

Amy Mitchell, 1923 Deer Run Drive, advised everyone to review Corinne Johnson's video concerning developments around South Weber City. She expects the development to be higher quality to entice people to stay long-term. She suggests limiting the amount of development from R-7 to R-5 or R-6. She is concerned about this development will affect the sewer system. She requested tabling until general plan amendments are completed and are adopted by the City Council.

Kathy Devino, 2480 E. 8300 S., commented on the RV Park and feels it is a disaster waiting to happen. She is representing those who live along Cottonwood Drive. She is concerned about all the propane at the campsites and fire concerns.

Joe Dills, 7749 S. 2100 E., is in favor of the carwash, but not in favor of making a specific change of zoning for this parcel of property. He is a concerned about spot zoning. He would like to see improvements to the carwash with more shaping, form, and design on the outside. He pointed out concerns with congestion. He is also concerned about noise from carwash vacuums. He is also concerned about the townhome's façade.

Tammy Long, 2178 E. Deer Run Drive, is concerned about the aesthetics and parking for the transition development on the frontage road. She would like to know if there are plans for recycling the water for the carwash.

5. Approval of Consent Agenda
a. 2019-11-14 Minutes
b. 2019-11-20 Minutes

Commissioner Walton moved to approve the consent agenda. Commissioner Johnson seconded the motion. Commissioners Grubb, Osborne, Walton, and Johnson voted aye. Commissioner Boatright abstained. The motion carried.

Commissioner Grubb pointed out the Transition Development is identified throughout the agenda as "Transitional" and should be "Transition".

Commissioner Grubb moved to open the public hearing for item a, b. c. d. & e. Commissioner Johnson seconded the motion. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

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

6. Public Hearing on:

a. Combined Preliminary/Final Approval on South Weber Commercial Subdivision 1st Amendment (for Alpha Coffee): This proposal is to split Lot 2 of the South Weber Commercial Subdivision creating a Lot 3.

b. South Weber Transition Subdivision Plat (3 Lots)

c. Rezone, Conditional Use, and Preliminary Site & Improvement Plans for South Weber Transition Subdivision Lot 1 (Car Wash)

d. Rezone and Preliminary Site, Condominium Plat & Improvement Plans for South Weber Transition Subdivision Lot 2 (South Weber Business Park)

e. Rezone and Preliminary Site, Condominium Plat & Improvement Plans for South Weber Transition Subdivision Lot 3 (South Weber Townhomes)

Paul Sturm, 2527 Deer Run Drive, presented a handout to the Planning Commission members in which he addressed agenda items a., b., c., d., & e. He is concerned there is too much being placed on this property. He pointed out dates on documents don't match. He said there are numerous unknowns with utilities. He feels this development is moving too fast. He is concerned about the rezone request for the carwash listing applicant who does not own the property. This applies to agenda items 9-14. He is concerned about congestion with the carwash. He discussed traffic problems with turning in and out of Maverik. There is concern with environmental impacts from the car wash. He asked if Weber Sewer District has been informed of this development. He is also concerned with the aesthetics of the proposed townhomes. He

Improvement District and an approval letter provided indicating that the improvement plans meet their requirements.

2. **SWC Fire Approval Letter**. An approval letter from the South Weber Fire Department is required.

3. **Fire Flow.** A fire flow test was conducted by Public Works on January 14, 2020. The test produced a fire flow of approximately 2,700 gpm. All buildings will need to meet the fire code relative to this flow.

4. **Zone Change**. Approval of the plats and plans is subject to approval from City Council of the zone changes being requested (CH to C for Lot 1, CH to LI for Lot 2, and CH and A to R-7 for Lot 3). We would recommend that these zones change requests be tied to the specific owner and proposal (not transferable); if these applications don't receive final approval, then these zone change requests would revert back to the current zoning.

a. There are a couple of minor errors in the legal descriptions for Lot 1 and Lot 3 that we will relay to the developer's surveyor.

5. **Traffic Study**. A Trip Generation Study was provided by Reeve & Associates which projects the amount of traffic generated by the development. The total number of trips generated by the Car Wash, the Flex Space units and the Townhomes combined was calculated to be 147 in the peak AM hour, and 272 in the peak PM hour. The addition of these trips to 2700 East and 7800 South will increase the number of vehicles on these roads. We would recommend that Reeve & Associates address what impact this will have on the level of service of these roads.

