

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 14 April 2016

TIME COMMENCED: 6:38 p.m.

PRESENT: COMMISSIONERS:

Debi Pitts
Rob Osborne
Wes Johnson
Taylor Walton
Wayne Winsor

CITY PLANNER:

Barry Burton

CITY ATTORNEY:

Doug Ahlstrom

CITY ENGINEER:

Brandon Jones

CITY RECORDER:

Elyse Greiner

Transcriber: Minutes transcribed by Michelle Clark

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

PLEDGE OF ALLEGIANCE: Commissioner Winsor

VISITORS: Karen Cordon, Mike Green, Nate Reeve, Diane Ford, Mike Ford, Fred Large, Jennifer Rowser, Jacob McReaken, Rick Miller, Kelly BamBrough, Heidi Little, Jack Boyer, Kurt Boyer, Lamberson, Stephen Ormond, David Kocherhans, Cherly BamBrough, Louise Cooper, LaRae Harper, Cymbrie Rowser, Roger Miller, Raelene Miller, Madison Miller, Michael Freestone, R. Jefre Hicks, Delene Hyde, Michael & Amy Poff, Dan Murray, and Brent Poll.

APPROVAL OF THE MEETING MINUTES – Commissioner Winsor

- 10 March 2016

Commissioner Winsor moved to approve the meeting minutes of 10 March 2016 as written. Commissioner Johnson seconded the motion. Commissioners Johnson, Osborne, Pitts, Walton, and Winsor voted yes. The motion carried.

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

DECLARATION OF CONFLICT OF INTEREST: None

Administrative Actions (Application of Ordinances):

Commissioner Johnson moved to open the public hearing for Conditional Use Permit: request for twin homes located at 7154 Jensen Circle (Parcel 13-017-0035), by applicant Jacob McReaken. Commissioner Walton seconded the motion. Commissioners Osborne, Pitts, Johnson, Walton, and Winsor voted yes. The motion carried.

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

Conditional Use Permit: request for twin homes located at 7154 Jensen Circle (Parcel 13-017-0035), by applicant Jacob McReaken:

Doug Ahlstrom, City Attorney, said the City adopted Ordinance 16-02 which prohibits development for six months which began in February. This application is for a conditional use permit and has been advertised as a public hearing. He said the conditional use permit can be approved, but no construction take place until the moratorium has expired so that the subdivision plat can be amended.

Commissioner Osborne asked if there was any public comment.

Jacob McReaken, 1453 E. 7500 S., said this property has been undeveloped since 1977. He said city code allows for twin homes on this property. He has been working with Mr. Burton and Elyse prior to the moratorium. In regards to the moratorium, whether it is a duplex or twin home, there are two water lines. He requested this be approved.

Commissioner Osborne moved to close the public hearing for Conditional Use Permit: request for twin homes located at 7154 Jensen Circle (Parcel 13-017-0035), by applicant Jacob McReaken. Commissioner Johnson seconded the motion. Commissioners Osborne, Pitts, Johnson, Walton, and Winsor voted yes. The motion carried.

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

Commissioner Osborne said as directed by Mr. Ahlstrom is sounds like we can make a decision and move forward but the moratorium will affect this because of the additional water line. Doug said the application for the subdivision would be addressed at a later date and the Planning Commission can only act on the Conditional Use Permit Application tonight. Barry said he doesn't think this will delay Mr. McReaken because he hasn't presented a final application yet.

Commissioner Johnson moved to table the Conditional Use Permit: request for twin homes located at 7154 Jensen Circle (Parcel 13-017-0035), by applicant Jacob McReaken until the end of the moratorium. Motion died due to lack of second.

Commissioner Walton move to approve the conditional use permit and table the preliminary plat request for twin homes located at 7154 Jensen Circle (Parcel 13-017-0035), by applicant Jacob McReaken. Commissioner Winsor seconded the motion. Commissioners Osborne, Pitts, Johnson, Walton, and Winsor voted yes. The motion carried.

