

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 24 April 2014

TIME COMMENCED: 6:32 p.m.

PRESENT: COMMISSIONERS:

Delene Hyde
Rob Osborne
Wes Johnson
Rod Westbroek
Wayne Winsor

CITY PLANNER:

Barry Burton

DEPUTY RECORDER:

Emily Thomas (excused)

Transcriber: Minutes transcribed by Michelle Clark

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

VISITORS: JoAnn Ferre, Alan Ferre, Monte Byram, Bruce Dickamore, Val Byram, Sherrie West, Linda Marvel, Janette McEntire, Amy Mitchell, Cherly Bambrough, LaRae Harper, Ryan Marvel, Frank Thompson, Carol Christensen, Mark Christensen, Raelene Miller, Daren Gardner, Steven Rice, Robert Marvel, Jason Thompson, FS Kucki, Reed Chase, Stacey & Jeff Eddings, Doug & Ann Bitton, Shawn Byram, Darrell Byram, W. Pasch, Louise Cooper, Lorraine Mitts, Tony Moser, Vic Berrett, David Ingleby, Michael Garcia, Roger Parrish, Gary Girres, Doug Austin, James Cook, Stanley R. Cook, Randy Schreifels, Cheri & Scot Slayer.

Commissioner Hyde excused Emily Thomas, Deputy Recorder, from tonight's meeting.

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

APPROVAL OF MINUTES OF 27 MARCH 2014:

Commissioner Johnson moved to approve the minutes of 27 March 2014 as written. Commissioner Winsor seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbroek, and Winsor voted yes. The motion carried.

DECLARATION OF CONFLICT OF INTEREST: None

Commissioner Osborne moved to open the public hearing for general plan maps update. Commissioner Westbroek seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbroek and Winsor voted yes. The motion carried.

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

GENERAL PLAN MAPS UPDATE:

Monte Blair 1353 Lester Drive, representing Davis/Weber Canal Company asked if the letter from Ivan Ray could be attached to the minutes. He explained that Davis/Weber Canal Company is not in favor of any pathways along the canal. They are concerned about allowing access along the canal route since in the past they have had problems with vandalism in certain areas, insurance companies required gates, etc. He explained that there are also safety concerns with any access along the canal. Commissioner Winsor asked should the canal be enclosed or become a pipeline would their position on pathways remain the same? Monte said that isn't going to happen. Commissioner Osborne asked about Clearfield allowing a trail. Monte said in Clearfield the water is up to your knees. He said they have had problems with safety in that area as well as maintenance issues.

Tony Moser, 6458 Raymond Dr., discussed his concerns with 6650 South being a narrow street without sidewalks, curb, and gutter. He also discussed the high water table level in Heather Cove Subdivision and surrounding properties. He explained the problems he has had with the high water table at his home. He is concerned that the Planning Commission is amending the master plan by taking off the note for 6650 South Street concerning no access. He feels more development in this area will create more buses on a narrow road. He also feels because there are no sidewalks, it is a safety issue. He said the pavement is 18 ft. towards Raymond Drive. He identified the slew in the area that has a drop off and water. He said there is water in it all year long. He then identified a street drain from Harper Way and culvert and pond retention area. He said the culvert out of the retention pond is full of debris. At the end of the culvert extension pipe there is a connecting pipe that goes along the interstate and lastly the drainage system exits to I-84 west bound into river bend above the new trail system. He is concerned about how more homes will affect this drainage system. He isn't sure more homes will accommodate the system. Barry said the city has no plans for new development to route their water through this system. Brandon said there are two culverts east of Heather Cove that go underneath I-84. He said there is a map in the other room that shows all the pipes that go through Heather Cove. Brandon identified the location of the two culverts. Mr. Moser said he enjoys the rural feel of South Weber.

Doug Bitton, 2635 E. 7800 S., said he is interested in the property by him that is identified as proposed commercial. He is concerned if the property is deemed commercial and affect it would have if he tries to sell his home. He is in agreement to the property to the east and north as well as across the canal but he is not in favor of this particular area being proposed commercial.

Linda Marvel, 8087 S. 2700 E., said she noticed three areas that are proposed from residential moderate to moderate high density. She isn't sure why this is necessary in those locations. She is especially concerned about the property located by her home. She is also concerned about the infrastructure required for the higher density. She understands that developers want to maximize their profit, but most of the developers don't live in this city.