6. **Geotechnical Study**. A letter of preliminary recommendation was provided by CMT Engineering. They reviewed a previous geotechnical study performed by a different company and concur that the proposed development is suitable for the expected conditions. The final report, which will include site-specific subsurface investigation and recommendations, will need to be provided.

7. **Sewer Capacity.** The 2017 Sewer Capital Facilities Plan (CFP) identifies limited sewer capacity for development in the area towards the east end of South Weber Drive. Projects to address this limited capacity are shown in the CFP. Since the adoption of the CFP, we have done additional analysis, computer modeling and metering of actual flows. Based on the metering, we have been able to determine that the actual flows are less than half of what was modeled and used in the CFP, according to State regulatory flows. We have calculated the total number of Equivalent Residential Units (ERU's) for this development to be 40 ERU's. Given the current demand in the area, we have determined that there is excess sewer capacity to accommodate this proposed development at this point in time. Future development will continue to be evaluated on a case by case basis.

8. **Parking.** There are 53 parking stalls shown for the car wash and the flex space units. If the most intense uses are assumed, Section 10-8-5 of the City Code would require 49 stalls. Therefore, sufficient parking is being provided. Because there are two lots and separate owners, a cross access easement and a shared parking agreement will be required to cover the uses of both lots. The townhomes are required to park two vehicles in the driveway or garage, plus an additional 5 for visitors. They are providing 7 additional stalls for visitors.

9. **Maverik Access**. Due to the proposed access for Lots 1 and 2 being the same as Maverik's existing access, a cross access easement must be provided by Maverik for this access.

10. **Architectural Review**. Elevations have been provided for the car wash, flex space buildings, and the townhomes. According to Title 10, Chapter 12 of the City Code, the Planning Commission "shall determine if the proposed architectural and development plans submitted are consistent with this Chapter and with the purpose and objectives of this Title."

PLATS

The following are items to be addressed on the Final Plats.

11. **Transition Subdivision**.
    a. Addresses for the lots will be provided by our office.
    b. The Easement Approval block needs to be updated to reference the correct entities.
    c. A 15' easement needs to be provided for the storm drain from 7800 S. to Maverik.

12. **South Weber Business Park Condominiums**
    a. Addresses for the units will be provided by our office.
    b. Reference needs to be made that this plat is amending Lot 2 of the Transition Subdivision.
    c. A 15' easement needs to be provided for the storm drain from 7800 S. to Maverik.

13. **South Weber Townhomes**
    a. The street should be given a name. We can provide the coordinate street number.
    b. Addresses for the units will be provided by our office.
    c. There is a minor error in the boundary description. We will relay this to the developer's surveyor.
    d. A 15' easement needs to be provided for the storm drain from 7800 S. to Maverik.

IMPROVEMENT PLANS

14. Curb, gutter and sidewalk will be installed along the frontage of the Schreifels (2610 E.) home on 7800 South in order to complete the road and collect the storm water in the area. The cost for this will be the City's responsibility, as this home is not part of the development. There may also be a need to upsize (depending on final design slope) the storm drain line through the development, which would be the City's cost as well. This will require a cost share agreement with the developer.

15. The fire hydrants need to be located as required by the Fire Marshal.

16. Blow-offs are not allowed. A fire hydrant must be placed at each end of the hammerhead in for the townhomes.

17. The roadway width must be 26' wherever a fire hydrant is located. Adjustments need to be made accordingly to the road in the townhomes.

18. The width of the road for the townhomes is too narrow to all allow for any on-street parking. The curb should be painted red, or No Parking signs installed.

19. In order to better meet ADA requirements, we would recommend making the sidewalk a minimum of 5' wide.

20. The parkstrip along 2700 E. is not currently landscaped. The Landscape Plans should include landscaping the parkstrip.

21. The percent of landscaping provided needs to be shown for each lot and be compliant with the landscaping requirements in the City Code.

