

## **SOUTH WEBER CITY PLANNING COMMISSION AGENDA**

**PUBLIC NOTICE** is hereby given that the **Planning Commission of SOUTH WEBER CITY**, Utah, will meet in a **REGULAR** public meeting on **Thursday, August 10, 2017**, at the **South Weber City Council Chambers, 1600 East South Weber Drive**, commencing at **6:30 p.m.**

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A WORK MEETING WILL BE HELD PRIOR TO THE REGULAR PLANNING COMMISSION MEETING AT 6:00 P.M. TO DISCUSS  
AGENDA ITEMS, CORRESPONDENCE, AND/OR FUTURE AGENDA ITEMS

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### **THE AGENDA FOR THE REGULAR MEETING IS AS FOLLOWS:**

- 6:30 P.M.      Pledge of Allegiance  
                  Approval of Meeting Minutes – Chair Osborne  
                  ▪    July 13, 2017  
                  Approval of Agenda  
                  Declaration of Conflict of Interest
- 6:35 P.M.      **Public Hearing on Rezone:** for property located at 2666 E. Deer Run Dr. and approx.  
                  7850 S. 2700 E. (Parcels 13-041-0062, 13-041-0118, 13-041-0068, 13-140-0010, & 13-  
                  041-0115), approx. 2.35 acres, be rezoned from the Highway Commercial Zone (C-H) to  
                  Commercial Overlay Zone (C-O) and approx. 0.388 acres be rezoned from the  
                  Commercial Zone (C) to Commercial Overlay Zone (C-O) by applicant Laurie Gale
- 6:50 P.M.      Review Ordinance 10.11.050 General and Miscellaneous Provisions (Fences)
- 7:05 P.M.      Review I-84 Buffer/Trail Preservation Method
- 7:20 P.M.      Public Comments – Please keep public comments to 3 minutes or less per person
- 7:25 P.M.      Planning Commissioner Comments (Johnson, Pitts, Walton, Grubb, Osborne)
- 7:30 P.M.      Adjourn

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THE UNDERSIGNED RECORDER FOR THE MUNICIPALITY OF SOUTH WEBER CITY HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS  
MAILED OR POSTED TO:

CITY OFFICE BUILDING  
Utah Public Notice website  
[www.utah.gov/pmn](http://www.utah.gov/pmn)

[www.southwebercity.com](http://www.southwebercity.com)  
TO EACH MEMBER OF THE PLANNING COMMISSION

THOSE LISTED ON THE AGENDA

DATE: August 3, 2017

\_\_\_\_\_  
ELYSE GREINER, RECORDER

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, INDIVIDUALS NEEDING SPECIAL ACCOMMODATIONS DURING THIS MEETING  
SHOULD NOTIFY ELYSE GREINER, 1600 EAST SOUTH WEBER DRIVE, SOUTH WEBER, UTAH 84405 (801-479-3177) AT LEAST TWO DAYS PRIOR TO  
THE MEETING.

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\*Agenda times are flexible and may be moved in order, sequence, and time to meet the needs of the Commission\*

# **SOUTH WEBER CITY PLANNING COMMISSION MEETING**

**DATE OF MEETING:** 13 July 2017

**TIME COMMENCED:** 6:32 p.m.

**PRESENT: COMMISSIONERS:**

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

**CITY PLANNER:**

Barry Burton

**CITY ENGINEER:**

Brandon Jones

**CITY RECORDER:**

Elyse Greiner

**CITY MANAGER:**

Tom 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

**VISITORS:** Peter Matson, Dale Winterton, Wayne Winsor, Shirley Edwards, Louise Cooper, Mike Ford, Diane Ford, Shauna Edwards, Rob Edwards, and Thomas Hunt.

## **APPROVAL OF MEETING MINUTES**

- **8 June 2017**

Commissioner Johnson moved to approve the meeting minutes of 8 June 2017 to include the letter submitted by the resident. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.

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

**DECLARATION OF CONFLICT OF INTEREST:** None

**Final Subdivision: application for Ray Creek Estates (11 lots) located at approx. 1350 E. Canyon Dr. (Parcel 13-011-0104), approx. 3.96 acres, by applicant Rob Edwards:**

Commissioner Osborne asked if there were any questions from the Planning Commission. Commissioner Johnson asked about the fencing. It was stated the masonry wall will be the same as Cottonwood Cove.

Brandon Jones, of Jones & Associates, project review of 27 June 2017 is as follows: Our office has completed a review of the Final Plat and Improvement Plans for the Ray Creek Estates subdivision received. We recommend approval, and offer the following comments for your information.

**GENERAL**

1. South Weber Water Improvement District has issued an approval letter, dated June 16, 2017. No additional documentation is needed.
2. According to the Sewer Capital Facilities Plan that our office has just completed, the sewer through this section of Canyon Drive needs to be upsized from a 15" to an 18". The City is responsible for the upsize cost. An Agreement and related exhibits have been prepared and are attached. The funds should come from sewer impact fees. The amount the City owes to the developer for the requested upsizing is \$14,311.00.

**PLAT**

3. I-84 should be labeled.

**IMPROVEMENT PLANS**

All previous comments have been addressed. No additional comments.

Barry Burton, City Planner's, project review of 6 July 2017 is as follows:

**General:**

This is a proposal for final approval of an 11 lot subdivision. The proposal meets all zoning requirements and is ready for approval.

**Plat:**

Addresses need to be added to the lots and those will be provided by the City Engineer.

**Recommendation:**

I recommend the Planning Commission recommend approval of the Final Plat to the City Council once addresses are added to the plat

**Commissioner Johnson moved to recommend approval of Final Subdivision: application for Ray Creek Estates (11 lots) located at approx. 1350 E. Canyon Dr. (Parcel 13-011-0104), approx. 3.96 acres, by applicant Rob Edwards subject to completion of the items listed in Brandon Jones, City Engineer's review of 27 June 2017 and Barry Burton, City Planner's, review of 6 July 2017, and all appropriate fees paid to the City. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, Pitts and Walton voted yes. The motion carried.**

**Commissioner Johnson moved to open the public hearing for Preliminary Subdivision application for Old Maple Farms Townhomes (87 lots) located at approximately NE corner of 475 E. and 6650 S. (Parcels 13-006-0025 and 13-006-0031) approximately 8.17 acres, by applicant Peter Matson. Commissioner Pitts seconded the motion. Commissioners Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.**

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

**Public Hearing on Preliminary Subdivision: application for Old Maple Farms Townhomes (87lots) located at approx. NE corner of 475 E. and 6650 S. (Parcels 13-006-0025 and 13-006-0031) approx. 8.17 acres, by applicant Peter Matson:** Peter Matson, applicant, approached the Planning Commission. He said some of the townhomes will be two car garages and some are one car garages. He said their engineer has examined buffers in between buildings. He said the units are a combination of two and three bedrooms. Mr. Matson pointed out the trail on the plat and he suggested before phase 2 & phase 3 they would like to know the exact location of the trail. Commissioner Osborne asked if there was any public comment. There was none.