Commissioner Westbroek said the property next to the Marvels is proposed for the Residential High Moderate (new zone) which would be 6 units per acre verses 13 units. She said people move to South Weber for the rural feel.

Gardner Crane, Uintah Land Development, said for some reason nobody wants high density next to them. He said if you think about 100 families moving into South Weber, the higher the density the better. If you have 100 homes, think of all the infrastructure required. He said the impact fees for single apartments are much less than single family home. He said it cost the city more for single family living. He said there are misconceptions concerning crime rates. He said South Weber is in need of sales tax revenue. A higher density project generates commercial properties that want to be near them. The impact on traffic per household is less. He said there are a whole lot of misconceptions with high density verses single family homes. He said the demographics in our society are changing. He feels it is a benefit to any city to have diverse housing.

Linda Marvel asked if there is any proof in these misconceptions. Gardner said he has copies of studies for anyone who would like a copy. Commissioner Hyde suggested he provide that information to the city. Gardner said most of you have lived in a high density area at one time in your life. He feels the city staff and Planning Commission have put together a plan that is based on sound principles.

R. Jeffery Hicks (who didn't sign in), said he has lived in the city approximately 21 years. He is concerned about adding more high density developments. He feels the city has enough high density. He is concerned about how high density will affect his property if he were to sell it.

Rodger Miller, 291 E. 6650 S., said he is concerned because he fought to get ½ acre to one acre lots. He feels high density will affect the crime rate. He feels 6650 South needs to be taken care of. He said if the city isn't going to improve it, then give him back his escrow.

Reed Chase, 2651 E. 8150 S., appreciates the time and effort the Planning Commission has put into this plan. He is biased because he lives by an area where it is proposed for high density. He is concerned about how it will affect the city with High Mark school already causing traffic issues.

Jeff Bennings, (who didn't sign in) said he agrees with Doug Bitton. He moved to South Weber because of the rural atmosphere. He isn't in favor of high density. He said there are already homes there and why should commercial be in that area.

Doug Austin, 2550 E. 7800 S., asked what the dash lines represent on the transportation map. Barry said dashes indicate something proposed for either a new road or improvement on a road. Brandon said this section of road is narrow, doesn't connect, and needs drainage repairs. He objects to that area becoming a thru street. He did offer to give a right-of-way for a hook up to the sewer. He would like to see the survey markers replaced, which he wrote a letter to the city, and was told they would be replaced.

Bob Marvel, 8087 S. 2700 E., is concerned about more high density. He has experience doing studies. He said you can make studies "dance" if you want to. He understands they can give you a guideline, but they are generally a "one size fits all". He doesn't feel South Weber is "a one size fits all". He said vehicles do shuttle in and out of apartment complexes. He is concerned about high density changing the quality of life in South Weber.

Carol Christensen, 8143 S. 2475 E., said she has already submitted her comments in writing; however, she would like to include that even with a moderate high density it will still be maximum rooftops that will affect the city. She asked since so many people are opposed to this why we are pushing for a higher density on that property. She said the 2008 master plan references trying to preserve the rural charm of this community.

Barry explained that the Residential High Moderate Zone (proposed new zone) came about because of inquiries the city has had to provide an alternative that would be in between the two zones. He said as our society changes there are many more older people than we used to have. The older population is looking for a down sizing of homes. He said this zone is an attempt to provide something for that group of people. This zone will allow for less maintenance but still be able to live in a nice unit. He explained that when we design a zone we do our best to guide development, but we do our best to provide a range of housing for everyone from your children to those who are older. He said on the general plan it isn't proposed to change any zone, but a guideline map. He said we can't anticipate everything what will come along and sometimes things come along that make sense and we think it is in the best interest of the community to change it.

Wendel Pasch, 1837 E. 7840 S., said he recently read a statistic that stated 10,000 people turn 65 every day. He calculates 18 units per 4.5 acres with the new zone. He said the 6 homes per acre isn't as bad as what we are thinking.

Linda Marvel, 8087 S. 2700 E., said these are proposed rezones. Barry said we are proposing to amend the general plan and not rezone any piece of property. He said a property owner can ask for a rezone at any time. Commissioner Osborne said this is your opportunity to voice your opinion of the general plan. Commissioner Hyde said all the comments will be taken into consideration.

