

# **SOUTH WEBER CITY PLANNING COMMISSION MEETING WORK MEETING**

**DATE OF MEETING:** 12 July 2018

**TIME COMMENCED:** 6:00 p.m.

**PRESENT: COMMISSIONERS:**

Tim Grubb (excused)  
Debi Pitts (excused)  
Rob Osborne  
Wes Johnson  
Taylor Walton

**CITY ENGINEER:**

Brandon Jones (excused)

**CITY PLANNER:**

Barry Burton

**PLANNING COORDINATOR:**

Lisa Smith (excused)

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:** Blair Halverson, Mike Bastian

## **Approval of Consent Agenda**

- **Minutes June 14, 2018**

### **Public Hearing and Action on Rezone: Application for property located at approximately 900 Cottonwood Rd (130180021/071090017) of approximately 11.86 acres from Professional Office (P-O) to Commercial Recreation(C-R) by Boulder Ranch:**

The proposed use of the property located at approximately 900 East Cottonwood Rd., formerly known as the Frisbee property, is an RV Park. This is the latest and proposed use of the land in a long string of proposals going back many years. Due to the fact that the property is almost entirely within a flood plain, makes it very difficult and expensive to locate permanent buildings on the property. This proposal will require some small buildings to support the primary use, but this is feasible on a small scale.

The General Plan anticipates Commercial Highway with a possible Mixed Use overlay. Though the C-R Zone isn't the same as the C-H Zone, the C-R Zone is commercial and an RV Park is certainly a highway oriented use. An RV Park of this size would be a conditional use in the C-R Zone requiring Planning Commission and City Council approval.

Barry discussed this property being located on the flood plain maps. He said the small buildings will be built up approximately 4 feet.

### **Public Hearing and Action on Conditional Use Permit CU 18-07: Application for daycare/preschool, Miss Kim's Education Station Preschool, at 7561 S 2050 E by Kimberlee Jensen:** This residence at 7561 S. 2050 E. is in the Cedar Cove P.U.D. The

Covenants and restrictions on the lot prevent any home occupation that encourages patrons to come to the residence.

Barry stated though City ordinances don't prevent a preschool and he sees no reason to deny this request on City Code basis, it may be best if the applicant receives and provides written permission from the HOA before the Planning Commission approves such a use. Also he would suggest the applicant should get approval from the Fire Marshall.

Barry recommends tabling this request until we have written approval for a preschool at this address from the HOA and approval from the Fire Marshall. Council Member Osborne feels the city staff should be able to approve without HOA approval. It was suggested Barry draft some language to allow city staff to approve in home day care and preschools.

**Public Hearing on Final Subdivision: Application for La Pintana (1 lot) at approximately 1860 E South Weber Drive of 0.26 acres by applicant Kody Holker. (This item will be a public hearing but no action will be taken)**

**Public Hearing and Action on Final Subdivision: Application for Sun Rays (17 lot) at approximately 1900 W Canyon Drive of 6.64 acres by applicant Rob Edwards:** Barry Burton, City Planner, reviewed his memo during the work meeting.

**Barry Burton's memo of 5 July 2018 is as follows:**

**PLAT:** There are a couple of problems with the plat that should be corrected. There is a reference to a Parcel B which is not actually within the subdivision, so the reference should be eliminated. There is also a reference to a Parcel A which is part of an existing storm water detention basin. This parcel has also been left out of the subdivision, but should be included. The Owner's Dedication should then be altered to dedicate this Parcel A to the City.

There is a reference on the plat to South Weber Drive Street Dedication, but none of this subdivision extends into South Weber Drive, so the reference should be removed. This issue will be addressed as part of the La Pintana one lot subdivision that is the parcel referenced as Parcel B.

**IMPROVEMENT DRAWINGS:** Preliminary approval for this subdivision was subject to my and Brandon's review letters. My letter indicated that a minimum of 6' chain link fencing needs to be installed on the east and west sides as well as along the Messerly property. Also there was a fence recommended along the top of the bank of the detention basin and a 6' masonry fence should be installed along the freeway frontage of Lot 16. There is only one reference to new fencing on the drawings and that is a new fence of unspecified type or height at the top of the bank of the detention basin and along the freeway.