**Commissioner Walton moved to close the public hearing for Preliminary Subdivision application for Old Maple Farms Townhomes (87 lots) located at approximately NE corner of 475 E. and 6650 S. (Parcels 13-006-0025 and 13-006-0031) approximately 8.17 acres, by applicant Peter Matson. Commissioner Johnson seconded the motion. Commissioners Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.**

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

Commissioner Osborne discussed the fencing along the freeway. Mr. Matson said they would like the whole project to be uniform with a vinyl fence. Brandon Jones said the general plan discusses a visual buffer. Tom Smith said the City Council will probably press for a masonry wall fence for safety, noise control, etc. along I-84 frontage. Commissioner Johnson asked what properties the trail extension is built on. Barry said it affects the Cooper property. He said the I-84 frontage trail the City has requested is shown incorrectly on the plans. It should extend along the east side of this property tying into Old Maple Rd. instead of going through the Cooper property and along 475 East. Mr. Matson said there is a Weber Basin easement along there. Mr. Matson said they have talked about constructing the trail along their property. Commissioner Johnson feels bringing the trail out to Cooper's and 475 East is more aesthetic. Louise Cooper is concerned about a trail and the trash left by individuals on the trail. The Planning Commission agreed to have the trail go along Old Maple Farms Townhomes property. Barry discussed the setbacks required for the buffer yard. He said the R-H Zone requires a 30' front setback. He believes this setback requirement applies to the property frontage on Old Maple Rd. wherein they only have a 20' setback. He stated the R-H Zone requires that there be a buffer yard A between the townhomes and the adjacent single family developments on the east and west sides. The minimum width is 15' and there are 2 buildings in phase 3 that extend closer to the property line than 15' leaving insufficient room for the buffer yard. He would recommend approving only phase 1 & 2 with the setback and hold off on phase 3 until we see what they can do. Commissioner Johnson asked if there is going to be a storage area in this subdivision. Mr. Matson said probably not.

Brandon Jones, City Engineer's, review of the Preliminary Plat and Plans for the Old Maple Farms Townhomes dated, July 6, 2017 is as follows:

We recommend approval, subject to the following items being addressed prior to final approval of each phase from Planning Commission.

1. Approval Letters. The plans need to be submitted to Central Weber Sewer District, Weber Basin Water Conservancy District, Riverdale Bench Canal Company, and the South Weber Irrigation Company; and approval letters received.
2. Geotechnical. We recommend that all of the recommendations in the geotechnical report from GSH, dated March 22, 2016 be followed. Groundwater is an issue in this area. However, the townhomes being proposed do not have basements. Therefore, we do not feel any additional protection measures need be required.
3. Plat. The following are items related to the plat.
  - a. The streets need to be given names or numbers, as desired by the developer.
  - b. The public utility easement needs to extend across the entire 59' of the private street cross section shown on Sheet 2.
  - c. The buffer yard requirement needs to be met on the east and west sides (15' minimum). Building 16 and 17 need to be moved in order to meet this. Also, depending on the buffer yard width selected, the associated landscaping will be required.
  - d. There needs to be a 30' setback from Old Maple Road (see Barry Burton's July 5, 2017 memo).
  - e. The 10' trail will be located in existing easements. A public access easement will need to be obtained from those public utilities. We would recommend a 15' wide easement with the trail centered in the easement.
  - f. The adjacent ground is referenced as Phase 2, but should be changed to Phase 3.
4. Improvements. The following are items related to the improvements.
  - a. The type of fencing needs to be confirmed along the I-84 ROW (proposed as 6' chain link). The Future Land Use Map in the General Plan requires a "visual buffer." The Planning Commission needs to decide what will meet this requirement.
  - b. The 10' asphalt trail needs to be shown running along the east property line inside the development as presented in the Sketch Plan meeting.
  - c. A fire hydrant needs to be added to the north side of Old Maple Road between lots 27 and 28.
  - d. There are improvements for water, irrigation, and storm drain proposed in Old Maple Road. Some are associated with Phase 1 and some with Phase 2. We would recommend that all of these improvements be installed before Old Maple Road is completed and paved. Otherwise, the patching requirements and cut fee for cutting a brand new road are greatly increased.

Barry Burton, City Planner's, project review of 6 July 2017 is as follows:

**General:**

This proposal is for preliminary approval of an 87 unit townhome development in the R-H zone. This parcel was originally envisioned as a single lot Phase 4 of Old Maple Farms Subdivision, but the purpose was to put apartments on it, so a single lot was appropriate. Now that there will be 87 individually owned townhomes, this proposal should be treated as a subdivision with condominium ownership. That means there will be individually owned space, commonly owned space and limited common space with an H.O.A. owning the common and limited common space. Limited common space is usually in the form of a small patio space for each unit that is owned in common, but reserved for the use of the unit occupant.

There is a mixture of two and three bedroom units, predominantly three. Two bedroom units have a single car garage and three bedroom units have a double garage.

**Layout:**

The loop road configuration works fairly well and allows the developers to phase construction in such a way as to not exceed our 30 unit maximum with a single access. The units are packed in pretty tight, but the layout works. The R-H zone requires a 30' front setback. I believe this setback requirement applies to the property frontage on Old Maple Rd. wherein they only have a 20' setback. If this requirement were to apply to private interior streets, then none of the units have sufficient setback. I don't think we are concerned about setback from interior streets except that they need the planned twenty feet for driveway parking. There are only 17 dedicated guest parking spaces in the entire complex. The only amenity is a playground which won't come until phase 3. The streets are private, but even so, they will need names or coordinates so the units can be properly addressed. This has not been done yet.

There should be some discussion on whether to require a masonry sound wall along I-84 frontage as we have done with other single-family developments.

The R-H zone requires that there be buffer yard A between the townhomes and the adjacent single family developments on the east and west sides. The minimum width of buffer yard A is 15' and there are 2 buildings in phase 3 that extend closer to the property line than 15' leaving insufficient room for the buffer yard.

**Architecture:**

Not a lot to say about the design of the units. They should be okay looking with exterior material being stucco, stone and Hardie Plank or Hardie Shakes. Units would be distinguishable by exterior materials and colors.

**Trail:**

The segment of the I-84 frontage trail the City has requested is shown incorrectly on the plans. It should extend along the east side of this property tying into Old Maple Rd. instead of going through the Cooper property and along 475 East. The developer has indicated they are willing to do that.

**Recommendation:**

I recommend approval of the Preliminary Plan for Phases 1 and 2 only with the provision that the 30' setback from Old Maple Rd be met and the public trail be established through the property along the east side tying into Old Maple Road. Require a 6' masonry wall, if the P.C. so desires. Phase 3 should be tabled and amended to meet the buffer yard requirement.

**Commissioner Osborne moved to approve Preliminary Subdivision application for Old Maple Farms Townhomes for phases 1 & 2 (53 lots) located at approximately NE corner of 475 E. and 6650 S. (Parcels 13-006-0025 and 13-006-0031) approximately 8.17 acres, by applicant Peter Matson subject to the following:**

- 1. Setbacks from Old Maple Farms Rd. is 30'.**
- 2. Trail to extend down the property to Old Maple Farms Rd.**
- 3. Property line that front I -84 is masonry wall.**



4. Complete items listed in Brandon Jones review of 6 July 2017.
5. Complete items listed in Barry Burton's review of 6 July 2017.
6. All required fees to be paid to the City.

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

**Final Subdivision: application for Old Maple Farms Townhomes Phase 1 (27 lots) located at approx. NE corner of 475 E. and 6650 S. (Parcels 13-006-0025 and 13-006-0031) approx. 2.1 acres, by applicant Peter Matson:** Barry Burton said a Buffer Yard A is required along the west property line with the adjacent single-family homes. The landscape planting plan does not include enough plants to meet this requirement. Mr. Matson said they will meet the city code on that. Barry said the road in phases 1 & 2 of Old Maple Farms needs to be completed before building permits are issued on this.

