

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 23 April 2015

TIME COMMENCED: 6:31 p.m.

PRESENT: COMMISSIONERS:

Debi Pitts
Rob Osborne
Wes Johnson
Rod Westbrook
Wayne Winsor

CITY PLANNER:

Barry Burton

DEPUTY RECORDER:

Elyse Greiner

CITY MANAGER:

Duncan Murray

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 Johnson

VISITORS: Stan Cook and Cammy Floyd

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

APPROVAL OF MINUTES OF 12 MARCH 2015:

Commissioner Johnson moved to approve the minutes of 12 March 2015 as written. Commissioner Westbrook seconded the motion. Commissioners Pitts, Johnson, Osborne, and Westbrook voted yes. Commissioner Winsor abstained as he was excused from the meeting. The motion carried.

DECLARATION OF CONFLICT OF INTEREST: None

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

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

Public Hearing and Action on Rezone Application: Request from Maryann and Brady Ferrin for 1.77 acres located at 739 E. South Weber Drive (Parcel 13-02-0034) be changed from an Agricultural Zone (A) to a Residential Low Zone (R-L).

Commissioner Osborne asked if there was any public comment.

Stan Cook, 6966 S. 725 E., is representing Maryann and Brady Ferrin. He stated they want to build a home on the west side of the existing home. He said he quit farming and this property use to be part of the Cook Estates. He said there have been three phases to this property. He said they will split this into two parcels.

Barry said the only problem is that it isn't in conformance with the general plan; however, the zoning across the street is R-L.

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

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

Barry said in the most recent revision of the General Plan, this property was designated as Agricultural. He said there is every kind of zone down South Weber Drive. He doesn't think this will be out of character with anything, if the Planning Commission does decide to rezone it.

Commissioner Osborne said he is concerned that it doesn't conform to the General Plan. He is afraid of spot zoning. Commissioner Winsor discussed what it would take to conform and if .23 acres of property is available to add to the 1.77 acres. Barry said in an R-L Zone it will allow 1.35 units per acre, so two homes would be the maximum. Mr. Cook said the existing home will remain. He said the existing home has been metered and tested for water contamination every year for at least five years, and no contamination has been found.

Commissioner Westbrook moved to recommend approval of the Rezone Application: Request from Maryann and Brady Ferrin for 1.77 acres located at 739 E. South Weber Drive (Parcel 13-02-0034) be changed from an Agricultural Zone (A) to a Residential Low Zone (R-L) for the reason being the following: because of the location, layout, it is on South Weber Drive, and it is a flat area tucked in on the hillside. There are properties around and adjacent to it with smaller lots and similar zoning. Commissioner Johnson seconded the motion.

Further discussion on the motion took place. Commissioner Osborne feels this is setting the Planning Commission up for a precedent. Commissioner Johnson said it does meet the R-L Zone requirement. Commissioner Osborne doesn't have a problem with building a home, but he doesn't feel comfortable going against the master plan.

Commissioners Pitts, Johnson, Westbrook, and voted yes. Commissioner Osborne and Winsor voted no. The motion carried 3 to 2.

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

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

Public Hearing and Action on Ordinance: Amendment to Section 10-9-5E (Class 5 Signs)

Commissioner Osborne asked if there was any public comment. There was none.

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

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

The proposed amendments are as follows:

Ground And Pole Signs: One ground or pole sign per street frontage per business is allowed with a maximum area of ~~thirty (30)~~ **sixty (60)** square feet plus ~~two (2) square feet of sign area per ten (10)~~ **one (1) square foot per five (5)** linear feet of frontage on the street to which the sign is oriented. If the sign is on a corner lot and is placed so that it orients to both streets, then one sign is allowed with a maximum area of ~~sixty (60)~~ **one hundred twenty (120)** square feet plus ~~linear feet two (2) square feet per ten (10)~~ **one (1) square foot per five (5) lineal feet** of frontage on both streets. The absolute maximum area of any ground or pole sign for a single business is ~~two hundred (200) square~~ **three hundred (300) square feet** except as noted in subsection E4c of this section. Where two (2) or more businesses are located within the same structure or in very close proximity in a commercial center type arrangement, ground and pole signs are limited to one sign per commercial center. That sign shall be for the purpose of identifying all businesses within the commercial center and shall have a maximum area of ~~fifty (50)~~ **one hundred (100)** square feet plus ten (10) square feet per business identified on the sign with an absolute maximum area three hundred (300) square feet except as noted in subsection E4c of this section.

c. Pole Signs Within ~~Four Hundred Feet~~ **Six Hundred Feet** Of Interstate 84 Or Highway 89: Pole signs that are located within ~~four hundred feet (400')~~ **six hundred (600')** of Interstate 84 and Highway 89 and are oriented toward either of those highways shall be allowed a fifty percent (50%) increase in the sign area specified in subsection E4b of this section.

6. Maximum Height: Twenty five feet (25'), unless it is a flat sign attached to or painted on the building, in which case the maximum height shall be the same as the maximum height of structures allowed in the zone; or unless the property on which the business is located is within ~~four hundred feet (400')~~ **six hundred feet (600')** of Interstate 84, **in which case the permitted height is one hundred feet (100')**, or within **six hundred feet (600')** of Highway 89 in which case the maximum height shall be ~~forty feet (40')~~ **seventy five feet (75')**.

Commissioner Osborne recommended tabling this agenda item. Commissioner Johnson recommended researching more options. Commissioner Winsor recommended City staff take pictures of signs with varying heights and sizes for the Planning Commission to review.

