

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 10 September 2020

TIME COMMENCED: 6:00 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

CITY ATTORNEY:

Jayne Blakesley

DEVELOPMENT COORDINATOR:

Kimberli Guill

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Jeremy Draper, Kelly Parke, Marty McFadden, and Blair Halverson.

PLEDGE OF ALLEGIANCE: Commissioner Boatright

Read Electronic Meeting Declaration: Commissioner Osborne
Order on public meetings: read by Commissioner Osborne is as follows:

Order on Public Meetings of the South Weber City Planning Commission

I, Robert Osborne, as the Chair of the South Weber City Planning Commission, do hereby find and declare as follows:

1. Due to the Emergency conditions which currently exist in the State of Utah, and specifically in Davis County and South Weber City as a result of the COVID-19 Pandemic and the recent surge in COVID-19 infections across the state and in Davis County, the holding of public meetings with an anchor location as defined in the *Utah Open and Public Meetings Act*, presents a substantial risk to the health and safety of those who may be present at the anchor location; and
2. The risk to those who may be present at an anchor location can be substantially mitigated by holding public meetings of the Planning Commission pursuant to electronic means that allow for public participation via virtual means; and

3. The City has the means and ability to allow virtual participation in the public meetings in accordance with the *Utah Open and Public Meetings Act*;
NOW THEREFORE, BASED UPON THE FOREGOING,

For thirty days from the date of this Order, meetings of the South Weber City Planning Commission shall be conducted by virtual means without an anchor location.

DATED this 26 day of August 2020.

Public Comment: Anyone requesting to comment live via Zoom must pre-register at the following <https://forms.gle/PMJFhYFJsD3KCi899> before 5 pm on the meeting date.

Comments will also be accepted at publiccomment@southwebercity.com

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

ACTION ITEMS:

Approval of Consent Agenda

- a. 13 August 2020 Minutes

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

Conditional Use Permit Review: CU 16-05 South Weber Soccer Facility by Kelly Parke:

Conditional Use Permit 16-05 was approved by the planning commission on September 8, 2016 and approved by the city council on September 13, 2016. A review meeting on April 10, 2018 brought clarifications and conditions to the permit (see CUP 16-05) which was approved by the planning commission on May 10, 2018. An official CUP form was then created that finalized and documented the conditions. Planning commission met on July 9, 2020 to begin a review of the CUP and discuss potential adjustments/improvements.

In the meantime, on August 1, 2020, a large 3v3 tournament took place on the property which led to violations of the CUP. City Attorney, Jayme Blakesley is providing some additional direction and considerations for the planning commission as they review the CUP. A recommendation of the planning commission will move to the city council for final review and decision.

Kelly Parke apologized for the 3v3 tournament that took place on August 1, 2020. He was told there would be 85 participants, which was a miscommunication, because they had 85 teams. He explained this was not their intent or La Roca's intent. He has amended his agreement with La Roca since then.

Commissioner Osborne questioned what the capacity at the soccer facility. Kelly discussed how they try to keep the number at 100 vehicles. Commissioner Johnson brought up concerns from residents include individuals driving through Maple Farms Subdivision. He asked if the event could provide a barrier west of Raymond Drive on 6650 South to redirect traffic to South Weber Drive. He said there have been several complaints of speeding. Kelly does not think he has the

authority to do that, but they do try to inform their players to not travel through this subdivision. Commissioner Johnson suggested asking the city council to look at some sort of barrier on 6650 South. Commissioner Grubb is in favor of that. He discussed it will be difficult to eliminate traffic going to the facility, but it will help when individuals leave. Commissioner Osborne suggested the possibility of a right turn only.

Commissioner Walton referenced City Attorney, Jayme Blakesley's, letter of September 4, 2020. Item #2 states, *the proposed development shall not overload the carrying capacity for which local streets were designed.* Commissioner Grubb opined the traffic is detrimental to the neighborhood and should be forced to use South Weber Drive and 475 East, which are streets that are set up for high amounts of traffic. Commissioner Osborne discussed how difficult it can be to control traffic and how to know who is going to the facility and who is not. He feels this is an enforcement problem. Commissioner Walton suggested exploring one-way traffic out of one of those streets. Commissioner Boatright is not in favor of a one-way street because that affects residents as well. He believes it is unfair to ask a property owner to control the traffic coming off his property, and he does not see how it can be enforced. Commissioner Johnson suggested the city move the barriers west from 6650 South to Silver Oak Lane. City Planner, Barry Burton, expressed moving the barriers would help with the traffic and cut the access onto the west of 6650. City Engineer, Brandon Jones, stated if the barriers are moved, there will need to be a turnaround. Barry discussed the only other option is to install signs, but individuals sometimes do not pay attention to them. Commissioner Boatright does not understand how the traffic relates to the CUP. Barry stated the planning commission can make recommendation to the city council. Commissioner Osborne suggested limiting the number of vehicles to a maximum of 100. Commissioner Johnson recommended Blair Halverson, City Council member, take the request for moving the barriers to the city council.