Brandon Jones, City Engineer's, review of the Final Plat and Improvement Plans for the Old Maple Farms Townhomes Phase 1 dated, July 6, 2017 is as follows:

We recommend approval, subject to the following items being addressed prior to final approval from City Council.

**GENERAL**

1. The plans need to be submitted to and an approval letter received from Central Weber Sewer District and the South Weber Irrigation Company.
2. There are improvements for water, irrigation, and storm drain proposed in Old Maple Road. Some are associated with Phase 1 and some with Phase 2. We would recommend that all of these improvements be installed before Old Maple Road is completed and paved. Otherwise, the patching requirements and cut fee for cutting a brand new road are greatly increased.
3. We recommend that no building permits be issued for this subdivision until Old Maple Road and Silver Oak Lane are constructed and a connection from 475 East to 6650 South is established. This will ensure compliance with the 30 lot ingress/egress code requirement.
4. The street needs to be given a name (chosen by the developer), or we will assign it a number. Our office will also provide the addresses for the lots.
5. There is an existing storm drain easement that runs north/south across this phase. This easement needs to be shown, properly referenced with the book and page number, and language added to the plat indicating that it will be vacated with the recording of this plat.
6. The public utility easement (PUE) along the road is not defined/shown clearly. The language on the plat does not allow for limited common area to have a PUE on it. Since all the driveways are limited common area, there is not a continuous PUE along the road. We would recommend either:
  - a. Add a street cross section showing the PUE (the entire 59' wide), or
  - b. Change the language on the plat (Note #3) to allow all limited common and common space to be considered a PUE.
7. The north end of the road property (north of Lots 17 and 18) should be a full 59' wide in order to accommodate the utilities for the future buildings and phases. The limited common area needed should also be shown in this area.
8. The dimensions between the 12' and 20' limited common area (driveways) need to be shown in order to properly locate the 12' wide areas.

9. There needs to be a 30' setback from Old Maple Road. This will cause the need for adjustment in building locations. All dimensions should be updated accordingly.

10. The area (s.f. and/or acre) of limited common and common area need to be shown, as these areas are owned jointly and will be assessed and taxed accordingly.

#### **IMPROVEMENT PLANS**

11. The street cross section on Sheet 2 needs to show the public utility easement across the entire street.

12. The street surface (pavement section, curb & gutter, sidewalk, etc.) is private and will be maintained by the HOA. However, the sewer, storm drain and water lines will be owned and maintained by the City after final acceptance. Therefore, these all need to meet City Standards for minimum pipe size and material. Some of the storm drain needs to be updated to a minimum of 15" RCP.

13. There needs to some provision made for collecting surface drainage water along the west property line. We would recommend installing yard boxes that would collect the surface water. Roof drains could also be piped directly into these boxes.

14. Temporary blow offs are not allowed. A fire hydrant needs to be installed at the north end of the waterline. According to the preliminary plan, it appears that the hydrant could be placed in its permanent location and serve as the blow off.

15. The sizes of the irrigation services on the Utility Plan are not shown.

16. Sheet 4 references a future phase 2, but according to preliminary, it would actually be phase 3.

17. The Landscape Plan needs to be updated to meet the requirements of the buffer yard

**Barry Burton, City Planner's, project review of 6 July 2017 is as follows:**

#### **General:**

There isn't a lot to be said that hasn't been covered in the Preliminary Plan discussion. This phase consists of 27 units, so they stay under our 30 unit limit on a single access. This phase doesn't involve the trail, so that's not an issue. The minimum front setback is an issue, however, where they are only showing 20'.

Buffer yard A is required along the west property line with the adjacent single-family homes. The landscape planting plan does not include enough plants to meet this requirement.

At this point Old Maple Rd. and the secondary access connection to 6650 S. have not been completed, though the subdivision has been approved. This, of course, affects the 30 unit on a single access issue.

#### **Recommendation:**

I recommend that the Planning Commission recommend approval of the Phase 1 Final Plat to the City Council with the condition that they meet the minimum front setback on Old Maple Rd. frontage, that they increase the number of plants along the west property line to meet the buffer yard A requirements and that no building permits be issued until Old Maple Farms Subdivision Phases 1 & 2 streets are completed.

**Commissioner Taylor moved to recommend approval of the Final Subdivision application for Old Maple Farms Townhomes Phase 1 (27 lots) located at approximately NE corner of 475 E. and 6650 S. (Parcels 13-006-0025 and 13-006-0031) approximately 2.1 acres, by applicant Peter Mason subject to the completion of all items listed in Brandon Jones review**



of 6 July 2017 and Barry Burton's review of 6 July 2017, that the roads in Phases 1 & 2 of Old Maple Farms be finalized before building permits issued, and that all applicable fees will be paid to the city. Commissioner Pitts seconded the motion. Commissioners Johnson, Osborne, Pitts and Walton voted yes. The motion carried.

**Final Subdivision: application for Old Maple Farms Phase 3 (24 lots) located at approx. NE corner of 475 E. and 6650 S. (Parcels 13-006-0025) approx. 15.17 acres, by applicants Mike and Diane Ford:** Mike Ford said they have commitments on the majority of the lots. He said they are not going to build the homes, but selling lots to developers. He said they were never told about the masonry sound wall, which will add \$100,000, to the project. He doesn't feel this is quite fair. He said the Riverdale ditch is still an item as to whether it will be fenced or buried. He is hoping a decision will be made the end of the July from the Corp of Engineers. Mr. Ford said the City will need to fence the retention pond area. Brandon Jones discussed item #6 of his memo of 6 July 2017.

Brandon Jones, City Engineer's, review of the Final Plat and Improvement Plans for the Old Maple Farms Phase 3 subdivision dated, July 6, 2017 is as follows:

We recommend approval, subject to the following items being addressed prior to final approval from City Council.

#### **GENERAL**

1. The plans need to be submitted to and an approval letter received from Central Weber Sewer District, South Weber Irrigation Company, Riverdale Bench Canal Company, and Weber Basin Water Conservancy District.
2. We recommend that no building permits be issued for this subdivision until Old Maple Road and Silver Oak Lane are constructed and a connection from 475 East to 6650 South is established. This will ensure compliance with the 30 lot ingress/egress code requirement.
3. A land drain system is being provided to address the shallow groundwater. Basements are allowed, but the depth is restricted in according with the table on the plat. We concur with what is being proposed.
4. According to the last information presented, jurisdictional wetlands are located along the Riverdale Bench Canal. In order to move forward, the developer will need to acquire the required permit from the US Army Corp of Engineers.

#### **PLAT**

5. Addresses are needed. Our office will provide these.
6. The Ray property is shown as a part of the detention basin parcel, which is being dedicated to the City. In the Cost Share Agreement, recorded on February 6, 2017, it states "...City agrees to exercise reasonable efforts to acquire by donation the Ray parcel. Upon acquisition of the Ray Parcel, City agrees that the perpetual use of the Ray Parcel shall be for uses related to the Regional Basin and the pedestrian trail...City also agrees that Developer may elect to relocate a segment of the Riverdale Bench Canal from its existing location to a course traversing the Ray Parcel..." To our knowledge, the acquisition of this parcel still needs to be accomplished, and the City staff is working on what the City agreed to do. The plat cannot be recorded until the property is acquired.
7. Parcel B should be labeled "for public trail" or something similar on the drawing so that potential home owners will be aware that there is a trail in their backyard.

