

SOUTH WEBER CITY PLANNING COMMISSION AGENDA

PUBLIC NOTICE is hereby given that the **Planning Commission of SOUTH WEBER CITY**, Utah, will meet in a **REGULAR** public meeting on **Thursday, July 11, 2019** at the **South Weber City Council Chambers, 1600 East South Weber Drive**, commencing at **6:30 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

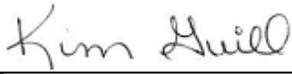
THE AGENDA FOR THE REGULAR MEETING IS AS FOLLOWS*:

1. Welcome, Pledge of Allegiance—Commissioner Grubb
2. Approval of Consent Agenda
 - a. Minutes 2019-06-13
3. Public Hearing and Action on Cobblestone Resort Short Term Rental Conditional Use Permit at 1923 E Canyon Drive, Parcel (13-184-0030)
4. Public Hearing and Action on Adam Braithwaite Short Term Rental Conditional Use Permit at 1936 E Cedar Bench Drive, Parcel (13-165-0050)
5. General Plan Update
6. Public Comments – Please keep public comments to 3 minutes or less per person
7. Planning Commissioner Comments (Grubb, Walton, Pitts, Johnson, Osborne)
8. 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

DATE: June 27, 2019



 KIMBERLI GULL DEVELOPMENT COORDINATOR

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, INDIVIDUALS NEEDING SPECIAL ACCOMMODATIONS DURING THIS MEETING SHOULD NOTIFY LISA SMITH, 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 WORK MEETING

DATE OF MEETING: 13 June 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: Ivan Ray, Blair Halverson, and Reid Smith.

Approval of Consent Agenda:

- **Minutes of 25 April 2019**
- **Minutes of 09 May 2019**

Public Hearing and Action on Keith Brumfield Conditional Use Permit at 291 W South Weber Drive, Parcel's (13-004-0043/13-005-0023) 15.88 Acres: Barry Burton, City Planner, said this property is an open field. He said Mr. Brumfield will mow down the hay field for an open area wedding. He reported that Mr. Brumfield is not required to have a portable restroom as he went to Davis County Health Department and they told him he wouldn't need one. Commissioner Grubb is concerned about not having a portable restroom and fire protection. Barry stated Mr. Brumfield does have UDOT approval to access from South Weber Drive. It was stated Mr. Brumfield will have a business license through the city. Commissioner Walton asked about the noise zone areas. Ivan Ray stated Rick Smith of Davis Weber Canal Company said he is worried about any construction or excavation. He said the hill slid in that area and there is a lot of water there. Commissioner Osborne said there shouldn't be any structures on the property.

Public Hearing and Action on Zone Change at approx. 1589 E South Weber Drive, 3.67 acres on Parcels (13-030-0003, 13-012-0057, 13-012-0061, 13-012-0074) from C, R-M & A to R-H by Developer Ray Creek LLC

Public Hearing and Action on Preliminary Approval on Ray’s Village Subdivision at approx. 1589 South Weber Drive 3.67 acres on Parcels (13-030-0003, 13-012-0057, 13-012-0061, 13-012-0074) by Developer Rob Edwards: Commissioner Grubb said this property is currently not zoned for high density. He said we are right in the middle of the city master plan review. He feels there should be some density but there shouldn’t be access from South Weber Drive. Brandon said he is concerned about the parking. Commissioner Osborne asked about the possibility of a development agreement.

Action on Development Agreement for The Lofts at Deer Run (Mixed Use) Subdivision at approximately 7870 S 2700 E. 3.29 acres on 7 Parcels by Sunset Development: Brandon Jones, City Engineer, said we want to limit the number of dwelling units to 74. Barry said parking is part of the development agreement because there is shared parking. Brandon said the agreement requires a designated parking stall per unit. The residential will be on the top and the commercial on the bottom of the building. He said the topography of this property is difficult.

General Plan Review: (No discussion on this item in the work meeting)

ADJOURNED: 6:30 p.m.