**STAFF RECOMMENDATION:** I recommend the Planning Commission recommend to the City Council approval of the final plat subject to; the plat being amended as described and subject to adding the appropriate fencing requirements to the Construction Drawings before it goes on the City Council agenda.

**Brandon Jones, City Engineer's memo of 5 July 2018 is as follows:**

Our office has completed a review of the Final Plat and Improvement Plans for the Sun Rays Subdivision received, July 3, 2018. We recommend approval, subject to the following comments and items being addressed prior to final approval from the City Council.

**GENERAL**

1. Grading and Soils. As a result of the Conditional Use Permit, much grading and production of materials has occurred. All of the soils must meet City Standard gradation specifications if they are to be used. If, during construction, there is any concern related to a geotechnical matter, the geotechnical engineer who provided the study for the project may need to render an opinion or recommendation. This would be at the developer's expense.

**PLAT**

2. Addresses for the lots will be provided by our office.
3. Parcel A needs to be included in the subdivision boundary and dedicated to the City in the Owner's Dedication. It does not need a separate legal description, but all of the bearings and distances need to be labeled.
4. Parcel B should be labeled as a "remainder parcel" and the legal description removed from the plat, since it does not lie within the subdivision boundary.
5. The South Weber Drive Street Dedication legal description should be removed from the plat, since it does not lie within the subdivision boundary.
6. The South Weber Irrigation Easement legal description is not needed. Since it lies within the subdivision boundary, it just needs bearings and distances labeled and Note 10 should replace Note 6.
7. The Power, Gas, Sewer, Storm Drain and Irrigation easements all need more bearings and/or distances labeled in order to be able to locate them in reference lot lines or ROW's.
8. Lots 3, 4, 5, and 6 should terminate the rear yard PUE at the storm drain easement line.
9. The signature block for the South Weber Water Improvement District should be replaced with a signature block for the South Weber Irrigation Company for acceptance of the new easement shown.
10. For clarification, the Legend and Note 2 should indicate that the setbacks are "not shown."
11. The "blanks" in the Acknowledgement need to be large enough in order for the notary to be able to write in them.

**IMPROVEMENT PLANS**

12. The four-way intersection needs to have the grade adjusted so that it is not sloping through the intersection. We are aware of the design constraints, but feel that more adjustments can be made.
13. The culinary waterline DIP is to be poly-wrapped.
14. The water meter size must be 1" (not ¾") – see Note 13 on Sheets 4, 5, 8, 9, and 10.
15. The culinary water needs to have a minimum of 5' cover (not 4').
16. We would recommend a minimum 6' chain link fence be installed on the east, south and west sides of the subdivision; and a 6' masonry fence be installed along the north side. The plans should indicate this.
17. We would recommend moving the street light that is shown between lots 2 and 3, to between lots 8 and 9.



Commissioner Osborne asked why this item is a public hearing. It was his understanding that there was already a public hearing on this. Barry stated the city's ordinance may need to be amended because state statute doesn't require it. Upon further discussion, Barry stated he would like to revise the entire zoning ordinance. Commissioner Walton said he would be willing to help give input on that. Barry said he would like to review two to three chapters at a time. It was stated the general plan is due for review. Barry suggested reviewing commercial areas as well as adding South Bench Drive to the general plan.

**Public Hearing and action on Amending Title 10 Code Ordinance allowing two-family dwellings at major intersections. Changes will affect sections 10.01.100 Definitions, 10.5A.3 Conditional Uses, 10.5B.3 Conditional Uses, 10.5D.3 Conditional Uses, and 10.07 Conditional Uses presented by Barry Burton:** Barry Burton, City Planner, reviewed the amendments. He said it is proposed that the following amendments be made to Title 10 of the South Weber Code:

**10.01.100 Definitions**

*Add the following definition:*

MAJOR INTERSECTION: An intersection of a minor arterial street and a major collector street or the intersection of two major collector streets. The classification of streets shall be as specified in the currently adopted South Weber City General Plan.