Commissioner Winsor moved to open the public hearing for Old Maple Farms (51 SFD lots+ apartments), located at approx. 475 E. 6650 S. (Parcels 13-006-0025, 13-006-0031, & 13-023-0022), 37.69 acres; by developers Mike and Diane Ford. Commissioner Pitts seconded the motion. Commissioners Osborne, Pitts, Johnson, Walton, and Winsor voted yes. The motion carried.

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

Preliminary Review of Old Maple Farms (51 SFD lots+ apartments), located at approx. 475 E. 6650 S. (Parcels 13-006-0025, 13-006-0031, & 13-023-0022), 37.69 acres; by developers Mike and Diane Ford:

Diane Ford, 1110 East South Weber Drive, explained that they have been involved with Easton Village Subdivision and the majority of residents in that subdivision have South Weber ties. Diane and Mike have lived in South Weber since 2004. She said they have a vision for this subdivision and it is something they feel passionate about. They want this development to look like it has been here for 30 years. She said one of the requirements will be front porches. She said with the apartments they are proposing town home apartments. There will still be the two story but they will have a two car garage with each unit. She feels this will keep it more a village feel. She said the name came about because of the two maple trees in front of the Poff’s home. She said there will be a walking path and public gardens. She said there is as much green space as they can possibly pull. There will be kids play areas. The walking path ties into the Old Fort Trail. She said they intend to stay involved with the town houses.

Mike Green, Attorney Generals Office, received a notice in regards to this property and Hill Air Force Base. He said there are some property description issues. He wanted to inform the City that they are investigating this. He said his client, Utah Governor’s Office of Economic Development, is doing research because there is a box of forty cases in which the surrounding areas and the property descriptions have changed with the County. He said these are all land use restrictions based on noise restrictions with HAFB.

Nate Reeve, of Reeves and Associates, said this property has been checked with HAFB.

Heidi Little, 6670 S. 475 E., said the reason people want to come back to South Weber is because it is not over populated. She is concerned about the traffic flow. Commissioner Osborne said most of the traffic will be on Highway 84.

Art Gifford, 6680 S. 475 E., asked about the traffic flow. Brandon Jones, City Engineer, explained the traffic flow. He is also concerned about the impact of high density. He feels this will detract from the quality of life in South Weber City.

Fred Large, 6659 S. 475 E., said 6650 is a lane and it is 25 mph up and down that way. He said people will use that lane. He is concerned about upkeep and care of this area. He said 6650 doesn't even have curb and gutter. He asked if there has been any kind of traffic study for this area.

Roger Miller, 921 E. 6650 S., said the outlet onto 6650 affects him. He would like to see some improvement on 6650. He is really against the high density.

Michael Poff, 6591 S. 475 E. (former residence), said he had lived in his home for 20 years. He has been approached by several developers. He feels the Fords need to be commended and he is very impressed with the kind of homes they develop. He discussed creating more of a sweeping T onto 6650. He said there are some improvements that can be made to 6650. He feels the Fords will create a quality home.

Brent Poll, 7605 S. 1375 E., representing the South Weber Coalition, he said there are three super fund sites (operable units 1, 2, and 4) leaking from HAFB. He said the pollution has gone through this property. He questioned why the City is putting people at risk because they keep approving high density. He said HAFB provided the pollution and the City provides the people. He said the Planning Commission has the responsibility to protect the safety and well being of the residents. He said if the Planning Commission approves this they are causing risk.

Delene Hyde, 349 E. 6650 S., said she is disappointed to see that the access to 6650 hasn't been altered. She said every car coming out onto 6650 will shine into the Miller's home. She is wondering if construction will begin development on 475 East because that was a condition with other developers. She said this will lessen the impact on 6650. Brandon pointed out phase 1 and phase 2 on the plat. She asked if the developer has contacted the Kendells. Mike said they have tried several times and received no response. Delene said at one time there was discussion concerning dead ending the street. She asked about the geotech report. Brandon said the geotech was an average of 3.5 to 4.5. Nate Reeve said all the units in the development will not have basements.