Gary Girres, 2540 E. 7800 S., said it seems to him that the only way the city gets money is by development. He would like to know what the Planning Commission is planning for the commercial areas. He would like to be able to walk to a store to get milk.

Amy Mitchell, 1923 Deer Run Drive, asked about an access road to Layton. Her backyard faces that property. She says every year she watches that road deteriorate. She is concerned if that access road goes in, teenagers speeding down the road. She is concerned about the noise more traffic would create in that area. She is also concerned about people not obeying traffic laws on that road.

Rodger Miller, 291 E. 6650 S., asked about the thought process as to why the high density on the Wynn's property. Commissioner Hyde said the City Council has already approved the rezone. Barry said we proposed high density for that area because there is a freeway interchange right there. He said this area would impact the city the least because they can get on and off the freeway quickly. He said there is an area proposed for commercial in the future that would also help serve a high density population within walking distance. He said we have also tried to take as much traffic off of 6650 East and 475 East and point south of there. He said as you look at the transportation plan you can see how that might work.

Commissioner Westbrook moved to close the public hearing for general plan maps update. Commissioner Johnson seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook, and Winsor voted yes. The motion carried.

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

Commissioner Hyde appreciated the individuals who came tonight and gave input as well as submitted written comment.

Commissioner Westbrook moved to open the public hearing for proposed Ordinance 14-02. Commissioner Johnson seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook and Winsor voted yes. The motion carried.

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

Proposed Ordinance 14-02, an Ordinance amending Title 10 Zoning Regulations, Chapter 5 Zoning Districts, Addition of Article P: Residential Moderate High Zone.

Barry said this ordinance was discussed during the March Planning Commission meetings. He explained that concerning the density, there will be no more than 6.0 dwelling units per acre contained within the boundaries of each phase of every development; except when previously completed phases of the same development have sufficiently low density so that the average is still no more than 6.0 dwelling units per acre. Concerning lot area, there will be a minimum of six thousand (6,000) square feet in each lot on which a single-family dwelling is located. Single-family dwellings shall each be located on a separate lot, except for approved planned dwelling groups. There shall be a minimum of five thousand five hundred (5,500) square feet per dwelling unit in each lot on which a two-family, three-family or four-family dwelling is located. Where more than one residential structure is located on a single lot, there shall be a minimum of five thousand five hundred (5,500) square feet per dwelling unit in all residential buildings on the lot. Barry said this will allow for a wider variety of housing in this community. He said given what we have heard tonight and the open house, he would suggest discussing this item further.

Scot Slager, 2569 Deer Run Dr., discussed his concerns with increasing crime rates, property values, increased traffic, more individuals living in one unit etc.

Doug Bitton, 2635 E. 7800 S., does believe in moderate density under the theme of patio homes. He has seen the growth of this type of development in Layton City. He feels there needs to be a definition between patio homes verses duplex type housing. He feels the parcels south of him would work well with the patio home style. He is in favor of single family style patio homes.

Wendell Pasch, 1837 E. 7840 S., said there is a similar project on Fairfield and Church Street that is a 30 lot developments. He said 25 of those 30 lots are reserved. He is in favor of this zoning.

Commissioner Osborne moved to close the public hearing for proposed Ordinance 14-02 Commissioner Westbrook seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook, and Winsor voted yes. The motion carried.

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

Commissioner Osborne moved to table Ordinance 14-02 an Ordinance amending Title 10 Zoning Regulations, Chapter 5 Zoning Districts, with the addition of Article P: Residential Moderate High Zone until the Planning Commission conducts further review. Commissioner Winsor seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook and Winsor voted yes. The motion carried.

Commissioner Hyde asked if the zone can be changed to eliminate attached units.

Commissioner Winsor moved to open the public hearing for Rezone Application #2014-02. Commissioner Johnson seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook and Winsor voted yes. The motion carried.

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

Rezone Application #2014-02: An application to rezone parcel #13-012-0069, located at approximately 1750 East Canyon Drive, from Residential Moderate (RM) to Agricultural (A); Applicant, Questar Gas: David Inglebee, representing Questar Gas, approached the Planning Commission and gave a brief history of the property with the new development currently under development. He is asking to rezone the property that was purchased from the developer.

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

Commissioner Winsor moved to close the public hearing for Rezone Application #2014-02. Commissioner Osborne seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook, and Winsor voted yes. The motion carried.

