

SOUTH WEBER CITY PLANNING COMMISSION AGENDA

PUBLIC NOTICE is hereby given that the **Planning Commission of SOUTH WEBER CITY**, Utah, will meet in a **WORK** public meeting on **Thursday March 25, 2019** at the **South Weber City Council Chambers, 1600 East South Weber Drive**, commencing at **6:00 p.m.**

A WORK MEETING WILL BE HELD PRIOR TO THE REGULAR PLANNING COMMISSION MEETING AT 6:00 P.M. TO DISCUSS AGENDA ITEMS, CORRESPONDENCE, AND/OR FUTURE AGENDA ITEMS

THE AGENDA FOR THE REGULAR MEETING IS AS FOLLOWS*:

- 1. Welcome**
- 2. Approval of Consent Agenda**
 - a. Minutes 2019-04-11
- 3. General Plan Review: Review Section 3, Land Use Goals and Projections**
- 4. Adjourn**

THE UNDERSIGNED DEPUTY RECORDER FOR THE MUNICIPALITY OF SOUTH WEBER CITY HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS MAILED, EMAILED OR POSTED TO THOSE LISTED ON THE AGENDA ALONG WITH THE FOLLOWING:

City Office Building	www.southwebercity.com	Family Activity Center
Utah Public Notice website (www.utah.gov/pmn)	South Weber Elementary	Each Member of The Planning Commission



Kimberli Guill, Development Coordinator

DATE: 4-18-2019

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, INDIVIDUALS NEEDING SPECIAL ACCOMMODATIONS DURING THIS MEETING SHOULD NOTIFY KIMBERLI GUILL, 1600 EAST SOUTH WEBER DRIVE, SOUTH WEBER, UTAH 84405 (801-479-3177) AT LEAST TWO DAYS PRIOR TO THE MEETING.

*Agenda are flexible and may be moved in order or sequence to meet the needs of the Commission.

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 11 April 2019

TIME COMMENCED: 6:31 p.m.

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

PRESENT: COMMISSIONERS:

Tim Grubb
Debi Pitts
Rob Osborne
Wes Johnson
Taylor Walton

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones

DEVELOPMENT COORDINATOR:

Kimberli Guill

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

ATTENDEES: Kent Hyer and Dan Murray.

APPROVAL OF CONSENT AGENDA

- Minutes of 14 March 2019

Commissioner Grubb moved to approve the consent agenda. Commissioner Walton seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted aye. The motion carried.

DECLARATION OF CONFLICT OF INTEREST: (None)

Action on Site Plan- South Weber Drive Commercial- .6 acre at approx. 2562 E South Weber Drive (parcel 13-034-0044) by applicant Dan Murray: Dan Murray approached those in attendance. He said the site plan and building elevations have been submitted to the city. He said Alpha Coffee is owned by a retired military gentleman and they have done a lot of donating of product to the military. He said they currently have a thriving business in Salt Lake City. He

will offer a standard fair of coffee, hot chocolate, and gelato. Barry said there are two landscape plans in the packet. Dan said the Intellis plan is more current. Barry said he likes this one better because it provides a better opportunity for landscape to survive and flow of traffic. Barry explained that Brandon has concern about flow of traffic. He doesn't see it as an issue. Commissioner Pitts is concerned about the entrance to this piece of property because it is where the second lane on South Weber Drive merges. She asked if UDOT can extend the white line further west. Brandon said that is a reasonable request. Discussion took place regarding UDOT's plan to mill and overlay South Weber Drive. It was stated Mr. Murray will need to install a water connection lateral as soon as possible. Commissioner Grubb asked about the architectural plan and said the plan doesn't show specific materials. Mr. Murray said he is willing to commit to the rendering that he has submitted to the city. He explained that he wants to keep a level of continuity down South Weber Drive. He said there is stone, stucco, and some wood shown on the rendering. Commissioner Walton is concerned about the traffic and how the drive thru's are going to come together. Mr. Murray said right now the entry is a standard 40 ft. wide. He said the challenge is that the depth of the property is only 140 ft. Commissioner Grubb said you can install stop signs internally. Brandon has a concern about the function of the traffic but does feel the stop signs will help. He said the water service line needs to be clarified if it is 1 ½" or 1".

Barry Burton, City Planners, memo of 4 April 2019 is as follows:

APPLICANT: Dan Murray

REQUEST: Site Plan approval for a standalone coffee shop in the South Weber Drive Commercial Subdivision.

GENERAL INFORMATION: This a coffee shop is located on Lot 2 of the South Weber Drive Commercial Subdivision. Therefore, we went through public hearings and so forth when the subdivision was approved. This is a permitted use and we only need give it site plan approval.