8. Due to construction and grade challenges where the trail is located, we would recommend that Parcel B be 15' wide.
9. Unless the existing Riverdale Bench Canal easement has been vacated, language should be added to the plat indicating that it will be vacated with the recording of this plat.
10. Unless the proposed Riverdale Bench Canal easement has already been conveyed, this plat will need to dedicate the easement to them in the Owner's Dedication.
11. The language requested by Weber Basin for their culinary water transmission line easement needs to be added.
12. The existing fences should not be shown or dimensioned to on the plat, as they will likely be removed in the future.
13. We would recommend that the power easement be labeled somewhere on the first sheet (possibly included in the legend with the other easements and some unique hatching).
14. There are a lot of survey monuments on Silver Oak Lane. Any non-critical monument can be eliminated.
15. The sewer easements should be labeled clearly whether they are CWSID's or the City's.
16. The widths of the PU&DE's needs to be labeled.
17. The land drain is located in the PU&DE on the south side of Lot 316-R. This easement needs to be 15' wide.
18. The outlet control structure for the detention basin, outlet piping, emergency spillway to the culvert under I-84, and access road are located on Lots 315-R and 314-R. It appears that a 20' – 25' wide easement on the east property line of these lots is needed for these storm drain facilities.

#### **IMPROVEMENT PLANS**

19. The technical specifications for the main Old Fort Trail need to match what was already done in the Cottonwood Cove Subdivision with that portion of the trail. The trail needs to be 10' wide, with 3" thick asphalt and approximately 8" thick road base (based on the types of soils in this area). A detail for the construction of the trail needs to be added to the plans.
20. The trail needs to be designed in regards to slopes and cut/fills. This may be best shown with a profile view and some corresponding section views, or as desired by the developer's engineer.
21. A 15' wide drivable surface needs to be provided from Kingston Dr. to the outlet control structure in the detention basin, and the culvert going under I-84.
22. More information is needed on the construction of the detention basin, spillway and overflow channel, and access road (elevations on contours, high water elevation, cut sections, exact location of the access road, grades, slopes, etc.).
23. The locations and number of the fire hydrants should be confirmed by the Fire Department.
24. The type of fencing needs to be confirmed along the I-84 ROW (nothing proposed). The Future Land Use Map in the General Plan requires a "visual buffer." The Planning Commission needs to decide what will meet this requirement.
25. We have a redlined drawing set of minor corrects/revisions that we will provide to the developer's engineer.

Barry Burton, City Planner's, project review of 6 July 2017 is as follows:

#### **Plat/Layout:**

The proposed layout of lots and streets is consistent with the approved preliminary plat. All lots conform to the area and lot width requirements. There are no addresses on the plats, but Brandon will provide those for City Council review. There is a parcel "B" along the I-84 right-of-way that is to be set aside for the trail the City is requiring, but this will not be clear to potential lot

owners. The trail location needs to be made clear so that potential owners know there will be a trail in their back yard.

There is a small parcel of land adjacent to the proposed detention basin and I-84 that belongs to the Ray family. Developers have previously indicated they were unsuccessful in obtaining this parcel, yet it is now included in Phase 3 where previous plans have shown it excluded. It would be better if this parcel was included, but we need proof that it has been obtained by developers or that the Ray family will agree to sign the plat as owners.

The Planning Commission should have some discussion on requiring a masonry sound wall along the I-84 frontage of lots 313 and 314.

**Wetlands:**

There are jurisdictional wetlands located on the Riverdale bench Canal. These wetlands will be disturbed for construction of the storm water detention basin. A permit from the U.S. Army Corps of Engineers will need to be obtained in order to move the wetlands or otherwise mitigate this disturbance.

**Geotechnical:**

The geotechnical report indicates there is high groundwater which will impact home construction. Developers have included a table of allowed basement depths on each lot in order to comply with geotech recommendations.

**Recommendation:**

I recommend approval of the final plats of Phase 3 with the provision that a wetland mitigation permit is obtained, addresses are added prior to City Council action and with proof of ownership of the "Ray Family" parcel. Require a sound wall, if so desired.

**Commissioner Johnson moved to recommend approval of Final Subdivision application for Old Maple Farms Phase 3 (24 lots) located at approximately NE corner of 475 E. and 6650 S. (Parcel 13-006-0025) approximately 15.17 acres by applicants Mike and Diane Ford subject to the completion of items listed in Brandon Jones review of 6 July 2017 and Barry Burton's review of 6 July 2017, and all fees be paid to the City. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, Pitts and Walton voted yes. The motion carried.**

**Business Use in C-H Zone (7482 S. Cornia Dr.): Winterton Automotive:** Dale Winterton approached the Planning Commission and said they are trying to find a place to relocate in Davis County. He had an offer on the house at 7482 S. Cornia Drive, but it was contingent upon this meeting. He would like to find a piece of property in South Weber where this will work. Commissioner Osborne discussed this type of use for the Light Industrial Zone. He said at this location the property will need to be rezoned.

**Shirley Edwards, 3055 N. 750 E. Layton, Utah,** said she is interested in the rezoning of the property at 7482 S. Cornia Drive. Commissioner Osborne estimated a rezone taking up to three months. She said she would like the property for an automotive towing company.

**PLANNING COMMISSION COMMENTS:**

**Commissioner Johnson:** He said UDOT recently held a meeting to discuss the reconstruction of Hwy 89 and trails.

**ADJOURNED:** Commissioner Johnson moved to adjourn the Planning Commission meeting at 7:46 p.m. Commissioner Walton seconded the motion. Commissioners Pitts, Johnson, Walton, and Osborne 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:** 13 July 2017

**TIME COMMENCED:** 6:05 p.m.

**PRESENT: COMMISSIONERS:**

Tim Grubb (excused)  
Debi Pitts  
Rob Osborne  
Wes Johnson  
Taylor Walton (arrived @ 6:12 pm)

**CITY ENGINEER:**

Brandon Jones

**CITY PLANNER:**

Barry Burton

**CITY RECORDER:**

Elyse Greiner

**CITY MANAGER:**

Tom Smith

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:** Mike & Diane Ford, Peter Matson, Dale Winterton, and Thomas Hunt.

**Final Subdivision: application for Ray Creek Estates (11 lots) located at approx. 1350 E. Canyon Dr. (Parcel 13-011-0104), approx. 3.96 acres, by applicant Rob Edwards: (No discussion on this item)**

**Public Hearing on Preliminary Subdivision: application for Old Maple Farms Townhomes (87lots) located at approx. NE corner of 475 E. and 6650 S. (Parcels 13-006-0025 and 13-006-0031) approx. 8.17 acres, by applicant Peter Matson:** Commissioner Osborne is concerned about the length of items on Brandon Jones and Barry Burton's review. Brandon explained the review being comprehensive lists. Commissioner Osborne is concerned about making sure a developer gets things done. Brandon said he is willing to make the review/approval process different, if you want. Commissioner Osborne is concerned about the timing. Brandon said there are items that need to be discussed with the Planning Commission. It was discussed having preliminary and final acceptance at two separate meetings.

**Final Subdivision: application for Old Maple Farms Townhomes Phase 1 (27 lots) located at approx. NE corner of 475 E. and 6650 S. (Parcels 13-006-0025 and 13-006-0031) approx. 2.1 acres, by applicant Peter Matson: (No discussion on this item)**

**Final Subdivision: application for Old Maple Farms Phase 3 (24 lots) located at approx. NE corner of 475 E. and 6650 S. (Parcels 13-006-0025) approx. 15.17 acres, by applicants Mike and Diane Ford: (No discussion on this item)**

**Business Use in C-H Zone (7482 S. Cornia Dr.): Winterton Automotive:** Commissioner Osborne said he doesn't see this type of business in the C-H Zone. Barry suggested rezoning to Light Industrial Zone. He said then it would be a permitted use. Sure Steel, next to this property, is in the LI Zone. Commissioner Osborne read the permitted uses in Section 10-5H.4 for Commercial Highway Zone.