Fred Large said there is no drainage down 6650 at all. He asked where the water goes.

Roger Miller said after a big rain storm, drive down 6650 and you will see all the water.

Commissioner Winsor moved to close the public hearing for Old Maple Farms (51 SFD lots+ apartments), located at approx. 475 E. 6650 S. (Parcels 13-006-0025, 13-006-0031, & 13-023-0022), 37.69 acres; by developers Mike and Diane Ford. Commissioner Walton seconded the motion. Commissioners Osborne, Pitts, Johnson, Walton, and Winsor voted yes. The motion carried.

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

Commissioner Osborne asked if there is a way to dead end 6650. Nate Reeve, of Reeves and Associates, explained traffic flow and how individuals want the shortest distance. He said there is no reason for these residents to go out on 6650 because if you are in the development you will go east bound on 475 East and get on Highway 84. He said this has been discussed with City staff. He said we don't want to impact 6650 and realize it is narrow and troublesome. He said

we are not against that being dead ended but there are safety concerns. He said they have tried to contact the Kendells. He said they support the improvements going to South Weber Drive west of that access. He said they support signs to be installed this is not a thru street. He suggested reducing the speed limit on 6650 to 15 mph.

Commissioner Osborne asked the Planning Commissions' opinion on dead ending 6650. Commissioner Johnson said 6650 is a narrow street. Commissioner Winsor said he likes the idea of dead ending 6650. He is concerned about the build up of water. Nate said all of this development's water will go the opposite direction. Nate said they are more than willing to work with staff concerning 6650. Brandon would caution against a turn around at the end of 6650 and he is concerned about the City violating their own standard because of the length of 6650. Nate discussed creating a one way out with arrows painted and signage. Brandon said that will also apply to residents coming home. He is more in favor of that option then dead ending. Barry agreed.

Nate said they are not in favor of land drains since there will be no basements.

Commissioner Johnson would like facts not assumptions about the chemicals in the soil. Brent said there are facts in the testing. Commissioner Johnson asked if with the new aircraft coming into HAFB, will they have to extend the noise buffer zone. Mike Green said that information is not available. Commissioner Johnson asked the developer if they are going to make that aware to the buyers. Mr. Ford said they have to tell them of the noise from HAFB as well as the highway. Commissioner Johnson asked about the Ray property. Nate said that property has been in discussion but nothing has been completed. Mr. Ford said they will continue to work on purchasing that property. Nate said that property is not included in this application. Commissioner Johnson asked about the trail. He then discussed the Bambrough property.

Commissioner Walton asked about the possibility of a traffic study because everyone is so concerned about the increase in traffic. Michael Poff said Uintah Lands did a traffic study that should be on file with the City. Commissioner Walton asked if there is anything that can be done inside the homes to help eliminate noise. Mr. Ford said they will build an insulated house, but you will still hear the F-35's.

Michael Poff explained the noise decibel. He said there is a calculation of number of flights etc. that takes place.

Commissioner Osborne moved to approve the preliminary of Old Maple Farms (51 SFD lots+ apartments), located at approx. 475 E. 6650 S. (Parcels 13-006-0025, 13-006-0031, & 13-023-0022), 37.69 acres; by developers Mike and Diane Ford:

- 1. Phase 1 of Old Maple Farms to begin at 475 East.**
- 2. Developer to address all items listed in Brandon Jones memo of 11 April 2016.**
- 3. Make modifications to 6650 for traffic calming.**
- 4. All fees to be paid to the City.**

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

Discussion and Action on Final Subdivision: application for South Weber Drive Commercial Subdivision (2 lots), located at approx. 2470 E. South Weber Dr. (Parcel 13-034-0044), 4.23 acres; by developer Dan Murray: Mr. Murray said his property at the northwest corner of South Weber Drive and 2700 East (Frontage Road) is zoned C-H. The proposed subdivision meets the requirements of that zone.