**10.5A.3 Conditional Uses**

*Add the following land use to the list of Conditional Uses:*

14. Two-Family Dwelling on a corner lot of a Major Intersection.

**10.5B.3 Conditional Uses**

*Add the following land use to the list of Conditional Uses:*

14. Two-Family Dwelling on a corner lot of a Major Intersection.

**10.5D.3 Conditional Uses**

*Add the following land use to the list of Conditional Uses:*

16. Two-Family Dwelling on a corner lot of a Major Intersection.

**10.07 Conditional Uses**

*Add the following to Chapter 7 Conditional Uses:*

*Add to the index:*

Article L Two-Family Dwellings at a Major Intersection

*Add Article L*

**Article L Two-Family Dwellings at a Major Intersection**

10.7L.1 Purpose

10.7L.2 Conditions Required

**10.7L.1 Purpose**

The purpose of this section is to establish conditions under which two-family dwellings may be allowed in single-family residential zones where, due to existing street and traffic conditions, the building of single-family homes may be less desirable.

**10.7L.2 Conditions Required**

A conditional use for a two-family dwelling in certain single-family residential zones may be approved if the following conditions are met.

A. The lot is adjacent to two roads that form a Major Intersection as defined in Section 10.01.100.


B. The minimum lot size shall be the minimum lot size for a single-family residence in the same zone.

C. Access to driveways shall be as far from the intersection as practical and driveway access points for the individual units shall be combined into one access point where practical as approved by the Planning Commission.

Commissioner Johnson is concerned about the safety issue of putting more homes at these intersections adding more traffic. Blair Halverson said the Mayor made the comment that the development would need a hammer head turnaround. Commissioner Johnson suggested the access not be onto a major collector but minor collector. Commissioner Osborne asked why the Planning Commission is doing this. He said the only thing he has heard from Mike Bastian is that he can't develop on the corner of 1900 East and South Weber Drive because it isn't feasible money wise. Mike Bastian said he has done this type of development in other cities and it has worked well. It was stated there are only four areas in the city where this ordinance will work. Commissioner Osborne said if this is the case, then he would suggest contacting the four property owners that this relates too and hold a public hearing.

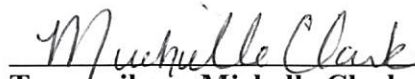
**ADJOURNED:** 6:30 p.m.

**APPROVED:**



Date 10-11-18

**Chairperson: Rob Osborne**



**Transcriber: Michelle Clark**

**Attest:**



**Planning Coordinator: Lisa Smith**

# **SOUTH WEBER CITY PLANNING COMMISSION MEETING**

**DATE OF MEETING:** 12 July 2018

**TIME COMMENCED:** 6:31 p.m.

**PRESENT: COMMISSIONERS:**

Tim Grubb (excused)  
Debi Pitts (excused)  
Rob Osborne  
Wes Johnson  
Taylor Walton

**CITY PLANNER:**

Barry Burton

**CITY ENGINEER:**

Brandon Jones (excused)

**PLANNING COORDINATOR:**

Lisa Smith

**Transcriber:** Minutes transcribed by Michelle Clark

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***A PUBLIC WORK MEETING was held at 6:00 p.m. to REVIEW AGENDA ITEMS***

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**PLEDGE OF ALLEGIANCE:** Commissioner Walton

**ATTENDEES:** Terry Langford, Jo Prantil, Marsha Prantil, Dwight & Roxanne Probasco, Stan Cook, Margene Bambrough, Kelly Bambrough, Blair Halverson, Dan & Marilyn Pearason, Kimberlee Jensen, and Kody Holker.

**APPROVAL OF THE AGENDA:** Commissioner Walton moved to approve the agenda as written. Commissioner Johnson seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.

**APPROVAL OF CONSENT AGENDA**

- **Minutes of 14 June 2018**

**No quorum available to approve 14 June 2018.**

**DECLARATION OF CONFLICT OF INTEREST:** (None)



**Commissioner Johnson moved to open the public hearing. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.**

**\*\*\*\*\* PUBLIC HEARING \*\*\*\*\***

**Public Hearing and Action on Rezone: Application for property located at approximately 900 Cottonwood Rd (130180021/071090017) of approximately 11.86 acres from Professional Office (P-O) to Commercial Recreation(C-R) by Boulder Ranch:**

The proposed use of the property located at approximately 900 East Cottonwood Rd., formerly known as the Frisbee property, is an RV Park. This is the latest and proposed use of the land in a long string of proposals going back many years. Since the property is almost entirely within a flood plain, it is very difficult and expensive to locate permanent buildings on the property. This proposal will require some small buildings to support the primary use, but this is feasible on a small scale.