Hours of Operation:

Kelly asked the planning commission to review the 6:00 a.m. to 10:00 p.m. hours of normal operation from Monday through Saturday. He thinks this will become a legal situation because the original CUP did not include those hours of operation. Jayme discussed it was orally stated in the motion the operation hours were 6:00 a.m. to 10:00 p.m. in 2016. Kelly commented he needs to operate on Sunday, and he feels he needs the option. He is not aware of games or practices going until 1:00 a.m. He asked if the hours of operation could be 6:00 a.m. to 11:00 p.m. except for New Year's Eve. Commissioner Walton asked the city attorney if the city can influence hours of operation. Jayme said if it relates to parking and traffic, they can.

Jayme discussed Conditional Use Permit #16-05 and conditions that were required at the time of approval. He explained a review of the CUP was held on April 10, 2018 following that review a list of six more conditions were proposed, approved, and added to the CUP by the planning commission on May 10, 2018.

Councilman Blair Halverson expressed he receives several complaints concerning the hours of operation of this facility. There is not noise coming from the inside of the facility, but outside with vehicles honking, etc. He explained he has been at the facility many times and has seen vehicles after 10:00 p.m. He feels Kelly needs to decide to schedule games earlier or the hours of operation need to change. Commissioner Osborne suggested 11:00 p.m. with everyone being off the premise by then. Kelly stated he cannot guarantee everyone will be off the premise. Kelly suggested stopping operations at 11:00 p.m. Commissioner Osborne suggested operations stop at 10:00 p.m. Kelly is very concerned about stopping at 10:00 p.m. because of the earning potential of that last hour. Commissioner Boatright asked if the facility is used on Sunday. Kelly explained La Roca has used the facility on Sunday with out of state teams using the facility Friday to Sunday. Kelly stated the 2018 CUP does not specify anything about not operating on Sunday.

Commissioner Johnson asked about noise restrictions in the city. Barry stated the city does not have a noise ordinance, but they do have a nuisance ordinance. Commissioner Boatright is fine with seven days a week but isn't sure how to enforce people in the parking lot or driving behavior. Commissioner Osborne asked Kelly if he is okay with 10:30 p.m. Kelly voiced he would really like 11:00 p.m. He knows if he must be done by 11:00 p.m., he will be done by 11:00 p.m. Commissioner Grubb had the impression you were going to end at 10:30 p.m. Kelly is not sure what time her last game is scheduled. Blair commented he has discussed with La Roca staff the schedule and he was told they try to end by 10:00 p.m.

Parking:

Barry stated there are 64 parking spaces in the paved parking lot and approximately 44 parking spaces in the overflow.

Commissioner Grubb suggested a speed limit sign on 6650 South with a right turn only sign exiting the La Roca parking lot and onto South Weber Drive.

Buffer Yard:

Commissioner Grubb stated the buffer yard has been discussed before but it is poorly put together. He recommends taking the entire length along the east side of their property and install a columnar pillar type shrub type hedge that grows 15' tall and creates a visual buffer. He feels this is a simple request and will help visually achieve the purpose. Barry pointed out the fire lane next to the building goes right up to the property line. Commissioner Boatright asked about the condition for the buffer yard in the 2016 CUP. Commissioner Grubb commented the 2016 buffer yard condition did not accomplish the goal. Barry suggested it be a large shrub appropriate to the climate and grows at least 8'. Commissioner Grubb conveyed a shrub will help block the sound and light. It was recommended the shrub be 15' tall, planted the length of the east side property line, and create a solid screen.

Fence:

Commissioner Grubb stated the fence needs to be repaired. Kelly stated it will be repaired.