Commissioner Johnson is concerned about sign lighting as well. Commissioner Westbrook said the City needs commercial development and if signs are restricted too much, it may prohibit commercial development.

Commissioner Winsor moved to table Ordinance: Amendment to Section 10-9-5E (Class 5 Signs). Commissioner Westbrook seconded the motion. Commissioners Pitts, Johnson, Osborne, Westbrook, and Winsor voted yes. The motion carried.

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

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

Public Hearing and Action on Ordinance: Amendment to Section 10-1-10 Definitions (Building, Height Of)

Commissioner Osborne asked if there was any public comment. There was none.

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

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

The proposed amendment is as follows:

BUILDING, HEIGHT OF: The vertical distance from ~~any finished surface grade to the highest point of any roof or coping~~ **the average finished grade at the outside corners of the front façade of the building to the highest point of the roof. Where, due to unusual building design, there is no corner, the average grade will be measured at point of tangency with a line perpendicular to the front property line.**

Commissioner Westbrook is in favor of the drafted amendments to this ordinance. He feels it fits the requirements. Barry said measuring to the highest point is really what we are concerned with. Commissioner Osborne said this was driven by the Sunrise Ridge Subdivision. Duncan said the property is unique for this subdivision.

Commissioner Westbrook moved to approve Ordinance: Amendment to Section 10-1-10 Definitions (Building, Height Of). Commissioner Winsor seconded the motion. Commissioners Pitts, Johnson, Osborne, Westbrook, and Winsor voted yes. The motion carried.

PLANNING COMMISSION COMMENTS:

Commissioner Johnson:

Trails: Commissioner Johnson said he will be meeting with Duncan tomorrow to discuss trails. Duncan explained that road base has been added along Cottonwood Drive by the Weber Pathway Trail. Commissioner Johnson explained the areas in which the trail can possibly extend. He said they are looking at eventually connecting to the Old Fort Trail.

Commissioner Winsor:

Sketch Plan Meeting: He attended the Sketch Plan Meeting for Bowman Old Farm Estates which will be coming to the Planning Commission.

ADJOURNED: Commissioner Westbrook moved to adjourn the Planning Commission meeting at 7:23 p.m. Commissioner Johnson seconded the motion. Commissioners Pitts, Johnson, Osborne, Westbrook, and Winsor voted yes. The motion carried.

APPROVED: _____ Date

Chairperson: Robert Osborne

Transcriber: Michelle Clark

Attest:

Deputy Recorder: Elyse Greiner

SOUTH WEBER CITY PLANNING COMMISSION MEETING WORK MEETING

DATE OF MEETING: 23 April 2015

TIME COMMENCED: 6:00 p.m.

PRESENT: COMMISSIONERS:

Debi Pitts
Rob Osborne
Wes Johnson
Rod Westbroek
Wayne Winsor

CITY PLANNER:

Barry Burton

CITY MANAGER:

Duncan Murray

DEPUTY RECORDER:

Elyse Greiner

Transcriber: Minutes transcribed by Michelle Clark

VISITORS: Stan Cook and Cammy Floyd.

Minutes of 12 March 2015: Commissioner Osborne asked if there were any amendments to the minutes of 12 March 2015. There were none.

Public Hearing and Action on Rezone Application: Request from Maryann and Brady Ferrin for 1.77 acres located at 739 E. South Weber Drive (Parcel 13-02-0034) be changed from an Agricultural Zone (A) to a Residential Low Zone (R-L): No discussion this item.

Public Hearing and Action on Ordinance: Amendment to Section 10-9-5E (Class 5 Signs):

Commissioner Winsor brought up an error in item 4c. Barry said for commercial development in South Weber City, the only way to attract business is from Highway 89 and Highway 84. Commissioner Winsor suggested the use of highway information signs. Commissioner Pitts is concerned with the height of signs in South Weber with the wind combination. Barry said he doesn't have strong opinions one way or the other, but we do want to be able to attract business to the City. Commissioner Winsor said people on top of the hill with the understanding that the current sign ordinance is 45' high, so he is trying to be respectful of them. Commissioner Westbroek said we need to decide if we want something like a Maverik. Commissioner Johnson said with the local traffic along Highway 89, they will see the Maverik. Barry read from the ordinance the sign width. Commissioner Osborne said it is difficult to decide what a sign looks like at a size of 120' square feet and 75' high in the air. The Planning Commission asked Barry if he would be willing to get some pictures of signs. Commissioner Johnson suggested getting pictures of Maverik signs. Duncan will contact Farr West.

Public Hearing and Action on Ordinance: Amendment to Section 10-1-10 Definitions (Building, Height Of): Commissioner Osborne is concerned about how to define "finished

grade”, because he thinks individuals will finish the grade to meet the ordinance. Barry said from experience, he has never seen anyone finish a grade to coincide with the requirement. He said it is difficult to anticipate every situation. He said most cities compare to the finished grade at the foundation at some fashion. He said others relate it to the front sidewalk as it comes to the front door. He said some measure the height differently as well. Commissioner Winsor suggested starting the grade no more than 18” below the foundation. Commissioner Osborne said we need to be able to look at the plan and know what it is going to be. Barry said the finished grade is presented with the plan. Commissioner Johnson suggested measuring a home differently depending on the basement. Barry said there are a lot of complications because there are so many different styles of homes. He feels this amendment is fairly simple. He said this allows you to look at the home from the street.

ADJOURNED: 6:30 p.m.