The General Plan anticipates Commercial Highway with a possible Mixed-Use overlay. Though the C-R Zone isn't the same as the C-H Zone, the C-R Zone is commercial, and an RV Park is certainly a highway-oriented use. An RV Park of this size would be a conditional use in the C-R Zone requiring Planning Commission and City Council approval.

Commissioner Osborne asked if there was any public comment.

**Terry Langford, 975 E. 660 S #126 Cottonwood Estates**, feels it is going to take away the sound barrier from the freeway. It will allow people to cross the river and go up into the trailer court. He feels the campground will make a mess of things.

**Joe Prantil, 800 E. Cottonwood Drive**, said he moved into this area because it is a beautiful, pristine, safe area. He feels there needs to be something compatible with the neighborhood, but he is worried about a campground. He is also opposed to high density for this area. He said Cottonwood Road is not in good shape. He said the water pressure is not good in this area. He said there is no secondary water in this location. He is also concerned about the sewer system in this area. He brought up the fact that there is only one egress out of the property.

**Marg Bambrough, 750 Cottonwood Drive**, is concerned about culinary water. She is concerned about the campers burning campfires that could damage their homes. She brought up the trail plans for that area.

**McKay Winkel, applicant**, discussed the fire protection and said it is important to them. He understands it is a beautiful site, and he has met with Weber Pathway concerning preserving the trail. He said the site is in a flood plain and an RV Park will work well here. He said according to the City Engineer water is available. He said they will enforce any trespassing rules. He said they will be looking to preserve as much of the vegetation as they can.

**Commissioner Johnson moved to close the public hearing. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.**

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

Barry understands it is difficult to see property change. He said the property owner does have property rights. He said there have been numerous proposals on this property, but all have failed. One of the reasons is because of the flood plain issue. He said this proposal, in his opinion, is the most feasible thing for this property and is a good use for the property. It does comply with the general plan. He said the living quarters can be moved in a quick response time in case there is a flood or fire. He would recommend approval. He feels it is the least impactful proposal for this property.

Commissioner Johnson said his mother lived in the trailer park for over 20 years. Currently, there is no controlled access nor has there been for years. The RV park would provide controlled access to the river. He said there have been paint ballers on this property as well as fires. He said this is not a campground but RV Park. He said the trail has been planned for years by Weber Pathway and it will be a nice walking trail from Cottonwood Drive. He feels this use is the best use for this property. He said the amount of traffic is not going to be much of an issue compared to the hundreds of cars from Uintah residents using that road.

Commissioner Walton referend 10.5.10.1 concerning the definition of the Commercial Recreation Zone. He said the property is currently in the commercial zone. He feels this rezone matches the area the best.

Commissioner Osborne doesn't feel the kind of folks that come to an RV facility are bad folks, but good people.

Commissioner Johnson said all the years his mother lived in this trailer park, no one came out of the river and invaded their private space.

Barry Burton said there is a planned retail commercial on the other side of the freeway and he feels the use on this property will encourage retail commercial for the other side.

**Commissioner Johnson moved to recommend approval to the City Council the Rezone Application for property located at approximately 900 Cottonwood Rd (130180021/071090017) of approximately 11.86 acres from Professional Office (P-O) to Commercial Recreation(C-R) by Boulder Ranch. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.**

**Commissioner Johnson moved to open the public hearing. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.**

**\*\*\*\*\* PUBLIC HEARING \*\*\*\*\***

**Public Hearing and Action on Conditional Use Permit CU 18-07: Application for daycare/preschool, Miss Kim's Education Station Preschool, at 7561 S 2050 E by Kimberlee Jensen:** Kimberlee stated she will have one session three days a week. She said most of the children live in her neighborhood. She has a background in education. She will have anywhere from eight to fifteen students. She has ten students who have shown interest. She said right now she is the only employee.