LAYOUT: The proposed layout is a little confusing in that the site plan and the landscape plan are a little different. The parking layout is different in each; though there are 20 parking spaces associated with each layout. I prefer the site plan layout because there would be fewer cars potentially trying to back out of a parking space into what will be the drive for the que line to the drive-up window. This layout also provides a more substantial landscape area associated with that parking, so there would be a better plant survival rate. That being said, I think either layout will work, we just need to know which one it will be. I also believe the landscape plan can be readily adapted to the site plan layout.

The City Engineer and I have had some discussions on this proposal, and he has a concern I do not share. He feels like the circulation into, through and out of the drive through is a little cumbersome. I think it will work well enough, given that UDOT will only allow the one access form South Weber Drive.

LANDSCAPING: The landscape design is a xeriscape design which is necessary in this location due to the lack of sufficient irrigation water for anything else. The landscaping meets the 15% requirement of our ordinance.

BUILDING: We don't have any architectural plans yet, but Mr. Murray has indicated they are on the way. I expect the look will be similar to his building to the east.

OTHER: The development of this site will require a water connection be made to the main in South Weber Drive. Mr. Murray is aware of the requirement to get this done before May 15th or face significant fees for getting a permit to cut a newly resurfaced road.

STAFF RECOMMENDATION: I recommend the Planning Commission approve this site plan with the proper correlation between the site plan and the landscape plan.

Commissioner Johnson moved to approve Site Plan- South Weber Drive Commercial- .6 acre at approx. 2562 E South Weber Drive (parcel 13-034-0044) by applicant Dan Murray subject to the following:

- 1. Substantially similar building materials, color palette, stone, stucco as indicated on the rendering.**
- 2. Correct the water service line to be consistent.**
- 3. Correct the landscape plan to match the Intellis site.**

Commissioner Pitts seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted aye. The motion carried.

Mr. Murray asked about the impact fees. Brandon said after the impact fees are adopted by the City Council, it will go into effect in 90 days.

Commissioner Johnson moved to open the public hearing for Resolution 19-15, Ordinance 19-11, Ordinance 19-12, and Resolution 19-16. Commissioner Grubb seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted aye. The motion carried.

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

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

Public Hearing Resolution 19-15: Amend Transportation Capital Facilities Plan

On July 10, 2018, the City adopted the 2018 Transportation Capital Facilities Plan (CFP) that was prepared by Horrocks Engineers. In this plan, 19 Projects were identified to meet current and future needs. South Bench Drive was included as 5 different projects based upon anticipated construction sequencing and the funding approach. Two of the projects included the road and portions of the intersection at South Weber Drive. We have since identified the need to break the new intersection out as its own project. Horrocks Engineers has done this and amended the original Transportation CFP.

Public Hearing Ordinance 19-11: Amend City Code 11-6: Impact Fees

The City Code Addresses Impact Fees in Chapter 11-6. In reviewing this chapter for the adoption of the proposed Transportation Impact Fee, the City Staff (including the City Attorney) felt that the whole chapter needed to be re-written. The City Attorney has done this, and it has been reviewed by the City Staff.

Public Hearing Ordinance 19-12: Enact City Code 11-6-7: Transportation Impact Fees; Adopt the Transportation Impact Fee Facilities Plan and Impact Fee Analysis and Levy the Transportation Impact Fee. In 2017 and again on 6 March 2019, the City posted notice as to its intention to prepare a Transportation Impact Fee Facilities Plan (IFFP) and Transportation Impact Fee Analysis (IFA) in compliance with UCA Section 11-36a-501. Horrocks Engineers prepared the Transportation IFFP dated 15 March 2019 attached as Exhibit A, and Zions Public Finance, Inc. prepared the Transportation IFA dated 29 March 29, 2019 attached as Exhibit B.

Action on Resolution 19-16: Amend the Transportation Impact Fee and Adopt the Consolidated Fee Schedule: A new Transportation Impact Fee has been enacted and adopted by Ordinance 19-11 and needs to be added to the City’s Consolidated Fee Schedule, and because certain fees within the Consolidated Fee Schedule are based on land use regulations, Utah Code Ann. 10-9a-502 requires they be adopted following a public hearing conducted by the Planning Commission.

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

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

Discussion took place regarding the increase in impact fees, and how it could affect commercial development. Brandon said there is a provision that if it doesn’t seem reasonable then we work through that. Commissioner Grubb recommends moving this on to City Council and make sure they have control to continue to invite business and work with these fees. Commissioner Johnson would like to see a parallel diagram and what the ITE impact fee would be. Brandon said the figures are already from ITE. Commissioner Pitts is concerned about the City Manager being the only person who can change the fees. Brandon said the City Attorney is recommending it be administrative and not legislative. Commissioner Pitts asked about Chapter 7 impact fees item #1 parks and trails. Commissioner Osborne isn’t sure the Planning Commission should even be looking at this. Kent Hyer, City Councilmember, said he understands the Planning Commissions concerns. He feels what has been proposed has been identified as the most appropriate way to collect fees and help with cost of new roads. He said the city hasn’t raised taxes. Brandon understands this is the first time the Planning Commission has received this information, but the City Attorney has requested the Planning Commission give their approval. He said in the future he will try to make sure the Planning Commission receives more information during the process.