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

Commissioner Westbrook moved to Rezone Application #2014-02 to rezone parcel #13-012-0069, located at approximately 1750 East Canyon Drive, from Residential Moderate (RM) to Agricultural (A) for Applicant, Questar Gas. Commissioner Winsor seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook and Winsor voted yes. The motion carried.

Commissioner Winsor moved to open the public hearing Conditional Use Application #2014-03. Commissioner Osborne seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook and Winsor voted yes. The motion carried.

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

Conditional Use Permit Application #2014-03: An application for an eight foot (8') privacy fence to be located on parcel #13-012-0069, located at approximately 1750 East Canyon Drive; Applicant: Questar Gas: David Inglebee, stated when they purchased the property they

agreed to install a fence along the west and south side of the property. The developer asked for a 8' privacy fence. Because it is 8' tall it must be approved with a conditional use permit. This will be a paneled wall fence with a gate that will provide access. This would allow for a buffer. They will also install some trees in the park strip.

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

Commissioner Winsor moved to close the public hearing for Conditional Use Permit Application #2014-03. Commissioner Osborne seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook, and Winsor voted yes. The motion carried.

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

Commissioner Winsor asked about lot #3 and stated there is a common property line. He asked if the fence can be installed along that line. David said there are two property owners being Questar Gas Distribution and Questar Pipeline. He said the other company has not requested nor has plans to do that right now. He said he would need to make sure an engineer looked into a foundation for a concrete wall. Commissioner Winsor asked about graffiti. David said they will try to take care of it as fast as they can. Commissioner Hyde asked if it could be removed within 20 to 30 days. David said he would hope they would do that. Commissioner Winsor asked if they have had any problem with the precast tops popping off. David said he is not aware of anything like that.

Commissioner Johnson moved to approve Conditional Use Permit Application #2014-03: An application for an eight foot (8') privacy fence to be located on parcel #13-012-0069, located at approximately 1750 East Canyon Drive for Applicant, Questar Gas with the condition that any graffiti is removed within 20 days. Commissioner Winsor seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook and Winsor voted yes. The motion carried.

Commissioner Westbrook moved to open the public hearing Final Subdivision Application for Royal Farm Estates. Commissioner Osborne seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook and Winsor voted yes. The motion carried.

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

Final Subdivision Application: Royal Farm Estates Four; nine (9) lots to be located on parcel #13-036-0088, approximately 7800 South 2325 East; Applicant, Steven Rice:

Final application has been made for the Royal Farms Estates Phase Four subdivision, 9 lots, to be located at approximately 7800 South 2325 East (Parcel #13-036-0088). The property is currently zoned Residential Moderate (RM).

Steven Rice said this property was granted preliminary approval on June 10, 2004. He would like to finish the subdivision and move forward.

Commissioner Hyde asked for public comment. There was none.

Commissioner Winsor moved to close the public hearing for Final Subdivision Application for Royal Farm Estates. Commissioner Johnson seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbroek, and Winsor voted yes. The motion carried.

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

Commissioner Hyde stated at the June 10, 2004 meeting, the development was granted preliminary approval subject to the following conditions:

- 1. Items #1-3 of Barry Burton’s letter dated May 27, 2004 to be completed.
- 2. Correct contour lines – Item #4 of Barry Burton’s letter dated May 27, 2004.
- 3. Obtain South Weber Water Improvement District approval as per Boyd Davis’s letter dated May 25, 2004.

She asked Mr. Rice if item #1 has been completed. Mr. Rice said “yes”. She asked if item #2 has been completed. Mr. Rice said “yes”. Concerning item #3, Mr. Rice still needs to obtain a letter from the South Weber Water Improvement District.

Brandon reviewed the loop water line. It would be better to keep the culinary water line deep rather than a loop avoiding a high point in the line. Commissioner Hyde suggested adding this as item #7 of Brandon’s letter.