Commissioner Osborne asked if there were any public comments. There was none.

It was stated this residence at 7561 S. 2050 E. is in the Cedar Cove P.U.D. The Covenants and restrictions on the lot prevent any home occupation that encourages patrons to come to the residence.

Barry Burton, City Planner, stated though City ordinances don't prevent a preschool and he sees no reason to deny this request on City Code basis, it may be best if the applicant received and provided written permission from the HOA before the city approves such a use. Also, the applicant needs approval from the Fire Marshall.

**Commissioner Walton moved to close the public hearing. Commissioner Johnson seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.**

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

Kim was asked about living in a Home Owner's Association. Kim said she has verbal approval from the HOA.

**Commissioner Walton moved to approve Conditional Use Permit CU 18-07: Application for daycare/preschool, Miss Kim's Education Station Preschool, at 7561 S 2050 E by Kimberlee Jensen. Commissioner Johnson seconded the motion. ~~Commissioners Grubb,~~ Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.**

**Commissioner Walton moved to open the public hearing. Commissioner Johnson seconded the motion. ~~Commissioners Grubb,~~ Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.**

**\*\*\*\*\* PUBLIC HEARING \*\*\*\*\***

**Public Hearing on Final Subdivision: Application for La Pintana (1 lot) at approximately 1860 E South Weber Drive of 0.26 acres by applicant Kody Holker.**

Commissioner Osborne asked if there was any public comment.

**Dwight Probasco, 1870 South Weber Drive,** asked if this is for a single-family home. It was stated it is a single-family home. Mr. Probasco asked about the setbacks. Barry said the setback requirement is 10 feet.

**Commissioner Johnson moved to close the public hearing. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.**

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

Commissioner Johnson moved to open the public hearing. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.

\*\*\*\*\* PUBLIC HEARING \*\*\*\*\*

**Public Hearing and Action on Final Subdivision: Application for Sun Rays (17 lot) at approximately 1900 E Canyon Drive of 6.64 acres by applicant Rob Edwards.**

Commissioner Osborne asked if there was any public comment.

Stan Cook, 6966 S. 725 E., asked about the address on the agenda because it states 1900 West. It was stated that is a typo and should be 1900 East.

**Barry Burton's memo of 5 July 2018 is as follows:**

**PLAT:** There are a couple of problems with the plat that should be corrected. There is a reference to a Parcel B which is not actually within the subdivision, so the reference should be eliminated. There is also a reference to a Parcel A which is part of an existing storm water detention basin. This parcel has also been left out of the subdivision but should be included. The Owner's Dedication should then be altered to dedicate this Parcel A to the City.

There is a reference on the plat to South Weber Drive Street Dedication, but none of this subdivision extends into South Weber Drive, so the reference should be removed. This issue will be addressed as part of the La Pintana one lot subdivision that is the parcel referenced as Parcel B.

**IMPROVEMENT DRAWINGS:** Preliminary approval for this subdivision was subject to my and Brandon's review letters. My letter indicated that a minimum of 6' chain link fencing needs to be installed on the east and west sides as well as along the Messerly property. Also, there was a fence recommended along the top of the bank of the detention basin and a 6' masonry fence should be installed along the freeway frontage of Lot 16. There is only one reference to new fencing on the drawings and that is a new fence of unspecified type or height at the top of the bank of the detention basin and along the freeway.

**STAFF RECOMMENDATION:** I recommend the Planning Commission recommend to the City Council approval of the final plat subject to; the plat being amended as described and subject to adding the appropriate fencing requirements to the Construction Drawings before it goes on the City Council agenda.

**Brandon Jones, City Engineer's memo of 5 July 2018 is as follows:**

Our office has completed a review of the Final Plat and Improvement Plans for the Sun Rays Subdivision received, July 3, 2018. We recommend approval, subject to the following comments and items being addressed prior to final approval from the City Council.