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

**APPROVED:**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairperson: Rob Osborne

\_\_\_\_\_  
Transcriber: Michelle Clark

Attest:

\_\_\_\_\_  
City Recorder: Elyse Greiner





# *Community and Economic Development*

---

Davis County Administration Building - 61 S. Main Street - Farmington Utah 84025  
Telephone: (801) 451-3279- Fax: (801) 451-3281  
Barry Burton/Director

## **PROJECT REVIEW DEER RUN PLAZA INC. REZONE By Barry Burton**

August 2, 2017

### **General:**

This is a proposal for rezone of 2.74 acres from C-H and C to C-O. The C-O zone would allow for a residential component to development of the property along with commercial or business uses. The general plan indicates this area to be commercial with a mixed use overlay, so the proposal fits within that recommendation.

This is a property that has been for sale for a long time. I have had numerous inquiries from potential buyers concerning development possibilities on this property. Without exception, all to date have indicated this is not viable commercial property and would only consider purchasing if high density residential were allowed. The P-O zone allows between 8 and 25 units per acre with no distinction between residential and commercial units. Residential uses are conditional uses and are encouraged to be part of live/work units, but may be separate from commercial uses with Planning Commission approval.

### **Recommendation:**

I don't believe the property is good for straight commercial development. It is too far from the interchange and too small for any large development. This proposal seems like the most likely to provide for a viable development alternative if the high density residential zone (R-H) is not an alternative. And, by our General Plan, it isn't. I recommend approval.

# APPLICATION FOR CHANGE OF ZONING

South Weber City  
1600 East South Weber Drive  
South Weber, Utah 84405  
Phone: (801) 479-3177 Fax: (801) 479-0066

OFFICE USE: Application # 2017-02 Fee \$ 300 mid 480 Receipt # 17-045828 Date Received 7/3/17

Owner of Property Deer Run Plaza, LLC

Applicant's Name Laurie Gale - Deer Run Plaza, LLC

Mailing Address 10883 S Martingale Lane City, State, Zip South Jordan, UT 84095

Phone 801-205-1600 Fax 801-446-8572 Email laurie@utahteam.com

Agent's Name Laurie Gale

Mailing Address 10883 S Martingale Lane City, State, Zip South Jordan, UT 84095

Phone 801-205-1600 Fax 801-446-8572 Email laurie@utahteam.com

Request: 2.35 Acres/Sq. Feet be changed from C-H zone to C-O zone

0.388 Acres/Sq. Feet be changed from C zone to C-O zone

Property Address: 2666 E. Deer Run Dr. or 7850 S. 2700 E. (approx.)

13-041-0062, 13-041-0118,

Parcel Number(s): 13-041-0068, 13-140-0010 Total Acres or Sq. Feet: 2.74

13-041-0115

Legal Description: (If description is longer than space provided, please submit complete legal description on an addendum sheet.)

Legal Description is much larger than space provided. Addendum Sheets Attached.

What is the proposed use?

Day Care and Multiple Use including commercial and residential.

In what way does the proposal recognize the City's General Plan?

City indicates a desire for commercial along the main corridors. While

2700 E. is not a main corridor, it does serve as a frontage road to Hwy. 89.

Plan is for mixed-use development including commercial.

**Public Notice Authorization:** I (we) do hereby give permission to South Weber City to place a city Apublic notice sign on the property contained in this application for the purpose of notification of the change of zoning application.

Signed: Laurie F. Gale  
Property Owner

Property Owner

**APPLICANT'S AFFIDAVIT**

State of Utah )  
County of Salt Lake )

I (we) Laurie Gale - Deer Run Plaza, LLC, being duly sworn, depose and say I (we) am (are) the sole  
Property Owner(s) or Agent of Owner  
owner(s)/agent of the owner(s), of the property involved in this application, to-wit, 2666 E. Deer Run Dr., etc.  
Property Address

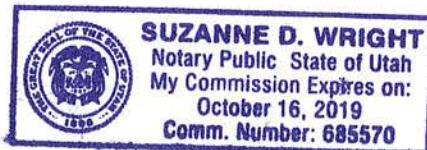
and that the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly and to the best of my ability, present the argument in behalf of the application. Also, all statements and information are in all respects true and correct, to the best of my knowledge and belief.

Dated this 19th day of June, 2017.

Signed: Laurie F. Gale  
Property Owner or Agent

Property Owner or Agent

Subscribed and Sworn before me this 19th day of June, 2017.



Notary Public: Suzanne D. Wright

**AGENT AUTHORIZATION**

State of Utah )  
County of Salt Lake )

I (we) Laurie Gale, Deer Run Plaza, LLC, the sole owner(s) of the real property located at  
Property Owner(s)  
2666 E. Deer Run Dr., etc., South Weber City, Utah do hereby appoint Laurie Gale  
Property Address

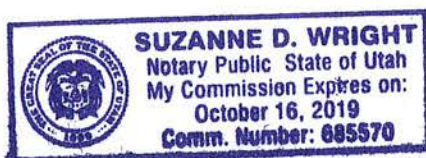
as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and to appear on my (our) behalf before any city boards considering this application.

Dated this 19th day of June, 2017.

Signed: Laurie F. Gale  
Property Owner

Property Owner

Subscribed and Sworn before me this 19th day of June, 2017.



Notary Public: Suzanne D. Wright

**Contact  
Information**

Recorder (.././home) / Property Search

**Mailing Address**

(<https://www.facebook.com/DavisCountyRecorder/>)  
[daviscountyutah.gov/](http://daviscountyutah.gov/)  
P.O. Box 618  
Farmington, Utah  
84025

**Physical Address**

Recorder's Office  
(Room 106)  
61 South Main  
Farmington, Utah  
84025

**Office Information**

General office hours  
are Monday through  
Friday  
8:00 a.m. to 5:00  
p.m. (except legal  
holidays)

(801) 451-3225 ::  
Main  
(801) 451-3141 :: FAX

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- Information on this page is not intended for use in legal documents. A title search may be necessary to verify accuracy.

Serial Number	Property Address	Legal Description	Get Property Tax Info
130410068	7865 S HIGHWAY 89 SOUTH WEBER 84405	BEG AT A PT 707.37 FT E & S 4^12' W 283.3 FT & S 83^46' W 152.07 FT FR NW COR OF SW 1/4 OF SEC 36-T5N-R1W, SLM; TH S 83^46' W ALG CANAL R/W 9.20 FT; TH S 67^01' W 74.64 FT; TH S 4^12' W 133.4 FT; TH S 85^48' E 76.00 FT, M/L, TO W'LY R/W LINE OF FRONTAGE RD; TH N 4^00' E 170.08 FT, M/L, TO POB. CONT. 0.388 ACRES	<a href="#">Tax Info</a> <a href="#">(/recorder/property-search/TaxInfo/130410068/)</a>