Commissioner Grubb moved to recommend approval to the City Council the Preliminary Subdivision Plat: South Weber Transition Subdivision (3 Lots) approx. 4.2 acres zoned CH located at approx. 7700 S 2700 E on Parcel (13-034-0065) for Applicant Dan Murray with the conditions that the development agreement between the city & Staker/Parsons is clarified (title exception #22) of the title report and clarify the reservation of restrictions of the special warranty deed of 19 August 2014 (title exception #25) of the title report. Commissioner Boatright seconded the motion. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

9. Rezone: South Weber Transitional Subdivision Lot 1 (approx. 1.2 acres) from CH to C for Car Wash. Applicant Scott Mortensen: Scott Mortensen approached the Planning Commission. He has analysis regarding the use the water and the reclamation of the water. He stated each bay has a pump in which some of the water is reclaim for side blasting and carriage wash. It meets the EPA requirements. This carwash uses high pressure and uses less water than washing your car at home. It also uses suds that are biodegradable. The solids are filtered out as water is used. He discussed the aesthetics and wants to make sure the building is welcoming. He is open to discussing it. He wants the lighting to be safe and welcoming but not overbearing. Regarding ingress/egress, they have tried to locate the carwash as close to the easement as possible. The self-serve bays provide 60 ft. of egress. It allows for a 35 ft. trailer. The only single directional is into the automatic bays. The entrance from the Maverik sections was widened. He stated their goal is to provide a local service to residents. He pointed out the recent public survey identified a carwash ranked #3 for public service. He has worked with and been a part of other carwashes developments.

Commissioner Osborne discussed the Planning Commission will probably put a sunset clause (if after a certain amount of time, this is not developed, the property reverts back to the original zone). Mr. Mortensen addressed the lighting and explained they will do what is necessary to abide by city code. He has a location for a monument sign, but it will not be as big as the Maverik sign. He stated the vacuums and dryers will create sound, but they will comply with restrictions set by the city. The hours are 24/7. The vacuums can be shut down if they want to.

Barry discussed this being a conditional use as per city code 10-5G-5. Commissioner Grubb suggested the rezone being tied to the site conditional use approval. Brandon suggested tying it to the applicant and the use. Barry would be more comfortable with a development agreement.

Commissioner Walton addressed citizen's concerns with the city being in the middle of updating the general plan. Barry explained Lot 1 is currently zoned C-H, which is more intense than the C-Zone. Commissioner Walton voiced this decision being difficult for him to make because of the city is currently in the process of amending the general plan. Barry pointed out if we are going to apply that logic, then we should have applied a moratorium on the whole city, and it has

already been over a year on the general plan. Commissioner Boatright stated there is a current general plan in place. He doesn't feel it is right to tell any developer they can't develop their property because of the general plan is being amended. He agrees with this rezone request. Commissioner Grubb acknowledged the city doesn't have a moratorium on development right now. Commissioner Walton feels a carwash is a great use for this property. Commissioner Osborne doesn't feel the rezone request for this property is similar to the Ray property rezone requests because the Ray property request was from commercial to residential.

Commissioner Johnson moved to Rezone: South Weber Transition Subdivision Lot 1 (approx. 1.2 acres) from CH to C for Car Wash for Applicant Scott Mortensen subject to approval of a conditional use permit for a car wash. Commissioner Grubb seconded the motion. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

Commissioner Walton moved to amend the agenda to discuss item #12 - Preliminary Site & Improvement Plans, and Conditional Use Permit: South Weber Transition Subdivision Lot 1 for Applicant Scott Mortensen. Commissioner Boatwright seconded the motion. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

12. Preliminary Site & Improvement Plans, and Conditional Use Permit: South Weber Transitional Subdivision Lot 1. Applicant Scott Mortensen: Barry asked if Mr. Murray is going to grant an easement across Lot 2 for egress. Mr. Murray said he is. Commissioner Grubb stated they will need an easement from Maverik on Lot 2, unless they construct egress/ingress onto 2700 East.

Scott discussed the location of the vacuums and described the parking lighting being on the west and east side. Commissioner Osborne suggested lighting entrance and exits to make sure it is secure for Davis County Sheriff's Department. Commissioner Walton recommended lighting south side as well. Brandon suggested the developer provide a lighting plan. Barry suggested a lighting plan with a photometric analysis.

Scott explained the water recycling process. Brandon addressed the sewer capacity and stated the 2017 Sewer Capital Facilities Plan (CFP) identifies limited sewer capacity for development in the area towards the east end of South Weber Drive. Projects to address this limited capacity are shown in the CFP. Since the adoption of the CFP, we have done additional analysis, computer modeling and metering of actual flows. Based on the metering, we have been able to determine that the actual flows are less than half of what was modeled and used in the CFP, according to State regulatory flows. We have calculated the total number of Equivalent Residential Units (ERU's) for this development to be 40 ERU's. Given the current demand in the area, we have determined that there is excess sewer capacity to accommodate this proposed development at this point in time. Future development will continue to be evaluated on a case by case basis.