**GENERAL**

1. Grading and Soils. As a result of the Conditional Use Permit, much grading and production of materials has occurred. All of the soils must meet City Standard gradation



specifications if they are to be used. If, during construction, there is any concern related to a geotechnical matter, the geotechnical engineer who provided the study for the project may need to render an opinion or recommendation. This would be at the developer's expense

### **PLAT**

2. Addresses for the lots will be provided by our office.
3. Parcel A needs to be included in the subdivision boundary and dedicated to the City in the Owner's Dedication. It does not need a separate legal description, but all of the bearings and distances need to be labeled.
4. Parcel B should be labeled as a "remainder parcel" and the legal description removed from the plat, since it does not lie within the subdivision boundary.
5. The South Weber Drive Street Dedication legal description should be removed from the plat, since it does not lie within the subdivision boundary.
6. The South Weber Irrigation Easement legal description is not needed. Since it lies within the subdivision boundary, it just needs bearings and distances labeled and Note 10 should replace Note 6.
7. The Power, Gas, Sewer, Storm Drain and Irrigation easements all need more bearings and/or distances labeled in order to be able to locate them in reference lot lines or ROW's.
8. Lots 3, 4, 5, and 6 should terminate the rear yard PUE at the storm drain easement line.
9. The signature block for the South Weber Water Improvement District should be replaced with a signature block for the South Weber Irrigation Company for acceptance of the new easement shown.
10. For clarification, the Legend and Note 2 should indicate that the setbacks are "not shown."
11. The "blanks" in the Acknowledgement need to be large enough in order for the notary to be able to write in them.

### **IMPROVEMENT PLANS**

12. The four-way intersection needs to have the grade adjusted so that it is not sloping through the intersection. We are aware of the design constraints but feel that more adjustments can be made.
13. The culinary waterline DIP is to be poly-wrapped.
14. The water meter size must be 1" (not ¾") – see Note 13 on Sheets 4, 5, 8, 9, and 10.
15. The culinary water needs to have a minimum of 5' cover (not 4').
16. We would recommend a minimum 6' chain link fence be installed on the east, south and west sides of the subdivision; and a 6' masonry fence be installed along the north side. The plans should indicate this.
17. We would recommend moving the street light that is shown between lots 2 and 3, to between lots 8 and 9.

**Commissioner Johnson moved to close the public hearing. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.**

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

Kody Holker, applicant, clarified the name of the subdivision is Sun Rays not Sun Ray.

Commissioner Walton moved to recommend approval to City Council for Final Subdivision: Application for Sun Ray (17 lot) at approximately 1900 E Canyon Drive of 6.64 acres by applicant Rob Edwards subject to the following:

1. Items listed in Barry Burton, City Planner's, memo of 5 July 2018.
2. Items listed in Brandon Jones, City Engineer's, memo of 5 July 2018.

Commissioner Johnson seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.

Commissioner Johnson moved to open the public hearing. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.

\*\*\*\*\* PUBLIC HEARING \*\*\*\*\*

**Public Hearing and action on Amending Title 10 Code Ordinance allowing two-family dwellings at major intersections. Changes will affect sections 10.01.100 Definitions, 10.5A.3 Conditional Uses, 10.5B.3 Conditional Uses, 10.5D.3 Conditional Uses, and 10.07**

**Conditional Uses presented by Barry Burton:** Barry Burton, City Planner, stated the city received a proposal to look at areas in the city that will allow for two-family dwellings at major intersections. He said there are four locations in the city where this could possibly work. He said it is proposed that the following amendments be made to Title 10 of the South Weber Code:

**10.01.100 Definitions**

*Add the following definition:*

MAJOR INTERSECTION: An intersection of a minor arterial street and a major collector street or the intersection of two major collector streets. The classification of streets shall be as specified in the currently adopted South Weber City General Plan.