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130410118

A TRACT OF LAND IN FEE SIT  
IN THE NW 1/4 SW 1/4 OF SEC  
36-T5N-R1W, SLM, THE  
BNDRY OF SD TRACT OF  
LAND ARE DESC AS FOLLOWS:  
BEG AT THE N'LY BNDRY LINE  
OF SD TRACT AT A PT 200.00  
FT PERP'LY DIST W'LY FR THE  
CENTERLINE OF SD PROJECT,  
WH PT IS E 707.37 FT & S  
4^12' W 283.30 FT & S  
83^46'00" W 127.07 FT FR THE  
NW COR OF THE SW 1/4 OF  
SD SEC 36 SD PT BEING THE  
S'LY R/W LINE OF THE WEBER  
COUNTY CANAL COMPANY; &  
RUN TH S 4^00'00" W 413.55  
FT; TH N 87^57'40" W 7.19 FT;  
TH S 12^25'38" E 106.71 FT;  
TH N 4^00' E 520.30 FT; TH S  
83^46'00" W 23.37 FT TO THE  
POB. CONT 0.26 ACRES

[Tax Info](#)  
[/recorder](#)  
[/property-](#)  
[search](#)  
[/TaxInfo](#)  
[/130410118/](#)

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130410062

BEG ON THE W LINE OF A  
HWY, 125 FT PERP'LY DISTANT  
W'LY FR THE CENTER LINE  
THEREOF, AT A PT 692.5 FT E  
& S 4^12' W 479.28 FT & N  
85^48'W 142 FT, M/L, FR THE  
NW COR OF THE SW 1/4 OF  
SEC 36-T5N-R1W, SLM; RUN  
TH S 4^ W 243.47 FT, M/L, ALG  
W LINE SD HWY TO DEER RUN  
ESTATES UNIT NO 5; TH N  
87^57'40" W 289.07 FT TO  
THE E'LY LINE OF THE DAVIS &  
WEBER CO CANAL COMPANY  
R/W; TH NE'LY ALG THE E'LY &  
S'LY LINE OF SD CANAL R/W  
TO A PT S 83^46' W 136.27 FT,  
M/L, & S 67^01' W 74.64 FT  
ALG SD R/W FR THE W LINE  
OF SD HWY; TH S 4^12' W  
133.40 FT; TH S 85^48' E 66.0  
FT TO THE POB. CONT. 1.581  
ACRES.

Tax Info  
(/recorder  
/property-  
search  
/TaxInfo  
/130410062/)

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[/daviscountyutah.gov/](https://www.facebook.com/daviscountyutah.gov/))

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131400010	2666 E DEER RUN DR SOUTH WEBER 84405	ALL OF LOT 2, DEER RUN ESTATES UNIT NO 5. EXCEPT THEREFR THE FOLLOWING: A PARCEL OF LAND IN FEE FOR THE WIDENING OF EXIST STATE HWY 89 KNOWN AS PROJECT NO 0089, BEING PART OF AN ENTIRE TRACT OF PPTY SIT IN LOT 2, DEER RUN ESTATES UNIT NO 5, A SUB IN THE SW 1/4 OF SEC 36-T5N-R1W, SLM; THE BNDRY OF SD PARCEL OF LAND ARE DESC AS FOLLOWS: BEG AT THE SE COR OF SD LOT 2, AT A PT 20.751 M (68.08 FT) PERP'LY DISTANT N'LY FR THE CENTER LINE OF DEER RUN DRIVE (7950 SOUTH STR) OF SD PROJECT, AT ENGINEER STATION 0+003.570; & RUN TH N 12^25'38" W 19.039 M (62.46 FT) ALG THE E'LY BNDRY LINE OF SD LOT 2; TH S 3^59'37" W 20.019 M (65.68 FT) TO THE S'LY BNDRY LINE OF SD LOT 2; TH E'LY 5.662 M (18.58 FT) ALG THE ARC OF A 96.978 M (318.17 FT) RAD CURVE TO THE RIGHT (NOTE: CHORD TO SD CURVE BEARS N 75^54'58" E FOR A DIST OF 5.662 M (18.58 FT)) TO THE POB. CONT 0.51 ACRES	<u>Tax Info</u> <u>/recorder</u> <u>/property-</u> <u>search</u> <u>/TaxInfo</u> <u>/131400010/</u>
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**Contact  
Information****Mailing Address**

(<https://www.facebook.com/DavisCountyUtah>)  
P.O. Box 618  
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Serial Number	Property Address	Legal Description	Get Property Tax Info
130410115		A TRACT OF LAND IN FEE SIT IN THE NW 1/4 SW 1/4 OF SEC 36-T5N-R1W, SLM, THE BNDRY OF SD TRACT OF LAND ARE DESC AS FOLLOWS: BEG AT THE NW COR OF SD TRACT, WH PT IS E 434.00 FT FR THE W 1/4 COR OF SD SEC 36; & RUN TH E 45.36 FT; TH SE'LY 169.29 FT ALG THE ARC OF A 626.80 FT RAD CURVE TO THE RIGHT (NOTE: CHORD BEARS S 21^03'13" E 168.80 FT); TH S 83^21'47" W 47.65 FT; TH S 66^36'47" W 63.92 FT; TH N 71.41 FT; TH E 6.00 FT; TH N 52.00 FT; TH W 6.00 FT; TH N 65.00 FT TO THE POB. CONT 0.31 ACRES	<a href="#">Tax Info</a> <a href="#">(/recorder/property-search/TaxInfo/130410115/)</a>

## Registered Principals

Name	Type	City	Status
DEER RUN PLAZA, LLC	Limited Liability Company	South Jordan	Active
Position	Name	Address	
Member	LEONARD J FABIANO, JR	2188 HWY 98 E LANARK BEACH	Carrabelle FL 32322
Member	LAURIE GALE	10883 S MARTINGALE LANE	South Jordan UT 84095
Registered Agent	LAURIE GALE	10883 S MARTINGALE LANE	South Jordan UT 84095
Member	MARTIN GALE	10883 S MARTINGALE LANE	South Jordan UT 84095
If you believe there may be more principals, click here to View Filed Documents			

Search by:    

Business Name:

## DEER RUN PLAZA, LLC

[Update this Business](#)**Entity Number:** 8179055-0160**Company Type:** LLC - Domestic**Address:** 10883 S MARTINGALE LANE South Jordan, UT 84095**State of Origin:****Registered Agent:** LAURIE GALE**Registered Agent Address:**

10883 S MARTINGALE LANE

[View Management Team](#)

South Jordan, UT 84095

**Status:** Active[Purchase Certificate of Existence](#)**Status:** Active as of 12/16/2011**Renew By:** 12/31/2017**Status Description:** Good Standing

The "Good Standing" status represents that a renewal has been filed, within the most recent renewal period, with the Division of Corporations and Commercial Code.