Mr. Murray explained that he attended the Board Meeting last night for the South Weber Water Improvement District and obtained a letter from them stating they cannot provide secondary water for his proposed subdivision. He said in discussing the property further, they will not allow for him to receive secondary water from Staker Parsons as previously discussed. The board felt that it would set an unwanted precedent to allow someone within the district to provide water to another entity. They also noted, which Mr. Murray was not aware, that this parcel is not technically within their boundaries and because they do not have infrastructure to serve the property they will not allow for annexation into their district. Mr. Murray said all property within the subdivision will have a xeriscape landscape theme with all landscape watering being supplied by the culinary water system.

Commissioner Johnson pointed out the CC&R's need to be changed to read Davis County instead of Weber County. Brandon asked Mr. Murray if he got his memo. Mr. Murray said he did receive the memo.

Barry said the motion should include that they must follow the recommendation of the geotech report and that the CC&R's are recorded with the subdivision.

Commissioner Winsor moved to approve Final Subdivision: application for South Weber Drive Commercial Subdivision (2 lots), located at approx. 2470 E. South Weber Dr. (Parcel 13-034-0044), 4.23 acres; by developer Dan Murray subject to the following:

- 1. Geotechnical report must be followed.**
- 2. CC&R's are to be recorded prior to development.**
- 3. All conditions in staff memos pertinent to the subdivision be met.**

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

Discussion and Action on Architectural Site Plan: application for The Shops at South Weber, located at approx. 2470 E. South Weber Dr. (Parcel 13-034-0044), .80 acres; by developer Dan Murray: Mr. Murray stated he will address the issue of new urbanism and said the big driver of that will be the geotechnical report. Commissioner Winsor asked about enough room for occupancy when it snows. Mr. Murray said that is addressed in the site plan. Discussion took place regarding facing the shops north or south. Mr. Murray said plan A would be the new urbanism of facing the back of the buildings to South Weber Drive. Plan B would be to turn it around. Barry said there are no details on the signage. He said the staff will need to approve the signs.

Barry would recommend approval of the site plan with the provision that staff approve all signage for compliance with the ordinance, once that signage is known.

Commissioner Winsor moved to approve Architectural Site Plan: application for The Shops at South Weber, located at approx. 2470 E. South Weber Dr. (Parcel 13-034-0044), .80 acres; by developer Dan Murray as submitted subject to the following conditions:

- 1. Contingent that the signage be given approval by Planning Commission.**
- 2. City staff be given certain authorization concerning the building orientation from north to south.**
- 3. Lighting be brought back for approval by the Planning Commission.**
- 4. All fees must be paid.**

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

Discussion and Action on Amended Preliminary Subdivision: application for Riverside Place Subdivision (79 lots) located at approx. 600 E. 6650 S. (Parcels 13-018-0071 & 13-018-0072), 24.07 acres; by Developer, Douglas Brady:

Doug Ahlstrom, City Attorney, said the application was for 76 lots then the moratorium ordinance was passed and now the developer is requesting 79 lots, if that is the case then the Planning Commission can not approve this.

Brandon Jones explained the history of the property. He spoke with Brent Stauffer (agent for Betty Spaulding's property) today. Brandon said there are options which would be to remove the two lots and leave Betty's acre and a half alone and the detention basin would be moved to lots 78 and 79. He said the phasing was changed on this and brought the new road to connect to Old Ford Road. He said you can still approve the revised subdivision as long as you remove those two lots and recommend the detention basin be moved.

Nate Reeve, of Reeves and Associates representing the developer, said this is a temporary detention basin until Maple Farms is developed with a region detention basin.

Nate explained the amendment proposed is to divide what was lot 77 (the large parcel fronting Old Fort Road and containing the Spaulding home) and dividing it into 3 lots. One of the lots would be the temporary detention pond and one would still contain the Spaulding home.