Commissioner Grubb moved to send Resolution 19-15, Ordinance 19-11, Ordinance 19-12, and Resolution 19-16 to the City Council. Also, the Planning Commission suggested when the City Manager and City Engineer make recommendation of impact fees, they get City Council approval. Commissioner Walton seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted aye. The motion carried.

Commissioner Grubb requested the City Attorney review as to why this was sent to the Planning Commission.

Action on addition of Land Drain System in Harvest Park Phase 1: Commissioner Osborne stated this item was discussed in the work meeting with Mark Staples of Nilson Homes. Commissioner Walton suggested looking at the general plan and the high-water tables for this area.

Commissioner Grubb moved to approve the addition of a land drain system in Harvest Park Phase 1. Commissioner Johnson seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted aye. The motion carried.

PUBLIC COMMENTS: (None)

PLANNING COMMISSION COMMENTS:

Commissioner Johnson: Commissioner Johnson has put together a wetlands map which he sent to everybody. He discussed landslide potential maps. He also has maps and overlays for wind occurrences. He invited anyone to look at them.

Commissioner Pitts: Commissioner Pitts asked who oversees the Trail Committee. It was stated Mayor Sjoblom, Councilwoman Petty and Commissioner Johnson serve on the Trail Committee. Commissioner Johnson said the city did receive a grant to connect to the Bonneville Shoreline Trail.

Commissioner Osborne: Commissioner Osborne said he has received emails from Brent Poll concerning South Bench Drive. Brandon explained phase 1 of South Bench Drive. He said the city has requested grants. He and the City Manager would like to get a feasibility study concerning a possible connection to Layton City. Commissioner Osborne suggested the study include the 1900 East connection as well.

ADJOURNED: Commissioner Grubb moved to adjourn the Planning Commission meeting at 7:49 p.m. Commissioner Walton seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted yes. The motion carried.

APPROVED: _____ **Date**
Chairperson: Rob Osborne

Transcriber: Michelle Clark

Attest: Development Coordinator: Kimberli Guill

SOUTH WEBER CITY PLANNING COMMISSION MEETING WORK MEETING

DATE OF MEETING: 11 April 2019

TIME COMMENCED: 6:00 p.m.

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

PRESENT: COMMISSIONERS:

**Tim Grubb
Debi Pitts
Rob Osborne
Wes Johnson
Taylor Walton**

CITY ENGINEER:

Brandon Jones

CITY PLANNER:

Barry Burton

DEVELOPMENT COORDINATOR:

Kimberli Guill

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Mark Staples and Kent Hyer.

Approval of Consent Agenda

- **Minutes 14 March 2019**

Action on Site Plan- South Weber Drive Commercial- .6 acre at approx. 2562 E South Weber Drive (parcel 13-034-0044) by applicant Dan Murray: (No discussion on this item)

**Public Hearing Resolution 19-15: Amend Transportation Capital Facilities Plan
Public Hearing Ordinance 19-11: Amend City Code 11-6: Impact Fees
Public Hearing Ordinance 19-12: Enact City Code 11-6-7: Transportation impact Fees;
Adopt the Transportation Impact Fee Facilities Plan and Impact Fee Analysis and Levy the
Transportation Impact Fee.** Brandon sated the Transportation Capital Facilities Plan was completed July 2018, so part of this is amending South Bench Drive. He said the Transportation Impact Fee Facilities Plan is also required to be adopted so that fees are calculated. He said the Planning Commission is required to adopt them by ordinance. Brandon explained that the fee is based off of the number of trips. Commissioner Osborne said he has no clue on these types of items, and feels uncomfortable approving something like this. Commissioner Johnson feels the city should increase the water rates to match the city's growth. Kimberli explained the base rate for water use. Brandon said the part of the consolidated fee schedule is mainly the impact fee and not the entire consolidated fee schedule.

Action on Resolution 19-16: Amend the Transportation Impact Fee and Adopt the

Consolidated Fee Schedule. Commissioner Osborne asked why the Planning Commission is dealing with fees. Brandon Jones, City Engineer, said the City Attorney said his interpretation of the code requires approval from the Planning Commission. Commissioner Johnson asked if the Family Activity free fee is for Planning Commissioners as well.