Commissioner Grubb moved to recommend to the city council approval of Conditional Use Permit Review: CU 16-05 South Weber Soccer Facility for Kelly Parke. Subject to the following:

- 1. The original conditions of CUP 16-05 including four items in table and six items following review of April 10, 2018.**
- 2. Hours of operation 6:00 a.m. to 10:30 p.m. Monday thru Sunday with the exception of New Year's Eve.**
- 3. City install a right turn only sign exiting the premise.**
- 4. City install speed limit sign on 6650 South.**
- 5. Maximum of 100 vehicles onsite.**
- 6. Install buffer screen with shrubs appropriate to the climate with a minimum height of 15' and solid screen.**
- 7. Owner to repair fence.**

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

Discussion: Stephens Property Concept Discussion:

Marty McFadden, of Blue Ox Development, discussed the proposed plan for the Stephens property. He stated we are proposing a plan to develop the current Stephens property that includes the following:

1. Providing a mechanism to ensure the development of the commercial space: 30% of the commercial needs a signed commitment with an end user before the residential portion can break ground.
2. Commercial / Retail (Zoned C-H) on approximately 10 acres of the parcel. Allow businesses of the following types to operate on this site:
 - a. Gas Station
 - b. Limited Retail
 - c. Self- Storage
 - d. Professional Office Space
 - e. Hotel
 - f. Restaurant / Food Services
 - g. Grocery concepts
 - h. Professional Services
3. Residential with a density criterion like the R-7 zone on 7 acres of the parcel with the following restrictions:
 - a. Consistent country-style design that matches the common area components of the commercial / retail.
 - b. Create an HOA that preserves and maintains the exterior look and amenities of both the homes and the common area space around them.
4. Dedicate a portion of the parcel counting toward green space to create a historic memorial park honoring the history of the site and including possible elements of this park such as:
 - a. Amphitheater
 - b. Covered seating
 - c. Playground

- d. Trail systems
- e. and/or other desirable features.

5. Create an Architectural Review Committee consisting of a member of a City Council member, a member of the community, and a member of the development team chosen by the development team to determine the architectural elements that the development will be bound to which could include the following suggestions:

- a. A common country-style theme to the retail building components including elements like what is found in the West Jordan Gardner Village
- b. Paver walkways
- c. Porch-style storefronts
- d. Exposed timbers incorporated in the fascia design of the buildings
- e. 25% landscaping requirement
- f. All business signage needs to match the country-style elements of the buildings
- g. All commercial storefront windows need to have gridded panes
- h. A partially covered open-air commons area
- i. Parking only on the perimeter of the shop area

The intention of establishing these self-imposed restrictions is to ensure that the final product is something that is unique to South Weber and creates a strong, community-focused retail center as a gathering place for the community to take part in for all seasons of the year.

Commissioner Boatright is not in favor of the storage-units because they don't bring much tax revenue. Commissioner Walton commended the developer in reaching out to the community to get a better idea of what residents want, but he isn't sure about the storage units either. Commissioner Osborne questioned how the gas station will look like the rest of the proposed concept for Kingston Village. Commissioner Boatright feels as a few pieces were moved around and the only thing added was the historic park. He does not feel much of the last discussion was heavily incorporated into this. Commissioner Osborne asked why there is not a 3-D map. The developer doesn't want to spend thousands on a concept but would like to know what the planning commission does and does not want. Commissioner Johnson suggested removing the storage units. He feels any residential along Old Fort Road may be a hazard to people who live there. He suggested the front area along Old Fort Road to be commercial. He only sees one entry into this area and there needs to be at least two more to be safe. He thinks the historic park should be enlarged and he is not sure of the location next to the residents. Commissioner Walton is in favor of an amphitheater. Commissioner Johnson feels there are too many condominiums and suggested removing half of them. Commissioner Walton recommended the retail storefronts found on slide 6. He is concerned about public housing in between the housing area. He likes the meandering approach with non-linear sidewalks. He is not opposed to storage units but is concerned about how they are put on the site and what is done visually to them.

Commissioner Johnson pointed out the Economic Development Study for South Weber City conducted in July 2008 has some suggestions for the site. He would like to see a nice restaurant. Commissioner Osborne wants to see the plan and does not feel comfortable with where this conversation is going. Commissioner Boatright asked if the developer is envisioning office space, retail space, restaurant space, etc. Commissioner Walton discussed there not being a standard. Marty stated the feedback is exactly what they need. Commissioner Osborne expressed he does not even know where the amphitheater will go and what it will look like.