Commissioner Johnson asked about pollutants coming out of the carwash. Scott explained they are the same chemicals used in other carwashes. They are approved by the EPA. Once a month the dirt traps are cleaned out. The car wash will use approximately 260 gallons per month.

Commissioner Walton asked about enough space to make turns. Scott explained there is a 60 ft. turning radius. He stated a semi and bus may use it, but they aren't promoting that. Discussion took place regarding whether or not it should be one way in and one way out. Scott explained letting the traffic pattern dictate it. It was stated the landscape plan will need to be re-designed because the pipeline won't allow trees on the easement. Commissioner Johnson pointed out the city encourages xeriscaping.

Scott discussed cultured stone for the bottom and stucco (similar to Maverik). The soffit and fascia will be dark brown. The self-serve bays will have vinyl pumped with concrete. The roof is shingled. It was recommended to make sure the shingles can withstand the wind. Commissioner Osborne requested Scott provide information on the sound concerning air blowers and vacuums as to how far the sound carries at the final review. Brandon suggested the developer address the frontage road impact. Barry stated if we don't approve Lot 2, then an easement needs to be provided for Lot 2.

Commissioner Grubb moved to recommend Preliminary Site & Improvement Plans approval: South Weber Transitional Subdivision Lot 1 for Applicant Scott Mortensen with the following conditions:

1. **Barry Burton's memo of 6 February 2020**
2. **Brandon Jones memo of 6 February 2020**
3. **Submit Sound Specifications Report for dryers and vacuums**
4. **Submit specs for Sign Height**
5. **Lighting Plan with photometric analysis**
6. **Lighting entrance and exits of the lot**
7. **Provide easement from Maverik over their entrance and over Lot 2**
8. **Building materials as itemized on application**
9. **Letter from Central Weber Sewer**
10. **Traffic signs to indicate flow**
11. **Turning radius template on site**

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

10. Rezone: South Weber Transitional Subdivision Lot 2 (approx. 1 acre) from CH to LI for 12 Owner Occupied Office/Warehouse Units (Flex Space). Applicant Mike Ford

Commissioner Grubb stated this request doesn't match the city's general plan. Commissioner Walton reviewed the permitted uses and isn't comfortable with what the permitted uses could be. Commissioner Johnson feels it is too big of a leap to go from CH to LI until the amended general plan is approved. Commissioner Boatright agrees with Commissioner Johnson, but he has lived down the street from a similar development and it was really nice. Commissioner Walton struggles with how to allow this type of use but not impact. Commissioner Osborne feels this is a good type of development for the city, but not at this location.

Mike Ford pointed out Mr. Murray has owned property on the north side of South Weber Drive for several years and it has been difficult for him to fill the commercial space. Mr. Murray feels there is no market for the retail in this particular area. Mike feels this development will create a

good buffer. The height of the building is approximately 21' to 22'. Commissioner Walton acknowledged he struggles with the zone.

Commissioner Grubb suggested looking at expanding uses in commercial where it is not industrial by nature. Mike remarked there is no manufacturing, but more of a local service. Commissioner Osborne suggested tabling until further discussion with the City Council concerning the general plan.

Commissioner Grubb moved to table the Rezone: South Weber Transitional Subdivision Lot 2 (approx. 1 acre) from CH to LI for 12 Owner Occupied Office/Warehouse Units (Flex Space) for Applicant Mike Ford. Commissioner Walton seconded the motion. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

11. Rezone: South Weber Transition Subdivision Lot 3 (approx. 2 acres) from CH & A to R-7 (Residential Multi-Family) for 14 Owner Occupied Townhomes. Applicant Mike Ford
Commissioner Johnson feels the Planning Commission still needs to table until the amended general plan is approved. Commissioner Grubb would like to define R-7 with setbacks etc.