Action on addition of Land Drain System in Harvest Park Phase 1: Mark Staples, of Nilson Homes, discussed the recent water level at Harvest Park and stated the water level is at 6 or 7 ft. He said a land drain system will need to be installed. He said there is a service road that runs by the posse grounds. He explained it will run along the secondary water line. Mark said apparently we need the city’s blessing. Brandon Jones stated overall it is better for the city if there is a land drain down there. He said nothing will guarantee, but if you don’t put in a land drain, the likelihood of issues is higher. Mark said the depth will be 7 to 7.5 ft. Brandon said the goal is to get the homes down in the ground enough that they aren’t poking up. Mark said each house will have a land drain. Brandon said it doesn’t diminish the city’s storm drain capacity. Brandon said this will be a completely enclosed system that will drain to the Weber River. He said it is in water in filter fabric and is clean. He said the City Attorney suggested this come before the Planning Commission and City Council for approval. Commissioner Osborne said he is good with this. Commissioner Walton suggested including this type of information in the general plan. Brandon feels the city staff addresses these types of concerns with each development.

Other Business:

ADJOURNED: 6:30 p.m.

APPROVED:

_____ **Date**

Chairperson: Rob Osborne

_____ **Transcriber: Michelle Clark**

Attest:

_____ **Development Coordinator: Kimberli Guill**

THOUGHTS ON GENERAL PLAN UPDATE

By Barry Burton 4.17.19

In our next General Plan review meeting we will be looking at Section 3: Land Use Goals and Projections. I would like to spend some time discussing Agriculture, Rural Character and open Space. Previously the Plan has had a focus on preserving agriculture and the character that lends to the community. It seems to me that perhaps preserving agriculture is an unrealistic goal as we experience parcel after parcel of agricultural land being converted to residential development. I would like your thoughts and comments on how we might preserve open space and what form that open space may take. Do we continue to rely on the AICUZ noise zone to help with that preservation? Do we want to continue to encourage large lot residential development?

In the Residential section, there are some recommendations that are in practice that we may be okay eliminating. In this section we also recommend offering density bonuses for some amenities such as trails, yet we really haven't been doing that. In reality, those density bonuses have not been achievable due to other requirements within the ordinance. How do we legally get those amenities we want?

Please skip over the sections dealing with Moderate Income Housing. We will deal with those at another meeting.

In the Industrial and Commercial Sections there some statements that are obviously out of date that will be corrected in the Plan update. The more important part of this discussion will be where do we really see commercial and industrial land uses occurring. It has become very apparent that we currently have a lot of parcels designated commercial that really aren't viable for that use. Some of them may be more viable as industrial, others may be better used as residential. I really want to spend some time going over the Projected Land Use Map looking at these commercial areas. Also, we need to consider what we would like to see happen in the gravel pits when they have reached the end of their life.

If time permits, we also need to review the Recreation, Institutional and Freeway Buffer Area Sections. The Recreation Section needs some numbers updated and I think we need to beef up the part dealing with the Weber River corridor. Are there recreation amenities that are missing in the community that we should be planning for? What and where? I realize the recreation discussion may require more time and pushed to another meeting.

The Freeway Buffer Section recommendations have not really been supported by the City Council. We have addressed most of the concern now with recent changes to the fencing ordinance. Is there anything else we should do here? Looking forward to good discussion.

PROPOSED AMENDMENTS TO THE SOUTH WEBER CODE
February 13, 2019

The production of a general plan or an update to one may seem like a very daunting task. I admit to having some of those feelings myself, but I firmly believe that if we set out a course and methodically proceed along that course, we can do the job in a timely manner and produce something that will be of real value to our community.

There are an unlimited number of ways we can proceed with the task and I would like to propose what I think will be one of the best for South Weber. I do this to promote some discussion with the Planning Commission about what you believe about how we accomplish our task. There is no one right way to do this and I am not adamant about this particular procedure.

The General Plan consists of four sections that are all text plus the maps. I would like to schedule monthly special Planning Commission meetings for the next 5 – 6 months where we can review the sections along with any proposed updates/changes in some detail. I propose the following schedule:

March – Send out all required notifications that the City intends to modify it’s general plan.

March – Planning Commission reviews the Master Goal along with Section 1, Existing Environment. Particular emphases needs to be placed on Noise Hazards, Accident Potential and HAFB Environmental Impact.

April – Planning Commission reviews Section 3, Land Use Goals and Projections. I think we may need to separate out the Moderate Income Housing Section and the Recreation/Trails Section for a separate review.

May – Planning Commission reviews Section 4, Transportation. Here we will be responding to the needs that changes in the land use recommendations may generate as well as potential changes due to UDOT plans and activities.

June – Planning Commission reviews Recreation/Trails and Moderate Income Housing sections. We will also need to discuss methods of public outreach.

July - Planning Commission and City Council meets to determine if all are agreement to proceed to public notifications and determine best ways to get the word out to residents. Planning Commission finalizes public outreach materials.

August – Public response period. This may include surveys, open houses, etc.

