

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 24 August 2017

TIME COMMENCED: 6:31 p.m.

PRESENT: COMMISSIONERS:

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

CITY PLANNER:

Barry Burton

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 Osborne

ATTENDEES: Shirley Edwards, Sam Crump, Paul Somers, Helen Smilanich, David Gowers, Daniel & Peggy Griffie, Kelly Ayliss, Mike Daybell, Lyn Daybell, Angie Petty, Dusty Petty, Kade Bingham, Mark Phipps, Kelly Trainor, Addison Collvins, and Zdenk Sorf.

APPROVAL OF MEETING MINUTES

- **August 10, 2017**

Commissioner Grubb moved to approve the meeting minutes of 10 August 2017 as amended. Commissioner Johnson seconded the motion. Commissioners Grubb, Johnson, Osborne, and Pitts voted yes. The motion carried.

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

DECLARATION OF CONFLICT OF INTEREST: (None)

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

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

Public Hearing on Rezone: for property located at 7482 S. Cornia Dr. (Parcel 13-174-0001), approx. 1.31 acres, be rezoned from the Highway Commercial Zone (C-H) to Light Industrial Zone (L-I) by applicant Shirley Edwards: Commissioner Osborne reminded those in attendance that this is a rezone request. Commissioner Grubb said there are permitted uses within the zone. He said this property is currently zoned C-H (Commercial Highway). He said the request is for L-I (Light Industrial).

Paula Summers said she is related to Jim & Georgi Collvins. They live at 7486 South Cornia Drive next door to the property being considered for the zoning change. She read a letter from Jim (see attached).

Shirley Edwards, 2220 N. 1450 E. Layton, said she is the one requesting the rezone and wants to reside on the property. She said there are State requirements that go with a tow yard. She would like to take care of the beauty and environment around this property.

Sam Crump, 1163 Hillfield Road Layton, said the industrial zoning is best for the use of this property. He feels proper landscaping can help. Shirley feels this is a great location for a tow yard. Sam said they do plan on residing on this property. He said the property next to them is beautiful and they want their property to be beautiful. Shirley said the tow yard will be set back. Sam said this is a vehicle holding place. Shirley said the vehicles are not stored more than 30 to 45 days.

Daniel Griffee, 7456 S. Cornia Drive, said he sold Jim and Georgi Collvins their home. He said Sure Steel keeps their property very nice. He is concerned about a tow yard scarring the city.

Kade Bingham, representing Sure Steel, said they are not opposed to rezoning. He said his concern is when we petitioned the city in 2009 to rezone their property, the city requested several things before the rezone was entertained. He said we had to present architectural renderings before the city approved the rezone. He said we also hired a geotechnical company. He then read the geotechnical report concerning the high groundwater levels. He said when they began construction of their building, they discovered water at 7' deep. He said there is a river that runs under their building. He said when they presented their plan, the Council was also really concerned about the look of the facility. He would suggest similar action prior to this rezone request. He cautioned about chemicals going into the ground with a tow yard.

Sam stated they did price a culvert that separates the chemicals from the water. Cade cautioned them about fencing because they have lost their chain link fence twice. Sam said they will be planting a lot of trees along that side.

Zdenk Sorf, representing Collvins, said he is a friend of the Collvins and he is concerned about the noise coming from this type of facility and will be an eye sore. He doesn't think this is a place for a tow yard. He said this will affect the Collvins organic lifestyle. He said the Collvins will lose their privacy.

Dusty Petty, 7692 Cornia Drive, said he lives down the street from the proposed location. He is concerned about the environmental impacts with possible contamination to the soil. He said in less than a mile there are two ponds that are fed by fresh water springs. He would suggest looking at the impact this may have on the area. He said the master plan has this property identified as commercial. He feels there are other places in the city that would be more appropriate for this type of business. He said the groundwater is high in this area. He is very concerned about leaching. He said according the city website this area is listed in the sensitive land area. He said whatever goes in there now could be there for a long time.

Angie Petty, 7692 Cornia Drive, said regardless of how well kept it is, she feels a chain link doesn't cut it. She said the requirement for this type of facility is a chain link fence with three layers of barb wire. She doesn't think we want this in the city. She is also concerned about groundwater. She said this is sensitive land and she is sensitive about this item. She requested not making a hasty decision. She said this will impact the city.

Addison Collvins, daughter to the Collvins, said her parents moved here from Colorado because of the environment. She would recommend not making a hasty decision.