Commissioner Johnson discussed further down the road there will be more residents in South Weber City, and they will want to see more commercial. Commissioner Osborne thinks the future is about services and entertainment. Commissioner Boatright suggested commercial that is quaint and will draw people to stop at this development. Marty discussed hotels pushing restaurants. Commissioner Osborne suggested the developer take what they have to city council. Commissioner Walton feels the planning commission should be making recommendations to the city council. Commissioner Osborne stated the developer has a right to go to the city council if they want. Marty asked about uses and received feedback on the storage units. He asked how the planning commission feel about hotels. Commissioner Walton pointed out it is allowed in the zone. Commissioner Johnson is not in favor of a truck stop. Commissioner Boatright needs more information. Commissioner Walton is opposed to an Architectural Review Committee. Commissioner is not in favor of the layout with residential along Old Fort. He does not oppose residential or commercial but feels there needs to be more commercial with a better layout. He is not opposed to the storage units but doesn't like the location. The developer discussed the location of the storage units and the location being by the trees.

Riverside Place Phase 5 Final Recommendation located at approximately 6750 S. 675 E. (Parcel 13-018-0081) 2.84 acres (11 Lots): Planning commission approved the preliminary plan for Riverside Place Subdivision on January 14, 2016. They have already received final approval for Phases 1-3 and are now coming before planning commission for final approval for Phase 5. Phase 4 will come later.

Commissioner Osborne has reviewed the reviews from the city engineer and city planner. Jeremy Draper questioned the fence along the posse grounds needing to be a chain link fence and whether there can be two fences – one chain link and a vinyl fence. Commissioner Osborne stated the posse grounds will remain. Brandon stated the chain link is a requirement because it is agricultural bordering residential. Jeremy asked if the current chain link will remain. Commissioner Boatright pointed out several trees were uprooted with this last windstorm. Blair stated the current chain link fence is in poor shape and from a livestock standpoint the city code requires a minimum of a 6 ft. chain link. Barry discussed vinyl fencing not being conducive to livestock. He recommends the chain link. Jeremy stated he will install a chain link fence but may look at adding a vinyl fence as well.

Commissioner Grubb asked about note #4 on the plat concerning the power easement. He doesn't see the 50' power line easement on the west line of the property. Jeremy will make sure that is taken care of. Brandon explained this development isn't installing a land drain and that is why there are no basements.

City Engineer, Brandon Jones, review of September 4, 2020 is as follows:

Our office has completed a review of the Final Plat and Improvement Plans for the Riverside Place Phase 5 dated, May 21, 2020. We recommend approval, subject to the following items being addressed prior to final approval from City Council.

BACKGROUND

This Phase connects Riverside Place Phase 3 and Harvest Park Phase 1. Most of this phase has already been constructed as a part of the Canyon Meadows Drive Road Dedication

Plat and access required for Harvest Park Phase 1. The services for the anticipated lots were constructed with the road, but the lots were not platted at the time. The Road Dedication Plat has not yet been recorded, but will no longer be needed, as this plat will take care of dedicating the road and platting the lots.

GENERAL

E1. Final plans need to be submitted to the South Weber Irrigation Company and an approval letter provided indicating that the improvement plans meet their requirements.

PLAT

- E2. Our office will provide the addresses for the lots.
- E3. An easement approval signature block for RMP is needed. This will provide RMP the opportunity to sign off on the accuracy of the easement shown.
- E4. Minor comments will be submitted to the developer's engineer.

IMPROVEMENT PLANS

- E5. Only the new construction information is included. The plan set should include drawing sheets for all infrastructure associated with the subdivision (existing and proposed).
- E6. A new 6' chain link fence is required along the north boundary line adjacent to the Posse Grounds.
- E7. Minor comments will be submitted to the developer's engineer.

City Planner, Barry Burton's, review of September 4, 2020 is as follows:

Zoning Compliance:

PL1 – All lots are in compliance with the requirements of the R-M zone.

PL2 – This phase, though not that same as shown on the approved preliminary plat, is in conformance with the preliminary as far as the number of lots in that given area. There are two Reasons this is not exactly as originally approved. The approved preliminary had Canyon Meadows Drive dead-ending at the Posse Grounds in anticipation the City may be moving this facility to a new location and that land would be available for future development. The City has since made the determination not to move the Posse Grounds. Secondly, developers of the adjacent Harvest Park Subdivision initially had no access from a public street and proposed that they obtain access to Canyon Meadows Drive through what is now Riverside Place 5. The Planning Commission and City Council, in effect, approved the change to the Riverside Place Preliminary Plat by approving Harvest Park Phase 1.

Final Plat:

PL3 – I see no problems with the final plat.