September – Staff and Planning Commission finalize draft Plan with City Council advise and after considering public response.

October – Official public hearing held by Planning Commission. This could be done at the regular PC meeting or, if desired, at a special meeting.

November – City Council presentation and adoption.

SECTION 3: LAND USE GOALS AND PROJECTIONS

This section discusses the various recognized major land use categories and various other important factors impacting the future of South Weber. Citizen recommendations and sound planning principles are integrated with physical and cultural constraints to project the most beneficial uses for the various areas of the community. In most instances, these recommendations are general in nature and will be subject to refinement by the City as proposed changes in land use or zoning are made.

AGRICULTURE, RURAL CHARACTER AND OPEN SPACE:

Agriculture, the foundation upon which South Weber was built, is still important to the community, but perhaps in a different way than it was originally. It would be difficult to say that agriculture is a thriving industry upon which many depend for their livelihood. It has become more important to the community as a whole for the character it provides, the lifestyle it promotes and the open space it preserves. It is this agricultural setting which is desirable to maintain. If the industry can survive, it will be a welcome part of the community. If it fails, other means must be used to preserve this valued land use.

One of the problems associated with the preservation of rural character/agriculture is that rural character is a community goal while the property creating this character is individually owned and it is by the individual's grace that the use is maintained. If the property owner and the community differ on what the use of the property should be, there is conflict. In order to find a solution to this problem, a legal middle ground must be found between the individual's desires for his/her property and the community's desires.

Open space is also a very important asset to the community. It may consist of agricultural lands but may be other types of land also. For the purposes of this plan, open space is defined as undeveloped land with few or no structures which provides residents with the ability to move about or view large outdoor areas, to experience nature, to retreat for a safe peaceful outdoor experience or which can be used for organized recreational activities. (See Recreation Section for more on this subject). Some of the valued open spaces within South Weber are the Weber River corridor, wooded and open areas along Interstate 84, the steep hillsides above and below the Davis and Weber Canal and the steep and wooded hillsides on the east side of the City adjacent to the National Forest lands.

Since it is beyond the City's capability to purchase property for the purpose of maintaining rural character or open space, other methods should be used. Some recommended methods are as follows:

1. The City can do little to assure the survival of agriculture as an industry but it should make every effort not to interfere with, or allow adjacent land uses to interfere with ongoing agricultural pursuits.
2. AICUZ noise zones of 75 Ldn or greater are areas where, generally, the State has purchased residential building rights. These areas are mostly agricultural in nature and represent the best hope of preserving some agriculture within the City. Though the State's easements allow some other types of development, these areas are mostly zoned for agriculture and are generally not suitable for commercial or industrial development. They should remain agricultural or in some form of open space.
3. Another method of encouraging very low density development is to provide cost incentives. In areas where natural grades are less than 5%, lot widths are 200 ft. or more and significant portions of the development have a gross density of one dwelling unit per 2 acres or less, curb, gutter and sidewalk should be eliminated.
4. It is felt that allowing development on private right-of-ways encourages the preservation of the agricultural character. Ordinances governing development on private right-of-ways should allow lots of 2 acres or larger and reduce the required right-of-way width where it is clear it will not be needed for a public street.

RESIDENTIAL:

The existing residential development pattern in South Weber is almost entirely single family type. The majority of that is found in subdivisions of 9,000 sq. ft. to 18,000 sq. ft. lots. The rest of the residential development has occurred along previously existing roads with lots ranging widely in size but most of which are 1/2 acre or larger.

This pattern of mostly single family residential development on moderate size lots is an acceptable and desirable trend to maintain, provided that some areas need to be preserved for open space and community character reasons. It would be beneficial to encourage variety in lot size and housing types.

By adopting zoning ordinances which regulate the density of dwellings rather than the lot size, more variety of lot size could be encouraged without any additional impacts to the City over the impacts more traditional development would bring. This method of land use regulation would also allow for the preservation of open space within more traditional developments. There should; however, in all cases be an absolute minimum lot size in any ordinances regulating residential land use to prevent difficulties arising from too little room for adequate off-street parking of vehicles, R.V.'s, etc. Large lots are acceptable, being in character with the community, but are not recommended unless they are large enough to pasture farm animals, one acre or more. Otherwise large lots tend to become too much of a burden to maintain and often become unsightly and a nuisance to surrounding neighbors.

It is also important to reserve adequate area for moderate income housing which may take the form of multi-family high density residential areas (See Moderate Income Housing Section). In order to accommodate multi-family dwellings and still meet goals for preserving open space, it may be necessary to increase the number of dwelling units allowed in each building. By increasing the number of units in a building the total area consumed by buildings would be reduced, thereby leaving more land available for recreation or other purposes.

In order to make some recommendations concerning dwelling unit density it is first necessary to define the density categories which will be used.

