

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 28 May 2015

TIME COMMENCED: 6:30 p.m.

PRESENT: COMMISSIONERS:

Debi Pitts (excused)
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 Winsor

VISITORS: Judy Blackner, Dennis Blackner, Scott Burton, Alona Burton, Mike Bastian, Karr J. West, and Rorie Stott.

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

APPROVAL OF MINUTES OF 23 APRIL 2015:

Commissioner Winsor moved to approve the minutes of 23 April 2015 as written. Commissioner Johnson seconded the motion. Commissioners Johnson, Osborne, Westbrook, and Winsor voted yes. The motion carried.

DECLARATION OF CONFLICT OF INTEREST: None

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

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

Request from Mike Bastian to add Item Q to 10.5D.3 Conditional Uses and add Article L to 10.07 Conditional Uses to City Code. A request from petitioner Mike Bastian has been made to amend City Code 10.5D.3 Conditional Uses by adding Item Q and to 10.07 Conditional Uses by adding Article L. The amendments, if approved, would allow for four-family dwellings in the Residential Low Zone (RL) under certain conditions.

Mike Bastian, 7721 S. 1750 E., explained that he owns a piece of property on South Weber Drive that currently has an existing home on it which he leases. He has researched other cities and they have zones that allow for two duplex property or four-plex facilities. He works in real estate and a four-plex is still considered residential. Mr. Bastian explained that he is proposing the dwelling is located in an R-L Zone, the lot should be at least 0.50 acres in size, side yards shall be at least ten feet, and the lot may not be within one-half mile radius from another four-plex development.

Scott Burton, 1720 E. South Weber Drive, is opposed to this amendment because this would decrease the value of his property. He is not in favor of a four-plex being dropped in residential areas. He is also concerned about the additional traffic a four-plex would create in a neighborhood. He wanted to make sure the Planning Commission received a copy of the petitioners against this proposal.

Dennis T. Blackner, 1750 E. South Weber Drive, this particular piece of property is only 0.50 acres.

Judy Blackner, 1750 E. South Weber Drive, discussed the South Weber City values which are displayed on the wall in the City office. She said when Mr. Bastian approached them to purchase this property, he led her to believe that he was going to raise his family on a farm.

Rorie Stott, 7364 S. 1700 E., this proposal would be in his backyard. He said it is a difficult place to develop because the State limits access on to South Weber Drive. He said Mr. Bastian knew the challenges when he purchased the property. He feels that if the City goes into something like this, it should benefit the City. He said land use is managed by zoning. Zoning controls density. Conditional uses are designed to allowed certain uses but not control density. Mr. Stott said the City has already met areas designated for multi-use. He is not in favor of this proposal.

Karr J. West, 7359 E.1700 E., is concerned about the fact that rental properties are not taken care of like residential housing.

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

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

Commissioner Westbrook asked about other cities having ordinances like this. Mr. Bastian said other cities have a similar ordinance on main arterial streets. He feels the four-plex limits the use rather than opening it up to apartment complexes. Commissioner Winsor discussed other cities having commercial along main arterial streets. Commissioner Johnson reviewed the survey done

in 2013 and the vast majority of people were against the development of four-plexes in South Weber City. He is concerned about setting a precedent with other property owners. He discussed the outdoor storage of at least sixteen square feet for each dwelling. He is concerned about the minimum of three parking spaces, including a one-car garage for each unit. Commissioner Johnson said the survey says people in South Weber don't want this. Mr. Bastian said he is open to suggestion on the one-half mile distance radius from another four-plex. Discussion took place regarding the current home being a rental unit. Duncan asked Mr. Bastian if he has a current business license for that. Mr. Bastian said he does not. Duncan said Mr. Bastian will need to get with Elyse to get a business license.

Commissioner Osborne questioned why Mr. Bastian didn't go through the process of changing the zoning. Mr. Bastian said his only option would be to go with an R-H and he isn't in favor of building high residential. Commissioner Osborne discussed the creation of the patio zone. He feels there are other ways to do it verses changing ordinance. Mr. Bastian said a four-plex is still considered residential in his employment.

Commissioner Johnson moved to deny the ordinance amendment petition. Commissioner Winsor seconded the motion. Commissioners Johnson, Osborne, Westbrook, and Winsor voted yes. The motion carried.

Commissioner Osborne discussed the work that was done on the General Plan. He feels the way it currently sits, is the way it is going to sit.

Duncan said this item will go before the City Council on the June 23, 2015 meeting agenda. Commissioner Westbrook said we did just re-do the general plan and we would go against what residents would want in doing this. He said a lot of time and effort went into the general plan and it would be hard to go against that.

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

Barry reviewed various pictures of signs including the Best Western sign in Uintah with a height of 75' and a sign area = 224 SF/side. The ordinance does allow for lighting. He then reviewed the Carls Jr. sign in Clearfield with a height of 81' and sign area = 320 SF. The next picture was the Taco Bell sign in Clearfield with a height of 87' and sign area = 175 SF. The next picture was the McDonald sign in Clearfield with a height of 100' with a sign area = 250 SF. He said all these signs are freeway oriented.