Commissioner Hyde reviewed Brandon’s letter of 15 April 2014 which reads as follows:

PLAT

- 1. A 60’ ROW is being proposed which does not meet the current City Code (which requires 70’ ROW’s). However, because this subdivision received preliminary approval back in June 2004 when the City Code did required 60’ ROW’s, we concur that a 60’ ROW should remain.
- 2. The Boundary Description breaks the east boundary line into two courses, but the drawing only shows one. These need to match one way or the other.
- 3. We would recommend changing the following addresses:
 - a. Lot 43 to 7887 South
 - b. Lot 46 to 7844 South

IMPROVEMENT PLANS

- 4. These plans should be submitted to South Weber Improvement District for their approval of the proposed secondary water improvements.
- 5. The sewer lateral locations need to be marked in the curb and gutter when it is installed.
- 6. The water service line and meter need to be 1” diameter (not ¾” as shown)
- 7. Keep the culinary water line deep rather than a loop avoiding a high point in the line.

Commissioner Hyde said all of the above items need to be completed prior to going before the City Council.

Commissioner Johnson moved to recommend approval of Final Subdivision Application for Royal Farm Estates Four; nine (9) lots to be located on parcel #13-036-0088 located at approximately 7800 South 2325 East for Applicant, Steven Rice subject to the following items to be completed:

- 1. Complete items listed in Brandon Jones letter of 15 April 2014 item 2-6 including the addition of item #7 (keep the culinary water line deep rather than a loop avoiding a high point in the line).
- 2. Complete item #3 listed in Barry Burton’s letter of 24 April 2014.

Commissioner Winsor seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook and Winsor voted yes. The motion carried.

Commissioner Winsor moved to open the public hearing Rezone Application #2014-03A & #2014-03B. Commissioner Westbrook seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook and Winsor voted yes. The motion carried.

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

Rezone Application #2014-03A & #2014-03B: An Application to rezone parcel #13-018-0015, located at approximately 545 East 6650 South, from Residential Low Moderate (R-LM) to ten (10) acres Residential Moderate High (R-MH) and thirteen (13) acres to Residential Moderate (RM); Applicant, ULI Holdings LLC:

Gardner Crane, of ULI Holdings LLC, said they have applied for a rezone on parcel #13-015-0015 (the Spaulding property). The first request is to rezone the property from Residential Low Moderate (R-LM) to 10 acres Residential Moderate High (R-MH). He said after witnessing the tabling of this zone tonight and in order to move this along they would like to request changing this request from Residential Moderate High (R-MH) to Residential High(R-M). They would still like to request the 13 acres to be rezoned from Residential Low Moderate (R-LM) Residential Moderate (RM).

Commissioner Hyde asked for public comment.

R. Jeffery Hicks (who didn’t sign in) said he would like to keep the neighborhood as nice as possible. He would prefer the area be as low as density as possible for a nice quiet neighborhood.

Gardner asked what the zone is for surrounding neighbors. Commissioner Hyde said it is R-L.

Bruce Dickamore, 1983 Ridgewood Way, Bountiful, Utah, said he understands the transportation plan shows a major interchange with a collector road.

Commissioner Osborne moved to close the public hearing for Rezone Application #2014-03A & #2014-03B. Commissioner Winsor seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook, and Winsor voted yes. The motion carried.

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

Commissioner Hyde said we are right in the middle of amending the general plan and the Planning Commission isn't sure what the proposed zone will be for that area. She feels this item should be tabled until something that can be presented to the City Council. Gardner said his intent was that the Planning Commission has what is going to be presented to the City Council. He said their urgency is business forces on them. He understands cities can speed progress. He said they are trying to be as efficient as they can be. Barry said there has been a lot of public input in the last little while. He said the Planning Commission needs time to sit down and discuss these comments. He feels this is premature to consider any rezone on this property that doesn't match the general plan until the general plan is amended.

Commissioner Johnson moved to table Rezone Application #2014-03A & #2014-03B: An Application to rezone parcel #13-018-0015, located at approximately 545 East 6650 South, from Residential Low Moderate (R-LM) to ten (10) acres Residential Moderate High (R-MH) and thirteen (13) acres to Residential Moderate (RM) for Applicant, ULI Holdings LLC. Commissioner Westbroek seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbroek and Winsor voted yes. The motion carried.

ADJOURNED: Commissioner Winsor moved to adjourn the Planning Commission meeting at 8:43 p.m. Commissioner Johnson seconded the motion. Commissioners Hyde, Johnson, Osborne, Westbroek, and Winsor voted yes. The motion carried.

APPROVED: _____ Date

Chairperson: Delene Hyde

Transcriber: Michelle Clark

Attest: _____
Temporary City Recorder: Jennie Knight