1. Very Low Density is considered to be any density of .85 dwelling units per gross acre or less.
2. Low Density is an area where the number of dwellings is .86 to 1.35 per gross acre.
3. Low-Moderate Density would be 1.36 to 1.75 dwelling units per gross acre.
4. Moderate Density is considered an area where the number of dwelling units per gross acre ranges from 1.76 to 2.6.
5. Moderate High Density (Patio Homes) is an area ranging in density from 2.61 to 6.0 units per acre.
6. High Density is an area in which the dwelling units number 6.1 to 13.00 units per acre.
7. Commercial Overlay Density is an area in which the dwelling units number 8-25 dwelling units per acre.

* Gross acreage is defined as all property within a defined area including lots, streets, parking areas, open space, and recreational uses. For the purposes of calculating new development densities, all area within the development boundaries will be included.

These dwelling densities have been incorporated into the color coded Projected Land Use Map (Map #2). These recommended dwelling unit densities are intended to be a guide and recommended densities for the given colored area; zoning requests or development approval requests for lower densities than that recommended are always acceptable in terms of their density. Densities greater than those contained on the

Projected Land Use Map may be granted in exchange for such amenities as trails, buffers, etc. as deemed in the best interest of the city. The Zoning Ordinance should be structured so that a particular residential zone corresponds with each of the density categories and the maximum density allowed within that zone falls within the range described above. The maximum density allowed in any zone would be exclusive of any density bonuses which may be offered as incentives to achieve listed goals of this plan.

High density residential areas have been purposefully spread out and kept small in nature so that associated impacts are reduced in any given area. These designations represent some areas which could be acceptable for high density housing if adequate protections or buffers to nearby lower density housing are incorporated in the development.

The Commercial Overlay Zone (C-O) is an area that allows multi-family development in conjunction with commercial development. These areas are suitable for mixed use development where the residential becomes an important component in the commercial project. Currently the City does not have any projects of this type. It is the desire of the community to create a mixed-use walkable area along South Weber Drive.

MODERATE INCOME HOUSING

In accordance with section 10-9a-403 Utah Code Annotated, South Weber is providing reasonable opportunities for a variety of housing including housing which would be considered moderate income housing. Moderate income housing is defined in the Utah Code as:

Housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located.

According to this definition, any dwelling occupied by an individual or family with income equal to or less than 80% of the median income of the county would qualify as moderate income housing, regardless of the circumstances under which the dwelling is occupied. For instance, it could be that the house was inherited and though valued at something far more than a family of moderate income could afford to purchase; it is nevertheless, occupied by a family whose income is below 80% of the regional median. That house, therefore, is a moderate income house by definition. The same could be said for homes that have been in the same ownership for a long time and for which the mortgage was established prior to many years of inflation and rising housing costs. The occupants might be able to afford what, if mortgaged today, would be far out of their financial reach.

In order to determine how many homes fall into the moderate income housing category, it would be necessary to determine the actual gross income of every

household in South Weber. This information; however, would not be of a great significance in the ability to provide moderate income housing as the information would not provide an adequate picture of the housing which can be purchased or rented today.

According to the U.S. Census Bureau, the 2012 median household income for South Weber City is \$85,133. Eighty percent of that median income is then \$68,106. Information extrapolated from the Utah Affordable Housing Manual indicates that a household with this income level could afford to purchase a dwelling which has a maximum purchase price of 3.1 times the annual income. In the case of South Weber that translates **to a maximum purchase price of \$211,128**. The same manual indicates that 27% of the monthly income could be spent on rent which would mean a **maximum monthly rent of \$1532**.

PRESERVING MODERATE INCOME HOUSING: There are primarily three areas in which South Weber can significantly affect the cost of housing.

1. Lot Size Requirements: The cost of land is one of the major factors affecting the cost of housing. Land prices along the Wasatch Front have increased dramatically in recent years with the resultant increase in housing costs. It is also true that the cost of developing large lot developments is high due to the extensive infrastructure that must be installed to serve it. Therefore the size of lots required by the city must have some effect on the cost of housing. Requiring large lots in all development would certainly make it less likely that moderate income housing would be developed within the City. Allowing all small lots and high density residential development, however goes contrary to other stated goals of this plan.

2. Zoning: The cost of housing is also affected by the zoning which not only regulates dwelling density, but it also controls the type of dwelling that can be built. Zones that allow multi-family dwellings help to reduce the cost of housing construction. South Weber has seven such zones. An inventory of zones which allow residential uses follows:

August 2014 Zoning Inventory

R-M	748 acres
R-LM	84 acres
R-L	291 acres
A	1187 acres
R-H	31 acres
C-O	91 acres

There are currently 291 acres which allow two-family dwelling development under some conditions. This R-L zone allows only 1.45 dwelling units per acre so it is not likely there will be a significant number of two-family dwellings.