Recommendation:

PL4 – I advise the Planning Commission to recommend Riverside Place Phase 5 Final Plat to the City Council for approval.

Commissioner Grubb moved to recommend approval of Riverside Place Phase 5 Final Recommendation located at approximately 6750 S. 675 E. (Parcel 13-018-0081) 2.84 acres (11 Lots) subject to the following conditions:

1. City Engineer, Brandon Jones, review of September 4, 2020.
2. City Planner, Barry Burton's, review of September 4, 2020.
3. Correction of note on plat to remove item #4.

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

2020 General Plan Review and Recommendation:

The planning commission met on August 13, 2020 to discuss the third draft South Weber City General Plan. A few additional amendments were made to the Projected Land Use Map and General Plan narrative that are before the planning commission for final review and recommendation to the city council tonight.

The city staff has also done a thorough grammar editing review of the General Plan narrative for clarity, consistency, and conciseness.

Commissioner Grubb suggested the property south of Morty's Car Wash be designated R-7. Barry will make sure that is amended. Brandon discussed the Transportation Map and Kingston Road going through or not. The planning commission agreed to leave Kingston Road the way it is. Jayme commented there was a May amendment to Utah Code 10-9a-404 which states another public hearing will need to be held at the planning commission level. The code reads as follows:
Effective 5/12/2020

10-9a-404. Public hearing by planning commission on proposed general plan or amendment -- Notice -- Revisions to general plan or amendment -- Adoption or rejection by legislative body.

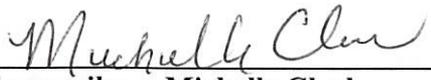
- (1) (a) After completing its recommendation for a proposed general plan, or proposal to amend the general plan, the planning commission shall schedule and hold a public hearing on the proposed plan or amendment.*
 - (b) The planning commission shall provide notice of the public hearing, as required by Section 10-9a-204.*
 - (c) After the public hearing, the planning commission may modify the proposed general plan or amendment.*
- (2) The planning commission shall forward the proposed general plan or amendment to the legislative body.*
- (3) (a) The legislative body may adopt, reject, or make any revisions to the proposed general plan or amendment that it considers appropriate.*
 - (b) If the municipal legislative body rejects the proposed general plan or amendment, it may provide suggestions to the planning commission for the planning commission's review and recommendation.*
- (4) The legislative body shall adopt:*
 - (a) A land use element as provided in Subsection 10-9a-403(2)(a)(i);*
 - (b) A transportation and traffic circulation element as provided in Subsection 10-9a-403(2)(a)(ii); and*
 - (c) For a municipality, other than a town, after considering the factors included in Subsection 10-9a-403(2)(b)(ii), a plan to provide a realistic opportunity to meet the need for additional moderate income housing within the next five years.*

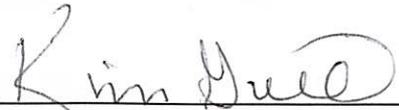
Amended by Chapter 434, 2020 General Session

Commissioner Boatright moved to recommend sending the 2020 South Weber City General Plan to the city council for review after the public hearing. Commissioner Grubb seconded the motion. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

ADJOURNED: Commissioner Johnson moved to adjourn the Planning Commission meeting at 9:15 p.m. Commissioner Grubb seconded the motion. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

APPROVED:  Date 10 SEPT 2020
Chairperson: Rob Osborne


Transcriber: Michelle Clark


Attest: Development Coordinator, Kimberli Guill

September 9, 2020

Dear South Weber City Council,

We the Haslam family write to you with great concern regarding the La Roca soccer field and its patrons. As a short introduction, we are a family of five. Jake and Sarah Haslam are the parents of 3 children, Isabelle(5), Ava(2), and Royce(6 months). We recently moved into 297 East Old Maple Road and have enjoyed our time getting to know the new area and our neighbors. We are excited to have a home surrounded by other young families and a place that we will be able to raise our family for many years to come.

Upon moving in, we were very surprised by the amount of traffic coming from I84 direction to La Roca soccer fields. We have a great fear not only for our children, but the other many children that live in and around the neighborhood. We are greatly concerned that with the amount of traffic passing our homes, and the speed at which they do so, it is only a matter of time before irreversible tragedy occurs. We see this as entirely avoidable and call on the commission to take action to help regulate La Roca and its patrons in a way that will keep South Weber residents safe. We echo the voices you have heard and plead for your help in maintaining a safe environment for our children.

We are grateful for your public service and trust you will represent us well to attain a favorable outcome.

Sincerely,

The Haslams