APPROVED:

_____ Date
Chairperson: Rob Osborne

Transcriber: Michelle Clark

Attest: _____
Development Coordinator: Kimberli Guill

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 13 June 2019

TIME COMMENCED: 6:35 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

ATTENDEES: Rebecca Reisbeck, Jennifer Lakman, Matt Hall, Mike Bastian, Jean Bambrough, Jacob Armada, Ciele Keller, Fred Cox, Kody Holker, Rob Edwards, Teresa Maass, Karr J. & Jackie West, Brett Dille, Dan & Cathy Bell, Jacob & Angie McReaken, Landy Ukena, Brooke Buchanan, Crystal Hansen, Kris Springer, Ken Heller, Ivan Ray, Reed Smith, DeAnn Hoggan, David Hoggan, Blair Halverson, Courtney Brown, Richard Peek, Melanie Schenck, Jed Schenck, Rod Westbroek, Ryan Mikesell, Candace Mikesell, Todd Glismann, Carolyn Glismann, Jayne Glismann, Melanie Butler, Trish Moakestand, Gary & Helen Schenck, Kenyon & Cathy Orme, Rebecca Marino, Maria Cruz, Kelly Mikesell, Alma Namazi, Victoria Christensen, Janna Bailey, Andy Bailey, and Rob Nilsson.

PLEDGE OF ALLEGIANCE: Commissioner Walton

APPROVAL OF CONSENT AGENDA

- **Minutes of 09 May 2019**
- **Minutes of 23 May 2019**

Commissioner Johnson moved to approve the minutes of 09 May 2019 as written. Commissioner Walton seconded the motion. Commissioners Osborne, Grubb, Johnson, Pitts, and Walton voted aye. Commissioner Pitts abstained. The motion carried.

Commissioner Johnson moved to approve the minutes of 23 May 2019 as written. Commissioner Walton seconded the motion. Commissioners Grubb, Johnson, Pitts, and Walton voted aye. Commissioner Osborne abstained. The motion carried.

DECLARATION OF CONFLICT OF INTEREST: (None)

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

******* PUBLIC HEARING *****
Public Hearing and Action on Keith Brumfield Conditional Use Permit at 291 W South Weber Drive, Parcel's (13-004-0043/13-005-0023) 15.88 Acres:**

Barry Burton, City Planner, stated Mr. Brumfield operates a 16-acre farm on the west end of town between South Weber Drive and the canal. The area where outdoor weddings would occur is near the canal and quite remote from any residences on South Weber Drive. There is only one existing building on the property; a small shed for storage of farm equipment and supplies. It will not be used for the wedding business. There is, simply, a beautiful outdoor area where the weddings would take place.

Barry explained the parking will take place on a mown hay field and there is ample space available. The road into the property has been improved to accommodate passenger cars and the intersection of that road with South Weber Drive has been improved to allow sufficient sight distance. He said the South Weber Fire Department has reviewed this.

Mr. Brumfield has received a letter from the Davis County Health Department indicating no restroom facilities are required and no permit is required from them. He has a UDOT access permit.

Commissioner Osborne asked for public comment.

Richard Peek, 174 W. South Weber Drive, is concerned about vehicles going up that road and doesn't feel there is adequate access. He said that road has always had problems for many years. He is concerned about a fire truck being able to access. Barry said the fire truck would go through a different access.

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

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

Commissioner Grubb said the road is dirt based. Barry said the road has recently been widened and road base. He said the road has been approved. Commissioner Grubb is concerned about the site distance on the curve. Barry said it would probably take quite a bit of excavation to

improve the curve. Commissioner Grubb said UDOT has given approval. He would suggest keeping the vegetation cleared and add a sign for limited site distance. He would also suggest requiring a portable restroom facility. He also suggested some type of requirement for fire protection. Commissioner Osborne would suggest this being a temporary conditional use permit and revisited in one year. Commissioner Grubb stated the Davis/Weber Canal Company does not want anyone accessing the canal. He suggested the possibility of signage not to exceed a certain boundary. Commissioner Walton asked about the sensitive land area. He said Operable Unit #4 is in the area.

Commissioner Grubb moved to approve the Keith Brumfield Conditional Use Permit at 291 W South Weber Drive, Parcel's (13-004-0043/13-005-0023) 15.88 Acres subject to the following:

- 1. Maintain the road going up to the property off of South Weber Drive with a stable surface.**
- 2. Fire approval for open flame events.**
- 3. Provide bathroom facility during the event.**
- 4. Clear vegetation along the hillside to help with the site distance on the curve.**
- 5. Add signage that would give warning of limited site distance as you exit the property.**
- 6. Add signage at top of property next to Davis/Weber Canal property to keep away.**
- 7. One year review from issuance of this conditional use permit.**

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

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

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

Public Hearing and Action on Zone Change at approx. 1589 E South Weber Drive, 3.67 acres on Parcels (13-030-0003, 13-012-0057, 13-012-0061, 13-012-0074) from C, R-M & A to R-H by Developer Ray Creek LLC: Commissioner Osborne stated there are two parts to this property. He said we are discussing the rezone first. He reminded individuals to state their name and address for the record and not repeat the comments.