**10.5A.3 Conditional Uses**

*Add the following land use to the list of Conditional Uses:*

14. Two-Family Dwelling on a corner lot of a Major Intersection.

**10.5B.3 Conditional Uses**

*Add the following land use to the list of Conditional Uses:*

14. Two-Family Dwelling on a corner lot of a Major Intersection.

**10.5D.3 Conditional Uses**

*Add the following land use to the list of Conditional Uses:*

16. Two-Family Dwelling on a corner lot of a Major Intersection.

**10.07 Conditional Uses**

*Add the following to Chapter 7 Conditional Uses:*

*Add to the index:*

Article L Two-Family Dwellings at a Major Intersection

*Add Article L*



**Article L Two-Family Dwellings at a Major Intersection**

10.7L.1 Purpose

10.7L.2 Conditions Required

**10.7L.1 Purpose**

The purpose of this section is to establish conditions under which two-family dwellings may be allowed in single-family residential zones where, due to existing street and traffic conditions, the building of single-family homes may be less desirable.

**10.7L.2 Conditions Required**

A conditional use for a two-family dwelling in certain single-family residential zones may be approved if the following conditions are met.

- A. The lot is adjacent to two roads that form a Major Intersection as defined in Section 10.01.100.
- B. The minimum lot size shall be the minimum lot size for a single-family residence in the same zone.
- C. Access to driveways shall be as far from the intersection as practical and driveway access points for the individual units shall be combined into one access point where practical as approved by the Planning Commission.

Barry discussed amending item C to include a provision that states the driveways will be arranged for vehicles to enter and exit in a forward fashion and that the access onto the lot will be allowed from the major collector and not a minor arterial.

Commissioner Osborne asked if there is any public comment.

**Mike Bastian, 7721 S. 1750 E.,** said these intersections are not always desirable for a single-family home. He said if built properly, a multi-family unit can be a nice place to live if the area in the back is fenced in. He said this would allow for someone who may not be able to afford a single-family home, but still wants to live in the city.

**Commissioner Johnson moved to close the public hearing. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.**

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

Commissioner Johnson would like residents to be able to see the map where these areas are located. He said those residents living around those areas may want to have input. He said this is also a safety issue with increasing the amount of traffic with two resident's verses one resident. He feels this item should be tabled until surrounding property owners are notified. Discussion took place regarding the difference between a duplex, townhome, and twin home. It

was stated the difference is ownership. Commissioner Walton asked about setbacks. Barry stated the setback from one road is 25 feet and the other can be 20 feet. Commissioner Johnson suggested having a map identifying these areas.

**Commissioner Johnson moved to table Amending Title 10 Code Ordinance allowing two-family dwellings at major intersections. Changes will affect sections 10.01.100 Definitions, 10.5A.3 Conditional Uses, 10.5B.3 Conditional Uses, 10.5D.3 Conditional Uses, and 10.07 Conditional Uses until a map is available identifying the locations and property owners within 300 feet are notified with a copy of the map. This item will be on the September agenda. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.**

**PUBLIC COMMENTS:**

**Planning Commissioner Comments:**

**Commissioner Johnson:** He discussed the tour the City Council and Planning Commission went on concerning mixed use. He said Snyderville Basin is a great example of this type of use. He would like to know what the next step is for this type of use in the city.

**Commissioner Osborne:** He will not be in attendance for the Planning Commission meeting in August. He said the master plan identifies a trail from the charter school to View Drive. He said the city needs to get an easement for that because a home is being built in this area. Commissioner Johnson said the city needs to look at access from 1350 East to the Weber River Parkway Trail.

**Barry Burton, City Planner:** He met with Mayor Sjoblom and UDOT concerning access at the Fisherman's Access to the Weber River Parkway Trail. He said the bridge at Hwy 89 needs to be replaced for access to the Bonneville Shoreline Trail. Commissioner Johnson feels the location at 1350 East is more centrally located and the city owns the property.

**Blair Halverson, Council Member:** Regarding the trails, he mentions that funding will be needed. Commissioner Johnson states there is money available through Utah Recreation Division but the City Council has to apply for it.

**ADJOURNED:** Commissioner Walton moved to adjourn the Planning Commission meeting at 7:36 p.m. Commissioner Johnson seconded the motion. Commissioners Osborne, Johnson, and Walton voted yes. The motion carried.

**APPROVED:**



Date 10-11-18

Chairperson: Rob Osborne



Transcriber: Michelle Clark



A handwritten signature in black ink, appearing to read 'Lisa Smith', written over a horizontal line.

**Attest: Planning Coordinator: Lisa Smith**