The 31 acres of R-H zoning has resulted in 166 dwelling units so far that would be considered in the moderate income range. It is expected that another 100 moderate income apartments will be added soon. The C-O zone does not have any residential development to date, but has the potential to provide a number of affordable units for the City.

3. Impact Fees: The imposition of impact fees is another cost of building over which the City has control. These fees exist as a direct result of the impacts that development has on certain vital systems that the City is responsible to maintain in a state of efficiency. These systems such as the water system, storm drains, sewer system, roads and parks are just as necessary for residents living in moderate income housing as for those in more expensive housing. Furthermore the impacts of a moderate income house in these systems are comparable to those impacts of more expensive housing.

MODERATE INCOME HOUSING NEEDS: The exact number of moderate income housing units recommended for any community by the Utah Affordable Housing Manual depends on a number of variables. An analysis the existing housing and income situation using available information and come to some reasonable conclusions as to need.

Number of Dwelling Units 2013	1755
2013 Population	6525
Persons Per Household 2010	3.54
2005 Median Annual Household Income	\$85,133
2005 Moderate Annual Household Income	\$68,106

Once again by extrapolating from information contained in the Utah Affordable Housing Manual, we find that a household with this income level could afford a mortgage of approximately 3.1 times the annual income or could afford to spend 27% of their monthly income on rent.

Maximum Purchase Price	$\$68,106 \times 3.1 = \$211,128$
Maximum Monthly Rent	$\$68,106/12 = \$5,675 \times .27 = \$1,532$

There are a few older residences within the City that would fall under the maximum purchase price of a moderate income family. The City currently has two built out condominium project with prices that fall into that range.

The maximum monthly rent, however, points to rental units as the most attainable type of moderate income housing likely to be established in South Weber. There are currently 87 rental units in the City, 60 being in one apartment complex and the rest are basement type apartments. The City has recently approved zoning for a 100 unit apartment complex that is expected to be constructed in the next year. It is believed

that all rental units do, or will, qualify as moderate income housing. The 106 existing condominium units, along with the existing rental units comprise 11% of the housing in the City. Within a short time, the addition of another 100 rental units will bring that up to over 16% of South Weber's housing stock will be moderate income housing.

Recommendations: It is apparent that to meet demands for moderate income housing, as well as meet the recommendations of this Plan for open space and agricultural character of the community, multi-family residences will continue to be the primary type of housing in this price range. In addition the completed condominium units , there is the potential of expanding one of the existing R-H areas by 3.5 acres and the other by 1.5 acres. That could produce another 52 units in the future. This is in addition to the unknown potential for mixed-use zoning in the C-O zone to provide additional moderate income housing.

If the growth rate continues at an average rate of 3% over the next five years the population will reach 7,562. At the current number of people per household, this equates to 2,144 dwelling units. If the City acquires no more than the 170 currently existing multi-family units, they will still comprise 7.9% of the housing stock. If South Weber reaches its projected build out population of 12,814, the number of housing units at that time would be approximately 3,619. By that time we can expect that there would be 297 multi-family dwelling units or 8.2% of the total housing stock would be in the moderate income range. Bear in mind this count does not include any potential multi-family housing developed as in the C-O zone. By this estimate, South Weber can expect to carry its fair share of Moderate income housing for the region. It is recommended that South Weber continue to support the development of multifamily housing in the areas designated in this Plan.

INDUSTRIAL:

Current industrial uses are limited to the gravel mining operations. It is recognized that the resources extracted by the gravel pits are important to the health and growth of the area in and around South Weber. It is also recognized that these mining operations have caused negative impacts to the community. In an effort to provide residents with an outlet to submit their complaints as well as to aid in the documentation efforts of the City, residents can now submit an affidavit. Along with this, the City conducts weekly inspections of the gravel pit operations to ensure that dust is not becoming a nuisance, the decorative berm is maintained, and to ensure that the overall size of the gravel pit is not increasing beyond the scope of the original approved mining plan.

COMMERCIAL:

Existing commercial developments are very limited. The few businesses that were located next to Highway 89 have been removed to allow for the new interchange or for expansion of the highway. The small businesses that were in the commercial district near the center of town have gone out of business.

It is very important to the financial health of the City, as well as the Davis County School District, to encourage more commercial land uses to locate in South Weber. The City is striving to move forward with development that is both residential and commercial in nature, while at the same time, implementing guidelines that have an underlying thread of the rural character that has made up the city for years. Commercial development will be the gateway to be able to offer residents the goods and services they desire within their community.