Kody Holker, developer Ray Creek LLC, said this parcel is across the street from the city office. He said there are currently three zones. He said in the present zone he feels the property is not useable. He said there has not been enthusiasm for commercial. He feels the high density is the best use and is a diverse use in the city. He said this property does have developmental challenges.

Commissioner Osborne asked if there was any public comment.

Jacob McReaken, 1453 E. 7500 S. believes residential high density is not the best location for this property. He did submit a letter to the city. He asked how does approving this rezone accomplishes the master goal of the City Master Plan. He said the setbacks are 15' and there is no landscape. He said there has been no traffic study. He is concerned about the low visibility. The proposal doesn't address fencing. He said there are no internal sidewalks. He feels that is a safety hazard because there isn't an adequate place for children to play.

Jed Schenk, 1630 South Weber Drive, said he is concerned about that property. He has lived in this city for over 40 years. He said years ago everyone went to Ray's Market for gas and milk. He said South Weber has always been about being a community. He said if we continue to throw in more townhomes and high density, then it changes what this city is all about.

Rod Wesbroek, 7903 S. 2800 E., said Jed explained why each one of us moved here for the country charm. He served on the Planning Commission when the City Master Plan was reviewed. He said at that time it was evident that the citizens didn't want high density in this city. He is concerned about setting a precedent.

Candice Mikesome, 1670 E. South Weber Drive, read from the City Master Plan concerning the small-town charm of this city. She understands growth is inevitable. She then quoted from the city's newsletter where the Mayor addresses some of these concerns. She said if this is rezoned high density, there is concern for traffic build up.

Cicele Keller, 7506 S. Sandalwood Drive, she lives in the townhomes behind this property. She is concerned about safety for her children.

Courtney Brown, 1484 E. 7500 S., is concerned about everything being brand new. She said there is something unique about this city and if we change the look, it changes the city.

Todd Glismann, 1590 E. South Weber Drive, said he is concerned about the increase of traffic this rezone would allow. He feels that the city needs to work on getting tax revenue.

Trish Maxstead, 7451 S. Sandalwood Drive, she moved to South Weber City because of the country feel. She said the more city you bring into a small town, the more problems you are inviting. She likes the small town feel and she doesn't like how South Weber City is changing.

DeAnn Hoggan, 7701 S. 1650 E., she is concerned about the traffic issue on 1550 East. She feels this intersection can't support more growth.

Jana Bailey, 7460 S. 1475 E., said she has served on the community council for South Weber Elementary School and they have reviewed the safe routing plan. She said it is difficult to get the children safely to school because of the amount of traffic. She said these kids do not ride the bus but walk and ride their bikes.

Nicki Petersen, 1820 E. South Weber Drive, said she lives next to the Sun Ray Subdivision, in which the developers of this subdivision are interested in this rezone and developing this property. She said they discussed with this developer about putting in a vinyl fence. She said the developer has done nothing and she has cattle. She said there is an area where the developer has brought in so much fill and now part of our fence is a 3' fence. She said promises have been

made and the developer has not followed through with them. She stated if another development happens with this developer there will be more problems.

Kris Springer, 1640 E. Bateman Way, said this development will probably be a home owner's association (HOA). He said there are problems that come with an HOA's.

Barry Burton's memo of 5 June 2019 is as follows:

This proposal is to rezone 3.67 acres of land from the C and A zones to the R-H zone. This is the site of the old Ray's Valley Service and the adjacent Harold Ray property. It also includes the home site immediately west of the old store. The applicant, Ray Creek LLC, is seeking approval to build a 39-unit townhome development on the site.

Even though the property is currently mostly zoned C and is projected to stay that way in the current General Plan, this site has been discussed as part of our ongoing General Plan Update process. In those discussions, the Planning Commission determined that it would be proposing to change the designation to high density housing. This proposal is a little ahead of the General Plan process, but not out of character with discussed changes.