**Employment Verification:** Not Registered with Verify Utah

History

[View Filed Documents](#)**Registration Date:** 12/16/2011**Last Renewed:** 12/08/2016

Additional Information

**NAICS Code:** 9999 **NAICS Title:** 9999-Nonclassifiable Establishment

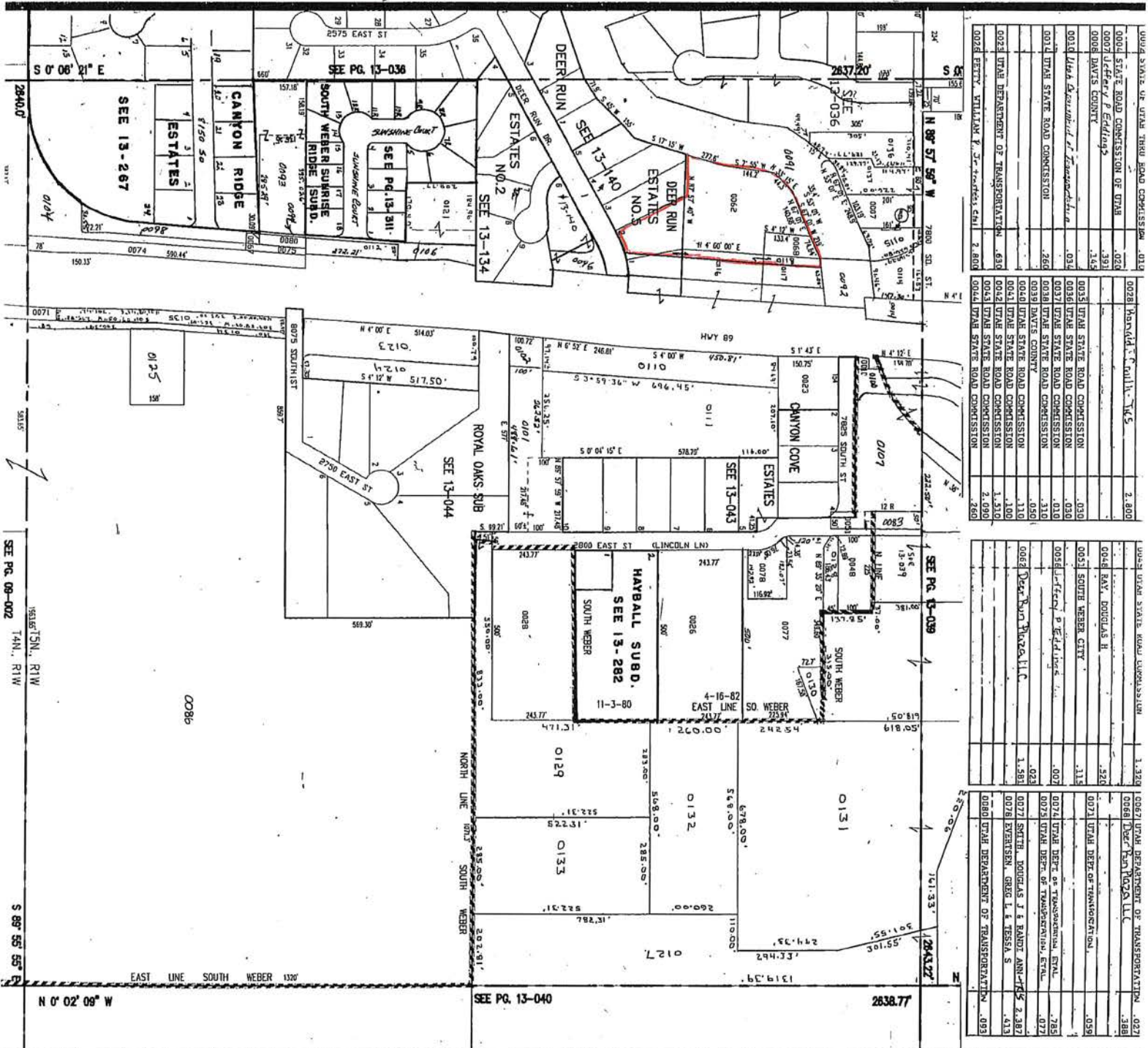
&lt;&lt; Back to Search Results

Search by:    [Search Hints](#)

Business Name:

13

041 (1 of 2)



0004 STATE OF UTAH THROUGH COMMISSION	0.02
0004 STATE ROAD COMMISSION OF UTAH	0.02
0007 Jeffrey P. Edling	0.391
0008 DAVIS COUNTY	0.145
0010 Utah Department of Transportation	0.04
0011 UTAH STATE ROAD COMMISSION	0.26
0012 UTAH STATE ROAD COMMISSION	0.26
0023 UTAH DEPARTMENT OF TRANSPORTATION	0.60
0024 UTAH STATE ROAD COMMISSION	1.510
0025 UTAH STATE ROAD COMMISSION	2.090
0026 FLETCHER WILLIAM P. Jr. Trustees	2.800

0028 Harold P. Smith, Trustee	2.800
0030 UTAH STATE ROAD COMMISSION	0.030
0031 UTAH STATE ROAD COMMISSION	0.030
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0039 DAVIS COUNTY	0.030
0040 UTAH STATE ROAD COMMISSION	1.100
0041 UTAH STATE ROAD COMMISSION	1.100
0042 UTAH STATE ROAD COMMISSION	1.510
0043 UTAH STATE ROAD COMMISSION	2.090
0044 UTAH STATE ROAD COMMISSION	2.800

0046 RAY, DOUGLAS H.	0.320
0047 SOUTH WEBER CITY	0.115
0048 Jeffrey P. Edling	0.07
0049 UTAH DEPT. OF TRANSPORTATION, ETAL.	0.07
0050 UTAH DEPT. OF TRANSPORTATION, ETAL.	0.07
0051 UTAH DEPT. OF TRANSPORTATION, ETAL.	0.07
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0067 UTAH DEPARTMENT OF TRANSPORTATION	1.320
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0100 UTAH DEPT. OF TRANSPORTATION, ETAL.	0.07

SW, SECTION 36 T 5N R 1W SALT LAKE MERIDIAN  
DAVIS COUNTY, UTAH - RECORDERS OFFICE

SCALE:  
1" = 200'



13-041  
PG 1 of 16  
LAST #

13

140

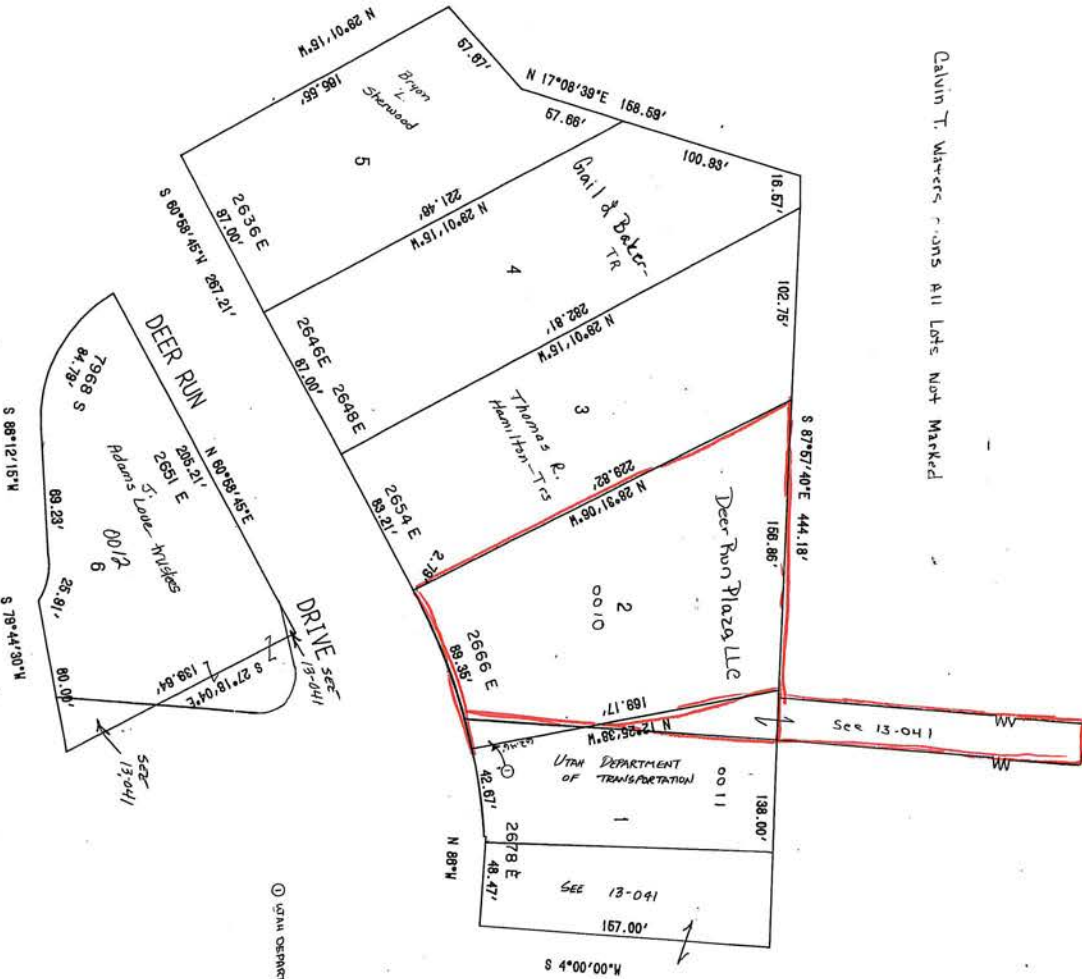
SW 1/4 SECTION 30 1P 3N R 1W  
Salt Lake Meridian  
SCALE 50 FEET - ONE INCH