Commissioner Osborne is concerned about the timing of this being last minute. Brandon would suggest removing the two lots so that the moratorium doesn't affect this project.

It was stated to go down to 77 lots but one lot has an existing water connection, which wouldn't be affected by the moratorium and moving the detention basin to lots 78 & 79.

Commissioner Winsor moved to approve Amended Preliminary Subdivision: application for Riverside Place Subdivision (77 lots) and (76 new water connections) located at approx. 600 E. 6650 S. (Parcels 13-018-0071 & 13-018-0072), 24.07 acres; by Developer, Douglas Brady subject to the following:

1. Relocate detention basin to lots 78 & 79.
2. Developer to address all items listed in staff memos.
3. All fees must be paid.

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

Discussion and Action on Final Subdivision: application for Phase 1 and 2 of Riverside Place Subdivision (30 lots), located at approx. 600 E. 6650 S. (Parcel 13-018-0071 & 13-018-0072), 9.05 acres; by developer, Douglas Brady: Commissioner Osborne said phase 1 will include a model home. Commissioner Johnson questioned the removal of the utilities. Nate said they will remove them in phase 3. Commissioner Johnson asked about the ten foot concrete block with fence. Commissioner Osborne said there is open space on the other side.

Commissioner Winsor moved to recommend approval of the **Final Subdivision: application for Phase 1 and 2 of Riverside Place Subdivision (28 lots), located at approx. 600 E. 6650 S. (Parcel 13-018-0071 & 13-018-0072), 9.05 acres; by developer, Douglas Brady subject to the following:**

1. Phase 2 of the submitted application lots 210, 211, 212 become one lot.
2. Easement be provided to the temporary detention basin which will be located on phase 4 lots 78 and 79.
3. All conditions provided by staff memos be met.
4. All fees must be paid.

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

Legislative Recommendations (Discretionary):

Discussion and Action on Development Agreement: agreement on the construction of Old Fort Road with South Weber City, Miller Bates, LC, and Douglas Bruce Stephens:

Commissioner Johnson questioned if this item should be discussed in a closed session because there is discussion of purchase of property. It was stated the Planning Commission is not a body that can go into a closed session. Brandon said the costs are estimates. He said it is common to establish estimated value of the property.

Brandon summarized the development agreement between Miller Bates, Bruce Stephens, and the City. He said in order to reconstruct the intersection the City will have to participate because the City is driving it. He said the improvement of the road is the responsibility of the developers. He said the development agreement estimates property costs and the assumption that Mr. Stephens will donate his property to the City and the developer (Miller Bates) will do the same and then take the total cost of the whole project and based on frontage (between three different parties) then they would participate at different levels. This has been reviewed by City staff, Mr.

Bates, and Mr. Stephens. He said the City is waiting to hear if Mr. Stephens is willing to participate.

Commissioner Johnson is concerned about the maintenance the City will have to take on because of Old Fort Road versus South Weber Drive (which is owned by UDOT). Commissioner Johnson discussed the regional council transportation plan. Barry agreed that the street will bring additional cost to the City but it will also bring revenue with development.

Commissioner Winsor is concerned about the street dead ending. Brandon said because there currently isn't a road, there hasn't been interest in development. Nate said based on activity in his office, he thinks development will be sooner than later.

Brandon said this will create an intersection for individuals to slow down and it will discourage traffic on 6650. He said the City Council has given him the assignment to bid this project out this summer. Nate Reeve asked if they have looked at the possibility of a traffic signal versus a swoop. Barry said that would do nothing to accomplish taking traffic off of 475 East and 6650 South.

Commissioner Johnson moved to recommend forward approval of the development agreement to the City Council pending every party's agreement. Commissioner Pitts seconded the motion. Commissioners Pitts, Johnson, Walton, and Winsor voted yes. Commissioner Osborne voted no. The motion carried 4 to 1.