Recommendation: I recommend the PC recommend approval of the rezone request to the City Council based on expected changes to the General Plan. This project will also help us meet moderate income housing goals.

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

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

Commissioner Grubb stated every one of you has a right to take your piece of property with a dream and apply to the city, and rules need to be followed. He said we do review these applications. He said the Planning Commission has had discussions with what to do with this property, which it doesn't look as though commercial will continue to work there. He said the Planning Commission does understand the safety issues with South Weber Drive. He said there are so many items that would need to be discussed even if this property is rezoned. He discussed this rezone request being premature because the Planning Commission is currently reviewing the City Master Plan. He feels that just because it says it is high density, doesn't mean it can't have country charm.

Commissioner Osborne said as it sits today the City Master Plan identifies this area as commercial. He also feels we are getting a little bit ahead of ourselves. Commissioner Johnson said he moved to Utah in 1985 and looked at numerous communities in the area. He said South Weber City has openness for him to raise his family. He said since the Planning Commission is in the process of reviewing the City Master Plan public input is vital. He feels it is too early to make this rezone change at this time. Commissioner Pitts said her thoughts have already been voiced. Commissioner Grubb suggested the community stay involved with this process. Commissioner Osborne suggested tabling the rezone for six months until the City Master Plan is amended.

Commissioner Johnson moved to table the Zone Change at approx. 1589 E South Weber Drive, 3.67 acres on Parcels (13-030-0003, 13-012-0057, 13-012-0061, 13-012-0074) from C, R-M & A to R-H by Developer Ray Creek LLC until after the City Master Plan is updated. Commissioner Grubb seconded the motion. Commissioners Osborne, Grubb, Johnson, Pitts, and Walton voted aye. The motion carried.

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

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

Public Hearing and Action on Preliminary Approval on Ray's Village Subdivision at approx. 1589 South Weber Drive 3.67 acres on Parcels (13-030-0003, 13-012-0057, 13-012-0061, 13-012-0074) by Developer Rob Edwards:

Kody Holker said he has looked at how to make the community better, and he has not been successful with commercial development. He said it is not reasonable to have three zones on this parcel. He has explored a city center but it doesn't make sense to bring more traffic. He said the City Engineer holds us to the highest standards and we have met those standards. He has worked with the City Planner every step of the way. He said to attract a lender it has to be feasible. He said the proper zone is not commercial.

Commissioner Osborne said the cell phone tower should probably be a separate piece. Rob Edwards said the cell phone tower will be part of the CC&R's. Barry said that was discussed in the Sketch Plan Meeting.

Candace Mikesell, 1671 E. South Weber Drive, said she is sorry but this is the first time the public has seen this plan.

Kris Springer, 1640 E. Bateman Way, said he moved to South Weber City in 2001. He said there are 68 high density townhomes right now behind this property. He said we were told we needed 4 acres of green space. He said there are also 15 homes with yards. He said this proposed development has no green space.

Todd Glismann, 1590 E. South Weber Drive, asked how the utilities will be rerouted. Barry said there will be easements required. He is concerned about the EMF's that a cell tower puts off. He isn't sure that is something we want in the middle of a residential community. He is also concerned about snow removal.

Kenyon Orme, 1601 E. Sandalwood, said he sent an email to the city. He wants to make sure items in that email are considered. He heard about this hearing through social media.

Jed Schenck, 1639 E. South Weber Drive, said he thinks nice residential homes would be good for that property.

Becky Marino 1585 E. Sandalwood Drive said all the green space in our HOA is not available for a new townhome green space. She would ask for a fence because they don't have any right to use the Sandalwood Subdivision green space.

Rob Nilsson, 7218 S. 1700 E., said South Weber City is not Ogden or Layton. He said we don't want these developers coming in here. He said maybe we just don't want to be developed. He said we don't need outside influence.

Todd Glismann, 1590 E. South Weber Drive, suggested the city purchase that property and put in a memorial park. He said it will give more park space. This will allow for families to have picnics and sit and watch the parade.

Barry Burton's memo of 5 June 2019 is as follows:

General: The project would put 39 townhome units on 3.67 acres for 10.6 units/acre. There would also be a separate parcel within the project for the existing cell phone tower. The City's well and associated property is not part of the project.