New commercial development should be encouraged in the vicinity of the Highway 89/South Weber Drive interchange so that traffic has minimal impact to residents of the area. The land available for commercial development near the new interchange should be protected for commercial purposes and not allowed to develop in less beneficial ways. The City has rezoned all of the land shown on the Projected Land Use Map as commercial in the vicinity of the Hwy 89/South Weber Drive interchange, to the Commercial Highway zone as a method of protection. Commercial development in this area should be encouraged to be of the retail type to provide the maximum benefit to the City. All commercial development within this area shall follow the 2009 South Weber Drive Commercial Design Guidelines (Resolution 09-39).

Other commercial development of a limited area should be encouraged in the vicinity of the Interstate 84/475 East interchange. This should also be retail commercial and be oriented to the I-84 traveler and the local neighborhood. Care should be given to approval of such a business so that traffic does not impact the neighborhood. Commercial development in other areas of the community should be limited to the existing commercial zoned area. There may be one exception to this recommendation and that would be in the case of a proposal to convert a historic home to commercial use. This should be allowed if it is necessary to preserve the home, but not otherwise.

Care should be given to any commercial development adjacent to a residential or planned residential area. There should be a buffer between the two land uses which reduces the negative impacts of the commercial development as much as possible. Design standards for commercial development have been established to assure some compatibility and sense of community among various potential commercial enterprises. Every opportunity to improve "walkability" in South Weber should be taken. This would mean providing and connecting to proposed bike routes and trails (See Pedestrian Transportation Map #6). The street construction standard has also been modified to incorporate larger park strips for planting street trees as well as to provide a larger buffer between the street and sidewalk.

RECREATION:

Public recreation areas in South Weber are currently in an expansion mode. There are 31.38 acres of developed park in several locations. The City has also recently acquired an additional 30 acres in two different parcels for use as park. Total park space, when all these properties are developed, will be 61 acres. In addition to this park space, are six acres in the school grounds and the City owned Posse Grounds. The National Recreation and Parks Association recommends a total of 25 acres of open space per 1000 population as a standard. Ten acres of each 25 acres should be developed recreation areas. The rest of the acreage could be in stream corridor or other less developed open space. Following this standard, South Weber should have 65 acres of developed recreation space for the current population. When all park properties are developed, the City will only be 4 acres short of that recommendation. If the community reaches its projected population of 12,262, it should then have 123 acres developed for recreation.

The presence of the Weber River on the north boundary of the City presents an opportunity for a river recreation corridor reaching into Weber County and which would be of regional interest. The Wasatch National Forest to the east of town also presents abundant recreation possibilities which are important to residents of South Weber and many others.

Since the Weber River Recreation Corridor would be a regional type facility, it should not be the sole responsibility of the City to develop this facility. This river corridor should be protected as a very important recreational venue in South Weber and as important wildlife habitat. The City should make every effort to secure public access to and through this corridor. A related recommendation is that the City participate in and promote the development of a public parking and river access area at the north end of Cornia Dr. The city has already participated in the development of a river access point at the I -84 river crossing immediately west of the Hwy. 89 interchange. As development along the east bench area occurs, the City should make sure that public access to the National Forest is provided.

South Weber should become more bicycle friendly by considering adding bicycle lanes to all new roads. The possibility of a bicycle path along the Davis & Weber Canal should be explored. It may be possible to enter into a use agreement with the Canal Company removing liability from the Company and possibly making some improvements to their access road.

Other recommendations for recreation development are that public access from areas south of the canal be provided to the park on 2100 East St. north of the canal.

There are recommended locations on the Projected Land Use Map (Map #2), for recreational use. They are only intended to indicate that, due to existing or projected residential growth in the area, it would be a good location for some type of public recreation facilities. There may be other areas suitable for recreational uses which are not designated on the map. Designation of a property in the recreational category is not meant to limit the use of the property exclusively to recreational use but is indicative of a special recreational resource which needs protection or the resource may be lost. Other uses which are compatible with the development of the recreational resources will be considered on such properties.

INSTITUTIONAL:

The only real institutional issue South Weber is faced with concerns schools. Currently, South Weber Elementary School and the Highmark Charter School are the only schools in the community. The City should assist the School District in every way possible in locating any future school sites. This would help to assure the most advantageous site for both the District and the City.

FREEWAY BUFFER AREA:

Map #2, Projected Land Use, shows a buffer along both sides of Interstate 84 through a portion of the City. The intent of this buffer is to partially shield residents and businesses from the impacts of the freeway, to preserve native trees in the area and to improve the image of the City as seen from the interstate. It is hoped that sufficient buffering will alleviate the need for unsightly sound walls along the freeway. These buffer areas could consist of linear parkways or other open spaces with berms, low walls and sufficient plantings to mitigate noise from the freeway and reduce visual intrusion into private properties. These buffers could include trails or walkways or other recreational opportunities.

Projected Land Use Map #2 shows specific locations and information concerning projected land uses. Please note that there is no date proposed at which time these projections should be realized. It is felt that too many variables are involved in determining when these things will occur to make accurate predictions.