Commissioner Osborne said a 75' sign wouldn't be out of place. Commissioner Winsor is not an advocate of tall signs when he feels there are other ways to draw people off the highway. Commissioner Johnson suggested the height of the Maverik sign on Highway 193 that is approximately 50'. Commissioner Westbrook feels 75' on Highway 89 is appropriate.

Commissioner Osborne feels 75' Highway 89, and 100' on Highway 84 is appropriate.

Commissioner Westbrook moved to send Section 10-9-5E to the City Council. Commissioner Winsor seconded the motion. Commissioners Johnson, Osborne, Westbrook, and Winsor voted yes. The motion carried.

PLANNING COMMISSION COMMENTS:

Commissioner Osborne:

Water Fee Attached to Building Permits: Commissioner Osborne said at one time the Planning Commission discussed attaching the water fee to building permits. He would like to know what the status is on that. Duncan will check with Brandon Jones concerning the status of that.

CITY MANAGER ITEMS:

Davis/Weber Canal Company: Duncan has contacted Ivan Ray because residents are concerned about erosion on the hillside by 475 East.

Staker/Parsons Development Agreement: He reported that the City Council is looking at amending the development agreement with Staker & Parson Companies. He discussed design guidelines on all properties that Staker & Parson Companies own which includes the property the Maverik is interested in. He said the concern is the remaining provisions between them and the City. The design guidelines include country mountain motif with river rock element, a landscaped island along South Weber Drive, landscape requirements etc. Duncan said Maverik would like to remove these guidelines because they would want to construct the bigger Maverik that has stalls for trucks, etc. and go with the exact same designs as their other stores. Duncan asked if the City is focused on these design guidelines and whether or not to impose them. He then discussed the secondary water issues. Commissioner Osborne explained the secondary water that went in with the charter school. He said there is secondary water on the Poll property as well. Commissioner Westbrook would like the operating hours checked.

ADJOURNED: Commissioner Winsor moved to adjourn the Planning Commission meeting at 7:36 p.m. Commissioner Johnson seconded the motion. Commissioners Johnson, Osborne, Westbrook, and Winsor voted yes. The motion carried.

APPROVED: _____ Date
Chairperson: Rob Osborne

Transcriber: Michelle Clark

Attest: _____
Deputy Recorder: Elyse Greiner

SOUTH WEBER CITY PLANNING COMMISSION MEETING WORK MEETING

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TIME COMMENCED: 6:00 p.m.

PRESENT: COMMISSIONERS:

Debi Pitts (excused)
Rob Osborne
Wes Johnson
Rod Westbroek
Wayne Winsor

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones

CITY MANAGER:

Duncan Murray

DEPUTY RECORDER:

Elyse Greiner

Transcriber: Minutes transcribed by Michelle Clark

VISITORS: Rorie Stott

Commissioner Osborne excused Commissioner Pitts from tonight's meeting.

Minutes of April 23, 2015 – Commissioner Winsor

Public Hearing and Action on Ordinance Amendment Petition: Request from Mike Bastian to add Item Q to 10.5D.3 Conditional Uses and add Article L to 10.07 Conditional Uses to City Code. : Duncan asked Elyse to give some background information on the petition. Elyse said Mr. Bastian has a house on South Weber Drive that he would like to demolish and build multi-family housing. Barry said it would be up to a four-plex dwelling in the Residential Low Zone (R-L) with certain conditions. He questioned if it should be allowed and which areas. Barry said Mr. Bastian is proposing only to allow one complex within half a mile from another four-plex. The Planning Commission received a copy of Mr. Bastian's proposed amendments. Elyse presented to each Planning Commission member a copy of a petition signed by those opposing this amendment.

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

Barry said he will present pictures of various signs which should help give an idea of sign sizes etc.

Discussion on Work Meetings: Commissioner Osborne questioned why the Planning Commission has a work meeting. Commissioner Winsor said the work meeting allows opportunities for discussion of upcoming items or any necessary training. He feels there could

be some value to this half hour. Commissioner Westbroek said a lot of times there are some pretty good issues that he would like to know about before the meeting.

Letter from Davis/Weber Canal Companies: Barry said there is a soil recycling business above the hillside. He explained the history of this property and stated at the time of the first mudslide on the hillside, there was no activity on this property. He explained that now there is a permitted activity going on in which this company takes garbage soils from construction activities and grinds it up and the sells it for fill material. Barry stated a little over a year ago there was another problem. The company was in violation of their conditional use permit. He said part of the issue is how to get rid of the water up there. In 2006 a pipeline was installed that came down the hill. The letter states they can no longer dump anything into the canal, but can bore across the canal and dump water into the South Weber City storm drain. Barry said the property is in South Weber City's annexation plan. Barry said the position at the County is that we don't want to push them out because it is far better managed if someone is up there on a daily basis. Brandon Jones explained the location of where the pipeline would be installed, and stated he has given them a cost estimate for installation. Brandon said if they are going to bore under the canal, it can't be a temporary pipe. Barry is guessing they will run a 6" pipe over the canal. Brandon said they really need to get the water off the site and not keep it in the pond.

ADJOURNED: 6:30 p.m.