Commissioner Grubb moved to table Rezone: South Weber Transition Subdivision Lot 3 (approx. 2 acres) from CH & A to R-7 (Residential Multi-Family) for 14 Owner Occupied Townhomes for Applicant Mike Ford. Commissioner Johnson seconded the motion. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

13. Preliminary Site, Condominium Plat & Improvement Plans: South Weber Transitional Subdivision Lot 2 (South Weber Business Park). Applicant Mike Ford

Commissioner Grubb moved to table Preliminary Site, Condominium Plat & Improvement Plans: South Weber Transitional Subdivision Lot 2 (South Weber Business Park) for Applicant Mike Ford. Commissioner Johnson seconded the motion. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

14. Preliminary Site, Condominium Plat & Improvement Plans: South Weber Transitional Subdivision Lot 3 (South Weber Townhomes). Applicant Mike Ford

Commissioner Grubb moved to table Preliminary Site, Condominium Plat & Improvement Plans: South Weber Transitional Subdivision Lot 3 (South Weber Townhomes) for Applicant Mike Ford. Commissioner Boatright seconded the motion. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

ADJOURNED: Commissioner Boatright moved to adjourn the Planning Commission meeting at 10:18 p.m. Commissioner Walton seconded the motion. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

APPROVED: _____ Date 3-12-2020
Chairperson: Rob Osborne

_____
Transcriber: Michelle Clark

_____
Attest: Development Coordinator: Kimberli Guill

Brianna Travierso
2469 E 7800 S
B-E

This particular commercial lot has been of concern for me since I saw the "commercial lot" sale sign go up years ago. The fact that rezoning it or building on it at all is even on the agenda currently when we have not finished our general plan and decided on a clear vision for our town is upsetting.

Some of the buzz words from our general plan are "walkability", "gateway" and "small town feel". This current proposal doesn't seem to take into account any of what the residents have voiced they want to see in the vision for our town.

This transitional proposal certainly doesn't fit with a visual "gateway" feel to our town. It's ugly, builder grade material and not an inviting 1st image of our town. Are warehouses what we want as a "gateway"? What do we really want that 1st impression to be? My personal vision would be for beautiful ranch style professional buildings or homes that don't block anyone's views of the mountains go in there. (an example of such buildings would be the professional buildings behind the Fresh Market in S. Ogden)

I'm concerned about the financial hit to residents as the east end of town currently is in a sewer crunch and that is before the lofts have even been built. This proposal has an added 14 townhouse units and 12 "owner occupied" office warehouse spaces. What does that look like on the impact to our sewer?

The stretch of frontage road from S. Weber drive to Deer Run is one of the most used walkways in all the city. People use it for daily walks, jogs, biking. Our youth use it getting to and from the charter school, the Maverick and Little Ceasars. With the addition of the Maverick and the correlating traffic we've already seen an increase in "close calls" to active residents using this path.

Our city plan is to extend the trails this summer which would make this a more traveled area for people to be able to walk, jog or bike to the new trailheads on the east end. Have we considered the impact to the safety of our active residents in this already popular area? Have we considered the impact to the road conditions on frontage road with increased traffic? Have we considered the impact to change in lifestyle for current residents who may be forced to hop in their car and drive to a trailhead due to traffic?

Living on 7800 S I know that we residents find that after the initial wide area to turn onto 7800 S the road narrows at approximately the area the driveway for the townhomes is proposed. Residents already practice a one in, one out courtesy at the T in the road for 2600 E street as it simply is not wide enough for 2 full sized vehicles. How will the increased traffic, now in 4 directions impact traffic flow for the 100 of so residents that use this?
I'm asking the planning commission and city council to table all build discussions until we've completed our general plan and have a clear vision and plan for our town. It is my wish that the planning for our city will include the real impact to sewer systems, residents and traffic flow. And I'm hoping your vision of us as a gateway will be grander than builder grade and that the safety of residents will weigh heavy on your

QUESTIONS/COMMENTS PROVIDED TO SOUTH WEBER CITY PLANNING COMMISSION SUBMITED BY PAUL STURM

PLANNING COMMISSION MEETING DATE: 13Feb20

NOTE: THIS PRESENTATION IS ARRANGED IN THE SAME ORDER AS SHOWN IN THE MEETING AGENDA PLEASE NOTE:

THE MIKE FORD TO WHOM I ASSERT A CONVERSATION IS NOT THE SAME MIKE FORD - DEVELOPER HERE

SORRY, PAUL

REF PARR e. PAGE 6

1) Public Hearing on: **(Agenda Item #6)**
   a. Combined Preliminary/Final Approval on South Weber Commercial Subdivision 1st Amendment (for Alpha Coffee)
   b. South Weber Transitional Subdivision Plat (3 Lots)
   c. Rezone, Conditional Use, and Preliminary Site & Improvement Plans for South Weber Transitional Subdivision Lot 1 (Car Wash)
   d. Rezone and Preliminary Site, Condominium Plat & Improvement Plans for South Weber Transitional Subdivision Lot 2 (South Weber Business Park)
   e. Rezone and Preliminary Site, Condominium Plat & Improvement Plans for South Weber Transitional Subdivision Lot 3 (South Weber Townhomes)

2) Comments

A. **Agenda Item 7. Combined Preliminary/Final Site & Improvement Plans:** South Weber Commercial Subdivision 1st Amendment (for Alpha Coffee) at approx. 2562 E South Weber Drive on Parcel (13-034-0044). Applicant Dan Murray

Comment: Research on Alpha Coffee indicates that it is a reputable, Veteran-Owned company with a good business history. I believe that this business will be a welcome addition to the city, provide revenue, and be a destination for both residents and non-residents. It is properly situated at an entrance to the city, near both South Weber Drive and US 89 as per the recently-discussed General Plan. This is a gateway type business.

B. **<u>Agenda Item 8</u>. Preliminary Subdivision Plat:** South Weber Transitional Subdivision (3 Lots) approx. 4.2 acres zoned CH located at approx. 7700 S 2700 E on Parcel (13-034-0065). Applicant Dan Murray

Comments:

1) While reviewing the application documents, especially those provided by Reeve & Associates, I found several inconsistencies in this documentation with regard to area calculations and other references to current and proposed zones. A general comment is that the purpose of this request is to create a **"Sardine Can"** development, trying to put ten pounds of development into a five pound sack. This is not what the citizens of South Weber City want for the gateway to their city.

2) Another concern is the documentation provided by Mr. Murray for consideration of this request. The dates on several documents do not match, or would have been impossible to accomplish such as a letter mailed/dated one day and that information included in the packet provided the next day. Also, there are numerous unknowns regarding utility and other providers as to whether or not they can support the entire development.

<u>Bottom line</u> - This detailed development has too many moving parts, is moving too fast, and should be undergo more careful scrutiny so as to not create yet another adverse situation for South Weber City and its citizens.

C. **<u>Agenda Item 9</u>. Rezone:** South Weber Transitional Subdivision Lot 1 (approx. 1.2 acres) from CH to C for Car Wash. Applicant Scott Mortensen

Comments:

1) The question that I have is why is the applicant for this zone change is Scott Mortensen where, in fact, he does not and could not own the property since it is actually owned by Dan Murray and he could not purchase it until the Murray lot was subdivided. This would be like me going to someone's property and requesting a zone change on property I do not own. This project is getting the cart before the horse on many fronts.

2)The idea of a car wash at this location, in concert with the adjoining Maverik gas station seems appropriate as long as issues raised, including traffic; safety; and environment +++, are adequately addressed.

D. **<u>Agenda Item 10</u>. Rezone:** South Weber Transitional Subdivision Lot 2 (approx. 1 acre) from CH to LI for 12 Owner Occupied Office/Warehouse Units (Flex Space). Applicant Mike Ford

Comments:

1) I have the same question as presented in my comments to Agenda Item 9. Why is the applicant for this zone change Mike Ford where, in fact, he does not and could not own the property since it is actually owned by Dan Murray and he could not purchase it until the lot was subdivided.

2) This is not what the citizens of South Weber City want for the gateway development to their city. The proposed rezone would permit high-density warehousing on a small sliver of land. Once again trying to put ten pounds of development into a five pound sack..

E. **<u>Agenda Item 11</u>. Rezone:** South Weber Transition Subdivision Lot 3 (approx. 2 acres) from CH & A to R-7 (Residential Multi-Family) for 14 Owner Occupied Townhomes. Applicant Mike Ford

Comments:

1) I have the same question as presented in my comments to Agenda Item 9 and 10. Why is the applicant for this zone change Mike Ford where, in fact, he does not and could not own the property since it is actually owned by Dan Murray and he could not purchase it until the lot was subdivided.

2) As stated in the Agenda Item title, Mr. Ford is proposing 14 townhomes in an R-7 Zone. When looking at the calculations in the Reeve & Associates documents/drawings, they show 1.92 acres, not 2.0. The number of 2.0 only is shown when additional lands are included in the calculation. Is this calculation suspect, as we have had with other developers?