PUBLIC COMMENTS:

Nate Reeve, 2319 E. 7975 S., said he owns a piece of property right next to Parsons Gravel Pit. He has contacted the EPA who sent him to the State. He would like to know what the City can do about it. He is averaging half a garbage can of sand each day. He put a lot of money into landscaping but the whole front of his property is now covered with three or four inches of sand. He said the first two years he didn't have a problem but in the last two years it has been worse.

Commissioner Johnson has been told the pit is mining the north portion of the pit. He would recommend Mr. Reeve go to the City Council.

Cymbre Rowser, 985 E. 7375 S., said the pits have been here before Mr. Reeve was here. She has no respect for developers, but she is concerned about what is going to happen to the posse grounds. She is concerned about residents complaining about the dust that her horses will kick up. Commissioner Johnson is proposing any trails the City put in to accommodate equestrian use.

PLANNING COMMISSION COMMENTS:

Commissioner Pitts: She asked about the status of the right turn only on South Weber Drive to the frontage road. Barry reported a warrant study has been done for a signal and it did warrant a signal.

Commissioner Winsor: He attended the City Council meeting on Tuesday and said the City Manager introduced to the City Council to open up the general plan to amend the projected land use map to rezone properties to commercial. He said the vote was 3 to 2 to bring this to the Planning Commission.

He is frustrated with getting information within 24 hours prior to meetings. He feels all information needs to be received before it is put on the agenda. Brandon said Elyse is waiting on him. Barry apologized as well.

Commissioner Johnson:

Trails Master Plan: He met with the City Manager to discuss the Trails Master Plan. He will meet with City Council to move forward.

ADJOURNED: Commissioner Winsor moved to adjourn the Planning Commission meeting at 9:29 p.m. Commissioner Pitts seconded the motion. Commissioners Johnson, Osborne, Pitts, Walton, and Winsor voted yes. The motion carried.

APPROVED: _____ Date
Chairperson: Rob Osborne

Transcriber: Michelle Clark

Attest: _____
City Recorder: Elyse Greiner

SOUTH WEBER CITY PLANNING COMMISSION MEETING WORK MEETING

DATE OF MEETING: 14 April 2016

TIME COMMENCED: 6:00 p.m.

PRESENT: COMMISSIONERS:

**Debi Pitts
Rob Osborne
Wes Johnson
Wayne Winsor
Taylor Walton**

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones

CITY RECORDER:

Elyse Greiner

Transcriber: Minutes transcribed by Michelle Clark

VISITORS: Tom Smith, Doug Ahlstrom, Mike Green, Dan Murray, and Jacob McReaken.

Approval of Minutes of 10 March 2016: (No discussion on this item)

Administrative Actions (Application of Ordinances):

Public Hearing and Action on Conditional Use Permit: request for twin homes located at 7154 Jensen Circle (Parcel 13-017-0035), by applicant Jacob McReaken: Barry Burton, City Planner, said a twin home is two side by side single family dwellings that are attached but separately owned. The lots are two separate lots. This lot has been vacant since 1983. It is a good sized lot. He said there is a power line easement that goes between the property. The developer has found a way to put the homes on the lot. He said the subdivision will need to be amended as part of this request. He said as long as the actual buildings stay close to this plan, it should work fine. He feels it is a great use. Commissioner Johnson asked about the surrounding homes. Barry said the homes in the area are single family homes. Commissioner Osborne asked about subdividing the lot. Barry said he doesn't think there is enough frontage to split the lot.

Jacob McReaken, applicant, said he did look at that and there isn't enough frontage. He would prefer to split it but the code doesn't allow for that.