Last No. 0012

# DEER RUN ESTATES UNIT NO. 5

SOUTH WEBER CITY  
LOTS 1 THRU 6

Calvin T. Waters owns All Lots Not Marked



© UTAH DEPARTMENT OF TRANSPORTATION 0009



#### **10.11.050 General And Miscellaneous Provisions**

B. Fence Height: Except as otherwise required in subsection C of this section, no fence or wall or similar device in any residential zone may be constructed or placed in any required yard in excess of six feet (6') in height. Where a retaining wall is reasonable and necessary and is located on a line separating lots, such retaining wall may be topped by a fence, wall or hedge of a maximum of six feet (6'). Fences, walls or similar devices in any zone other than a residential zone which exceed six feet (6') in height shall be considered conditional uses and must obtain conditional use approval, either as part of an overall site approval or as a separate matter, prior to erection.

C. Clear View Across Corner Of Property Required: In all zones which require a front yard, no obstruction to view in excess of ~~threetwo~~ feet (~~32~~') in height above the level of the curb or roadside, where no such curb exists, shall be permitted on any corner lot within a triangle, formed by the street, property lines and line connecting the between points forty feet (40') from the intersection of the streets and property lines, except for the following:

1. Permitted signs where only the minimum necessary supports are visible to a height of ten feet (10') above the level of the curb or road side.
2. A reasonable number of trees pruned or maintained in such a way as to provide reasonably unobstructed vision to the driver of automobiles through such area.



# *Community and Economic Development*

---

Davis County Administration Building - 61 S. Main Street - Farmington Utah 84025  
Telephone: (801) 451-3279- Fax: (801) 451-3281  
Barry Burton/Director

## **PROPOSED I-84 BUFFER ZONE**

**By Barry Burton**

August 2, 2017

### **General:**

The City recently held a Concept Plan Review for the Stan Cook property which is the property immediately east of the Riverside Place and Canyon Meadows developments. This prompted a discussion among the group as to how to accomplish the preservation of the buffer recommended in the General Plan along I-84 and how to provide a real trail experience for the proposed frontage trail. I would like a discussion with the Planning Commission about methods of achieving this goal without undue burden on land owners/developers.

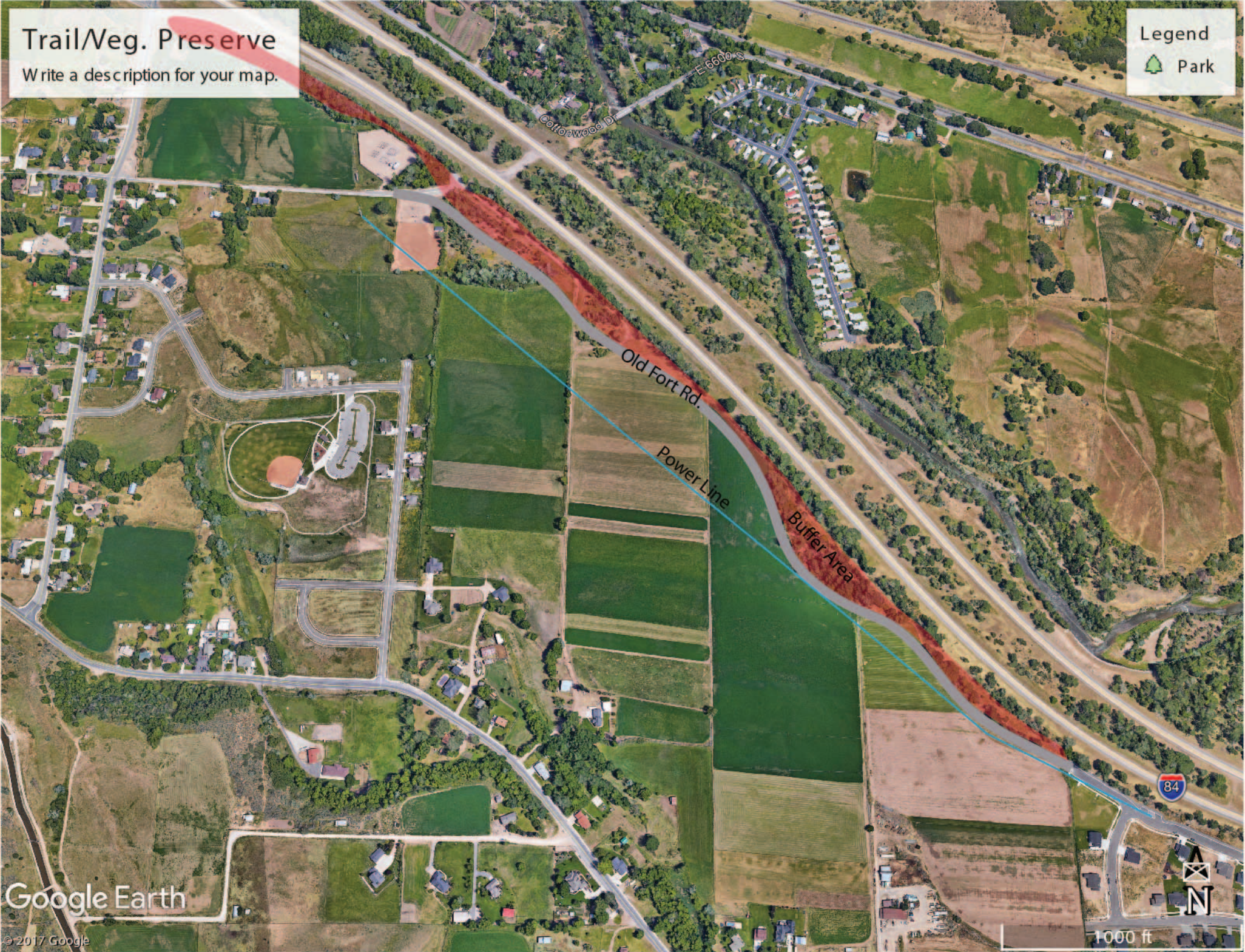
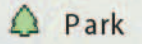
I have included a graphic for the discussion about what we might want preserved and how the alignment of Old Fort Road might fit with the preserved area.



# Trail/Veg. Preserve

Write a description for your map.

Legend



Google Earth

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