3) An additional concern results from the review of the Reeve & Associates documentation wherein it is stated that Lot #3 is currently zoned as AG where, in fact it is Zone C-H. It is impossible for a single parcel to have two zones. These are just some of the discrepancies in the documentation located so far. I do not know how many other inconsistencies are present in the documentation provided and upon which the Planning Commission is supposed to render its decision.

F. **<u>Agenda Item 12</u>. Preliminary Site & Improvement Plans, and Conditional Use Permit:** South Weber Transitional Subdivision Lot 1. Applicant Scott Mortensen

Comments:

General Comment: I have numerous questions and concerns regarding the proposed car wash and its environs.

1) The general layout of the Car Wash provides multiple logistical questions regarding the facility's entrance and egress. The primary access to the facility is through the Maverik parking lot. That is already highly congested, especially at the east entrance (2700 East/Frontage Road) due to the convergence of:

i) Semi trucks pulling through the parking lot from the truck fuel pumps,

ii) Vehicles departing the Maverik store and the front fuel pumps,

iii) Vehicles entering the Maverik parking lot from 2700 East (both north and southbound).

This area is currently a severe choke point. Adding the Car Wash traffic to this location will create a gridlock situation.

Suggestions:

a. Widen the 2700 East access driveway to address additional traffic. Note: Even in the current configuration one can observe that the turning radius is too small for vehicles turning right onto 2700 East as is evidenced by the mud hole behind the curb on the south side of this driveway.
b. Widen 2700 East. Currently, when a vehicle is on 2700 East heading northbound, and attempts to enter Maverik, traffic backs up on 2700 East and creates a hazardous traffic situation. This is a pinch point and requires drivers to either stop or cross the centerline to pass the car that is turning into Maverik. A left hand turn lane (from 2700 East into Maverik) should be installed to prevent back-ups from occurring.
c. I have a question as to whether or not Semis will be permitted to use this proposed Car Wash.
d. Once again, the design shown does not provide sufficient access and egress. Also, the design indicates that vehicles exiting the various car wash bays will necessarily infringe upon the thruway and parking at the proposed Lot #2 Light Industrial Office/Warehouse units. This is potentially a hazardous traffic area due to crossing traffic and parked cars.

2) Of concern is the environmental impact of the washings from the facility. Will an oil sump/skimmer be installed to prevent grease and oil from the facility either entering our storm drains (that eventually flow into the Weber River), or into the sewer system? The sewer system also raises other questions such as sewer capacity, and impact to the Central Weber Sewer District facility. In addition, grease and oil contaminants will kill the bacteria in the digesters used to treat sewage and can cause the CWSD to shut down and bypass the sewage into the Weber River. Also, has Central Weber Sewer District been informed as to this potential development?

G. **Agenda Item 13**. **Preliminary Site, Condominium Plat & Improvement Plans:** South Weber Transitional Subdivision Lot 2 (South Weber Business Park). Applicant Mike Ford

Comments:

1) The general layout of the proposed Office/Warehouse facility on the proposed Lot #2 is, as mentioned previously, trying to put ten pounds of development into a five pound sack. Access to the facility is limited throughout the development and appears to be relying upon co-use with the adjacent Car Wash. Is the proposed Car Wash owner aware of this trespass. Does the facility design permit access to and egress from the warehouses by a Semi or not?

2) The materials of construction proposed do not appear to be of the quality that should be expected for such a facility. The materials will degrade over time and will eventually become an eyesore. Has this material been qualified for the type of wind conditions that are experienced at this location. The current "dog leg" design will also increase the dynamic wind force and increase the potential for structural damage. This is not what we want for the gateway to South Weber City.

H. **Agenda Item 14**. **Preliminary Site, Condominium Plat & Improvement Plans:** South Weber Transitional Subdivision Lot 3 (South Weber Townhomes). Applicant Mike Ford

Comments:

General Comment: The design of these Townhomes are eerily familiar to other developments in which Mr. Ford was involved that some South Weber residents refer to as "The Barracks". The design provided indicates that he is

proposing Barracks #2. As a point of information, the Barracks development was discussed during a South Weber City's City Council meeting. During that meeting members stated that we, as a city, will never permit another "Barracks"-type project in South Weber City. The City wants visual breaks in the design and construction of townhome developments.