It was stated an extra water and sewer line will need to be installed because of the twin home. Commissioner Walton asked if the extra water line would affect the moratorium. Elyse said she did ask the City Attorney about this issue and the information she received prior to the meeting was that this application would not be affected by the moratorium. Based on Barry stating the twin home would require an amended plat with extra utility connections, the City Attorney, Doug Ahlstrom changed his analysis and stated that Mr. McReaken will have to wait until the

moratorium is lifted in August. Jacob McReaken is concerned because he has this property under contract and imagines the seller will not want to wait.

Public Hearing and Action on Preliminary Subdivision: application for Old Maple Farms (51 SFD lots+ apartments), located at approx. 475 E. 6650 S. (Parcels 13-006-0025, 13-006-0031, & 13-023-0022), 37.69 acres; by developers Mike and Diane Ford: Barry said he is concerned about the street intersecting 6650 South which is unavoidable until and unless the adjacent Kendell property develops. It will be important to minimize traffic on 6650. The plans show this being done by essentially cutting off 6650 at the new intersection so it is no longer a through street. Also, the road that connects to 6650 comes in a slight angle leaving some odd shaped pieces of property. Barry feels the City would be better served to straighten out the road intersecting 6650 South and butting it up against either the Alberts property to the east or the Kendell property to the west. It should only abut the Kendell property, if the developer is willing to give and the Alberts are willing to accept the sliver of property adjacent to theirs. He thinks the minimization of traffic on 6650 should be handled via signage that directs through traffic to take the new road. Brandon doesn't see that adding this subdivision will increase the traffic too much in the short section of homes on 475 East. Commissioner Johnson said it does increase traffic on Old Fort Road and now the City will have an increased cost to maintain Old Fort Road verses UDOT taking care of South Weber Drive.

Discussion and Action on Final Subdivision: application for South Weber Drive Commercial Subdivision (2 lots), located at approx. 2470 E. South Weber Dr. (Parcel 13-034-0044), 4.23 acres; by developer Dan Murray:

Mr. Murray explained that he attended the Board Meeting last night for the South Weber Water Improvement District and obtained a letter from them stating they cannot provide secondary water for his proposed subdivision. He said in discussing the property further, they will not allow for him to receive secondary water from Staker Parsons as previously discussed. The board felt that it would set an unwanted precedent to allow someone within the district to provide water to another entity. They also noted, which Mr. Murray was not aware, that this parcel is not technically within their boundaries and because they do not have infrastructure to serve the property they will not allow for annexation into their district. Mr. Murray said all property within the subdivision will have a xeriscape landscape theme with all landscape watering being supplied by the culinary water system.

Mr. Murray said changes to incorporate this are minor, it requires the designation of Landscape Area A and B to be removed from the subdivision plat and requires a minor change in the CC&R's for the subdivision.

Mr. Murray anticipates holding the first building and doing potentially five storefronts. Commissioner Osborne is concerned about the drive thru on the first building being on the east side and would suggest moving it to the west side. He said that location will create noise from the wind and traffic. Mr. Murray said he is willing to look at the location of the drive thru.

Discussion and Action on Architectural Site Plan: application for The Shops at South Weber, located at approx. 2470 E. South Weber Dr. (Parcel 13-034-0044), .80 acres; by developer Dan Murray: (No discussion on this item)

Discussion and Action on Amended Preliminary Subdivision: application for Riverside Place Subdivision (79 lots) located at approx. 600 E. 6650 S. (Parcels 13-018-0071 & 13-018-0072), 24.07 acres; by Developer, Douglas Brady: (No discussion on this item)

Discussion and Action on Final Subdivision: application for Phase 1 and 2 of Riverside Place Subdivision (30 lots), located at approx. 600 E. 6650 S. (Parcel 13-018-0071 & 13-018-0072), 9.05 acres; by developer, Douglas Brady: (No discussion on this item)

Legislative Recommendations (Discretionary):

Discussion and Action on Development Agreement: agreement on the construction of Old Fort Road with South Weber City, Miller Bates, LC, and Douglas Bruce Stephens: (No discussion on this item)

ADJOURNED: 6:30 p.m.