

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 10 November 2022

TIME COMMENCED: 6:00 p.m.

LOCATION: South Weber City Office at 1600 East South Weber Drive, South Weber, UT

PRESENT:

COMMISSIONERS:

Gary Boatright (via Zoom)
Jeremy Davis
Julie Losee
Marty McFadden
Taylor Walton

COMMUNITY SERVICE DIRECTOR: Trevor Cahoon

DEVELOPMENT COORDINATOR: Kimberli Guill

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Rod Westbroek, and Blair Halverson.

Commissioner Davis called the meeting to order and welcomed those in attendance.

1. Pledge of Allegiance: Commissioner Losee

2. Public Comment: Please respectfully follow these guidelines.

- Individuals may speak once for 3 minutes or less: Do not remark from the audience. State your name & city and direct comments to the entire Commission (Commission will not respond).

ACTION ITEMS:

3. Consent Agenda

- 13 October 2022

Commissioner Walton moved to approve the consent agenda as written. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Davis, Losee, and Walton voted aye. Commissioners Boatright and McFadden abstained as they were excused from the meeting. The motion carried.

4. Discussion on Residential Multi-family (R-7) Zoning Updates:

Community Services Director Trevor Cahoon explained in a discussion item with the City Council on October 25, the council expressed a desire for the Planning Commission to have a more in-depth discussion on the reduction of density within the R-7 Zone to 5 units per acre and the creation of draft ordinance for an overlay zone to grant bonus density of up to 2 units and the implementation of design standards. It is the City Council's opinion that the exploration of creating an overlay zone now would be pertinent to protect the interests of the city in facilitating development standards for projects in South Weber City.

The Planning Commission met on October 13 to discuss the draft ordinance and make their recommendation to City Council. In a 3-0 decision by the Planning Commissioners present a recommendation was made to approve the drafted changes to the Residential Multi-family zone, and recommend the council begin the process in the creation of overlay zones to address design standards in accordance with Utah State code.

Mr. Cahoon reported in a discussion item with the City Council on October 25, the council expressed a desire for the Planning Commission to have a more in-depth discussion on the reduction of density within the R-7 zone to 5 units per acre and the creation of draft ordinance for an overlay zone to grant bonus density of up to 2 units and the implementation of design standards. The council feels that the exploration of creating an overlay zone now would be pertinent to protect the interests of the city in facilitating development standards for projects in South Weber. He added the two main questions the council would like answered are: What should be included or covered within an overlay zone? What are the design standards that need to be established within the zoning overlay?

Mr. Cahoon explained the Planning Commission needs to make recommendations tonight concerning design styles, materials, designs, specifications, etc. Commissioner Davis requested the council identify more specifically what they would like to see as far as architectural designs. Blair Halverson suggested moving away from vinyl siding and stucco. Commissioner McFadden suggested every single multi-family home should have its own identity. He pointed out certain materials of natural elements brings variety as well as roofing styles. He included windows having a special trim.

Commissioner Davis asked the Planning Commission their recommendations for what should be included in an overlay zone. Trevor added it should be a separate section in the city code. Commissioner Boatright queried if this is for an R-5 Zone. It was stated that is correct.

Commissioner Walton mentioned both R-P and R-7 zones discuss dwelling units and then all other residential zones are building lots. He recommended the language in the purpose statement needs to be addressed in the R-P and R-7 Zones. He expressed interest in creating overlay zones for all the zones and voiced he is less concerned about density as he is look and feel. Commissioner Davis suggested focusing on correlation between the two zones when it comes to density.

Commissioner McFadden discussed going down from an R-7 Zone to an R-5 Zone and the difficulty with marketing an R-7 Zone. He noted a single family home can still be built in an R-5 Zone. Commissioner Losee questioned how much incentive should be given to the developer for the R-5 Zone. Mr. Cahoon replied it depends on the design character and requirements.

Commissioner Walton conveyed because the current code doesn't address a variety of housing styles and design standard, he feels the overlay is the way to go.

Commissioner Boatright inquired on the problem and what is the commission trying to solve. Commissioner Davis replied the current city code doesn't allow for the Planning Commission to dictate design standards in an R-7 Zone, but if the zone is reduced to R-5 Zone with an overlay zone it will allow for design standards. Commissioner Boatright discussed design standards being subjective. Commissioner McFadden expressed the need for quality design standards.

Commissioner Davis and Commissioner McFadden agreed with creating an R-5 Zone.

The Planning Commission reviewed the design standards.

Height

The commission discussed the standards for height of the structure. In the R-7 Zone the maximum height is 35 ft. Commissioner McFadden favored allowing extra height of 40 ft. which allows for more flexibility and creativity in design of the structure. The commission agreed on a maximum of 40 ft.

Roof

Commissioner McFarland asked the city staff to create a hierarchy of quality of roof styles. Commissioner Losee discussed products changing all the time. Commissioner Boatright suggested asking staff to come up with some best practice recommendations because he is not a builder and doesn't have expertise in that area.

The commission discussed creating a variety of building styles without the use of vinyl or stucco. Commissioner Boatright suggested narrowing it down to quality, variety, and compatibility. It was suggested requiring a certain percentage of materials. Commissioner Boatright recommended styles should be compatible with surrounding areas.