1) There are several issues with the location of the Townhomes and the proposed entrance/exit from this development onto 7800 South.
a. .The driveway from this development is on a curve. This creates line-of-sight issues.
b. 7800 South is already undersized for the traffic that currently uses that road. As per code (City or State?), if a development impacts a roadway so as to create a traffic flow or safety issue, then the developer is responsible for the cost of improving that road. This has another impact on the project design. Since such a road improvement that could include widening and/or straightening 7800 South, this action will necessarily shrink the property boundary. Thus the placement of the proposed Townhomes will also be impacted due to required setbacks.
c. I also have a concern regarding the building height proposed. Does the height restriction of either 32 or 35 feet apply to this property? If so, the adjacent residential property boundary is significantly lower than the elevation of the proposed project area, and thus could impact the Townhome's design.
d. There is a visual impact to the neighborhood to the south of this proposed development that should be considered.
e. Finally, during the Planning Commission site-survey meeting for Mr. Ford's "The Knolls" development, I had a conversation with Mr. Ford. During that conversation the topic of the Barracks came up. Mr. Ford stated that he understood the impact of the Barracks and would never build that type of development. Now, it appears that he is recycling the Barracks plans to create Barracks #2.

Feb 13, 2020

To
The Members
Planning Commission

Concern: Whatever we do, the cost should not get passed on to the citizen of South Weber, now or later on, by virtue of need, regulation or lawsuit upon the City

This is regarding Dan Murray's Lots 1, 2 and 3 south of Maverick, parcel ID 130340065

Lot 1. I understand that a car wash is going there. Three things regarding car wash.

Have we taken permission from the Sewage Treatment plant regarding the volume we would be putting into sewer line and the content of sewage!

Regarding Volume, Barry Burton has said multiple times that Uinta doesn't use up all their volume allowance so we could tap into it. Sure, looks nice. But what if down the line Uinta decides to use their volume and now South Weber City is forced into paying for a larger caliber sewer line. The cost will be passed on to the people of South Weber. That won't be right.

Regarding content. What would the car wash be putting into sewer line? Are we meeting all the guidelines? Do we have the blessings from the Sewage Treatment Plant? I don't want the Plant telling us later on that an oil pan or toxic chemicals need to be caught or "trapped" at source (like the scrubbers at coal plants are mandatory) before discharging into sewer line. The developer needs to meet all requirements before rezone. Otherwise they might go cheap and build a car wash that doesn't meet all the requirements. To retrofit will be costly and it will become a blight. I bring it up now because once Rezone happens, it becomes a "done deal" like the Lofts. Much harder to enforce.

Third thing about the car wash. The traffic that will want to get out into Maverick Lot. The right turn from Maverick into Frontage road is okay. But the left turn is what chokes

the traffic coming out of Maverick on Frontage road side. People making that left keep on waiting and often want to jump in front of you instead of yielding forever, if you are driving either direction on Frontage Road. One of these days someone will make a mistake. That part of the City is getting busy. If the Strip Mall comes on parcel between Frontage road and US 89 (parcel ID 130390055) it will become a lot busier. So my suggestion is maybe allow only right turn out of Maverick into Frontage. Others should get out of Maverick on South Weber Drive.

Now Lot 2. Light Industrial Business Warehouse.
I think this warehouse should not be there at all. Because I feel the developer is packing in too much in this 4.2 acre parcel. Keep Lot 2 open, as a buffer if you really want the condos to the south in Lot 3. Build a fence with berms and vegetation so that the car wash is not visible for the most part, to the houses already there to the south on 7800. Or have the warehouse and forget about R7 condos.

Lot 3. I see the number of units are in accordance with R7 mixed use. I am okay with the numbers. But the height restriction needs to be there so that it doesn't obstruct the view for those living on 7800 south. The exterior should be in concordance with the houses on 7800S and not become an eye sore. Most definitely not the row houses this developer built on the West side of town. It should resemble the duplex built on 1900 and South Weber Drive.

If condos go on R7, would 7800S need to be widened? If yes, then the developer should agree to widen it before rezone go through. I am apprehensive that it would need to be widened later on and the City will have to pick up the cost. Again not fair to the rest of the residents of SWC.

Thanks for listening.

Michael Grant
2622 Deer Run Drive