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

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

Commissioner Johnson said the city has a lot of land at the west end of the city that may be a better use for this type of facility. Commissioner Grubb said the problem with that is that the city hasn't identified that area for light industrial on the master plan. Commissioner Osborne said the options include: deny, table, or approve with a development agreement. He is in favor of tabling until more information can be researched. Commissioner Grubb said this property is on the edge of zones and he has always felt there is no hard line as to where one zone starts and one zone ends. He does like the precedent set with Sure Steel. He would suggest tabling and allow time to work through the conditions. Commissioner Osborne said he isn't sure the development agreement we would want will be the same as what the property owners want. Commissioner Osborne asked Shirley if they have another facility. Shirley said they have Morris Towing at 3055 N. 750 E. in Layton. Sam estimated this tow yard would have twenty vehicles. Commissioner Osborne said a development agreement doesn't guarantee rezone. Commissioner Johnson said we need to look at environmental impacts. Cade discussed the gas line that runs along the property. Barry recommended a sketch plan review process prior to coming back to the Planning Commission.

Commissioner Grubb moved to table the rezone request for property located at 7482 S. Cornia Dr. (Parcel 13-174- 0001), approx. 1.31 acres, be rezoned from the Highway Commercial Zone (C-H) to Light Industrial Zone (L-I) by applicant Shirley Edward subject to the following:

- 1. Applicant going thru Sketch Plan Review**
- 2. Applicant and city staff will work together on creating a development agreement**

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

**Possible Follow-Up Discussion from August 15, 2017 Joint Meeting with City Council
(Discussed in work session)**

PUBLIC COMMENTS: (None)

Helen Smilanich, Georgi Collvin’s mother, said she would not want to live next to a tow yard.

David Gowers, 1364 E. South Weber Drive, recently put an offer on property in South Weber at 1540 Canyon Drive. He said the lot is just under acre. He would like to know if the frontage is large enough to form a planned dwelling group. It would fit in the section for conditional use in the Residential Moderate (R-M) Zone 10.7D.

ADJOURNED: Commissioner Grubb moved to adjourn the Planning Commission meeting at 7:46 p.m. Commissioner Pitts seconded the motion. Commissioners Pitts, Grubb, Johnson, 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: 24 August 2017

TIME COMMENCED: 6:02 p.m.

PRESENT: COMMISSIONERS:

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

CITY PLANNER:

Barry Burton

CITY RECORDER:

Elyse Greiner

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Shirley Edwards, Sam Crump.

Public Hearing on Rezone: for property located at 7482 S. Cornia Dr. (Parcel 13-174-0001), approx. 1.31 acres, be rezoned from the Highway Commercial Zone (C-H) to Light Industrial Zone (L-I) by applicant Shirley Edwards: Commissioner Osborne said he noticed on the application that it states the only justification for changing the zoning is because of the neighboring property. Commissioner Grubb discussed the visibility of this property and stated it isn't good for commercial highway. Discussion took place regarding whether or not curb and gutter should be required. Commissioner Osborne said this is a rezone request. He said once the site plan comes in, he would be looking at requiring curb and gutter, removal of the house and out buildings, parked and landscaped, the vehicles parking area should be paved, proper drainage, privacy fence all the way around the tow yard, proper lighting, hours of operation, all need to be considered with a conditional use permit. It was stated the owner of the property can live on the property in an L-I zone. Barry said this is a light industrial zone request. He read Section 10.5L.4 Permitted uses include: accessory buildings and uses, agriculture, business and professional service, commercial storage, construction and contracting yards and buildings, dwelling, single-family, only when in the same structure as the business or commercial use and when occupied by the owner/operator or employee employed on the premises, experimental research and testing laboratories, manufacturing of food products, printing, lithography and/or publishing stages.

Possible Follow-Up Discussion from August 15, 2017 Joint Meeting with City Council:

Commissioner Osborne asked if anyone has anything they would like to discuss from this meeting. Commissioner Johnson said they didn't really have much for the Planning Commission but they did discuss Lester Drive. He said there are three parcels affected by the Lester Drive connection to the west. He said we also discussed the posse grounds. He said it is such a quick decision will little input. He said a meeting was held last Friday with the Posse Grounds Committee to discuss possible locations. Barry said the City Council did make a motion to

protect the area along I-84 as much as possible. He said they made a decision on Old Fort Road as well. Commissioner Grubb said it is now in the City Council's hands. Barry said no one seemed to consider what they can sell the existing posse grounds. Commissioner Osborne said the posse grounds is a sensitive issue and has emotional attachment.

ADJOURNED: 6:00 p.m.

APPROVED:

_____ **Date**
Chairperson: Rob Osborne

Transcriber: Michelle Clark

Attest: _____
City Recorder: Elyse Greiner