No more than 35% stucco. Distinct articulation between units including front and back. Eliminate vinyl or aluminum siding. Variations in unit styles including roof line. Quality materials. Window trimming options. 25% front to be window openings. Discussion took place regarding height of the structure and making sure it follows city fire code.

Commissioner Walton queried the current code identifies no more than 12 units per dwelling unit, and inquired if that should be reduced. Mr. Cahoon explained the 12 units per dwelling unit is for multi-family developments, and townhomes are single-family attached units with no more than 4 units per structure. He recommended the commission look at whether or not the restrictions coincide with what they really want. He understands the difficulty in writing code, which is why the Legislature is continually re-writing code. Commissioner Walton discussed his research regarding passive construction and providing thermal bridging in structures and opined this should be included as part of a structures quality of heating and cooling.

Commissioner Losee suggested the landscape should require a certain number of trees. It can be done with water wise plants because the State of Utah is in a drought. Mr. Cahoon reported the current landscaping requirements for the R-7 Zone include water-wise landscaping and more

than 15% turf in non-active areas. Commissioner Losee suggested including design curbing around the landscape beds.

Mr. Cahoon discussed density incentives. Commissioner McFadden voiced this may not be for South Weber because any incentive may cause the structure to go higher. Commissioner Losee suggested not permitting this style because it is not something that fits South Weber.

Commissioner Davis favored Mansion style structures. Commissioner McFadden agreed. Commissioner Davis stated he can see going to an R-8, if it is a Mansion style. Commissioner McFadden pointed out R-7 is not considered high density to the rest of the world around us. Commissioner Davis asked the Planning Commission if there is any appetite above R-7. Blair Halverson discussed the history of the R-7 and how it was a number that was thrown out there. Commissioner Davis suggested the City Council decide on how dense they are willing to go. He queried what a tiered structure looks like and should there be a limit.

5. Discussion on Planning Commission Priorities for 2023:

Mr. Cahoon and Commissioner Davis attended the APA Conference and afterwards were having a conversation about the role and purpose of the Planning Commission. Sometimes the Planning Commission ends up being a reaction commission, but another major responsibility of the commission is to advise the council on the general plan and land use ordinances. As the Planning Commission goes through the process they identify areas where there are gaps or problem areas. Mr. Cahoon queried as to what the commission identifies as problem areas and suggested creating goals as to what to advise the council on. Commissioner Davis favored being more proactive verses reactive. Commissioner McFadden opined the commercial areas in the city are doing nothing and just sitting there not generating any revenue for the city. He suggested discussing how to get sustainable businesses in the city including businesses that don't necessarily get a lot of traffic. Commissioner Losee shared she doesn't think that is the responsibility of the Planning Commission. Commissioner Boatright agreed and expressed the Planning Commission is not in charge of code, but recommends and advises the City Council. Mr. Cahoon reminded the Planning Commission that they are responsible to act as an administrative body and are the land use officials for the city. They advise the council on land use code items and items within the general plan. He conveyed economic development is outside the Planning Commissions scope. Commissioner Davis explained the intent is to be more proactive within the Planning Commissions scope, and right now we don't talk about something unless somebody identifies an issue and then we address it. He urged the Planning Commission to know the code better so they can proactively address deficiencies within city code and then recommend them to the City Council. Commissioner Losee voiced she does her best to study code as it relates to agenda items, but she doesn't have the time to spend hours reviewing deficiencies in city code. Commissioner Walton discussed the difficulty to balance because the Code Committee looks to the Planning Commission as the land use authority to provide the ultimate recommendation to them. Mr. Cahoon relayed the Code Committee doesn't necessarily only advise on land use items, but convenes on behalf of the City Council's priority list. Commissioner Walton proclaimed with the current downturn in development he feels the timing is right for the Planning Commission to review water and how to tie the general plan and land use development to water usage. Mr. Cahoon added the State is requiring cities incorporate that by 2025. Commissioner Walton suggested including dust mitigation and what the city's standards include when the amount of pollutants in the air is violated by some of the land uses in the community. He included architectural standards review. Commissioner McFadden

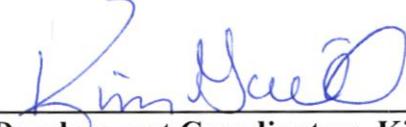
advocated a discussion on Staker Parsons gravel pit and possibilities for this property after it is no longer a gravel pit. Commissioner Walton communicated he would like a definition of commercial recreation zone and what are we using it for. He also included reviewing an open land zone for an urban forest interface. This would include making sure wildfires can't jump into other areas of our city in those open land areas. He suggested reviewing the sensitive land areas and how to provide standards in city codes and what is the appetite to develop on a hillside. Commissioner McFarland included trails and active transportation. Commissioner Walton queried as to what the city is doing to actively pursue them and which ones are viable and which ones are not. Commissioner Davis suggested Mr. Cahoon include these items for discussion on the next City Council meeting agenda. Mr. Cahoon replied he will communicate these items to the City Council.

PLANNING COMMISSION COMMENTS: (None)

ADJOURN: Commissioner Losee moved to adjourn the Planning Commission meeting at 7:56 p.m. Commissioner Walton seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, McFarland, and Walton voted aye. The motion carried.

APPROVED:  **Date** 12/9/2022
Chairperson: Jeremy Davis


Transcriber: Michelle Clark

Attest: 
Development Coordinator: Kimberli Guill