Layout: The project is split into two phases in two, more or less triangular pieces of the site. There would be an interior private road going through the project with an access onto South Weber Drive at the east end and an access onto 1550 East on the west end. The layout seems to provide reasonable access to all units as well as emergency vehicles and should minimize friction with South Weber Drive traffic. No units will front on South Weber Drive.

Staff asked for and received a revised plan that kept the detention basins out of the tier 1 protection area for the City well. The open space exceeds the 30% requirement. There is a main waterline and a sewer line that traverse the site as well as a communications cable. These utilities are showing adequate easement protection.

There is an overhead powerline going through the site that appears to be going over the top of four or five of the units. We will need to make sure there is adequate separation from the buildings to those lines.

Architecture: We don't have a lot of information about the architecture at this point. All we have are some floor plan schematics. This is something we can address at final approval.

Recommendation: I recommend approval of the Preliminary Plan with the condition that the rezone be approved by the City Council and provided there is adequate separation between the powerlines and the buildings.

Brandon Jones memo of 6 June 2019 is as follows:

Our office has completed a review of the Preliminary Plans for the Ray’s Village Development, dated May 30, 2019. We recommend approval subject to the property being rezoned and the following items being addressed prior to approval from the City Council. Some items are mentioned for information purposes only.

GENERAL

1. Design plans need to be submitted to the South Weber Water Improvement District and an approval letter provided indicating that the improvement plans meet their requirements.
2. The South Weber Fire Department needs to review and provide documentation that the proposed development meets fire code.
3. A full geotechnical report must be provided, and all recommendations complied with.
4. The subject property currently has two access points on South Weber Drive (SR-60). Since the location and use of the access point is changing significantly, the Developer must receive the required Access Permit from UDOT.
5. The City is responsible for protecting their culinary water well from any potential contamination sources (PCS’s). The State requires that all Public Water Systems provide a Drinking Water Source Protection Plan (DWSP) in accordance with Utah Administrative Code, Rule R309-600 for all of their water sources. The DWSP prepared for the South Weber Well is dated October 2015. The Plan identifies 4 different protection zones. Each zone has different restrictions. The proposed development has ground affecting Zone 1 and Zone 2. These are the most critical zones, as they are closest in proximity to the well and have the highest potential contamination risks.

In Section 6, Table 6-1 identifies the four different protection zones, a list of PCS’s and their associated restrictions per zone. Based on this table, there are 2 PCS’s that ought to be addressed (on following page):

Potential Contamination Sources (PCS’s)	Protection Zones		
	1	2	3 & 4
Residential pesticide / herbicide / fertilizer	Prohibited	Allowed	Allowed
Detention / retention basin	Prohibited	Restricted	Allowed

PLAT

6. Addresses for the development will be provided by our office.
7. The interior road needs to be given a name and labeled as a "Private Road."
8. The DWSP Zones 1 and 2 should be shown and labeled accordingly. Restriction language should be included.
9. Utility easements will need to be provided and clearly labeled for all existing and proposed utilities. For existing utilities, a signature block will need to be provided as an acknowledgement of the easement shown on the plat.
10. Although private ownership is being shown all the way to boundary line, the structures will need to comply with all setbacks (30' front, 30' rear, 10' side, 20' side adjacent to a street).
11. The section of 1550 East adjacent to this development is owned by South Weber City, but not dedicated as ROW. We would recommend having that parcel included with the plat and dedicated as ROW. This means that the City will need to sign the plat as an owner in addition to their traditional signature blocks
12. The property line on the south west corner adjacent to 1550 East is offset from the ROW line to the south. A small portion of property should be dedicated to the ROW to clean up this line. This is also needed in order to provide ROW for the sidewalk (see item #18).

IMPROVEMENT PLANS

13. The 24" storm drain on the west being re-routed does not need to be contained within the subdivision boundary. It can be placed in the adjacent city parcel or the road.
14. All storm water must be kept on site and drained through the proposed detention basins. The ground must be graded or additional inlet boxes provided so that no storm water drains onto adjacent property.
15. The material type and location of fencing needs to be specifically called out.
 - a. There should be a fence between the Subdivision and the Reisbeck property. However, this will put the fence in the waterline easement, running parallel to the waterline. There are also patio fences showing into the waterline easement, restricting the access to the waterline. Public Works needs to clarify what will work for them in this situation.
16. All waterlines must be DIP cl-51 poly-wrapped.
17. All water services are a minimum of 1" (not ¾").
18. A city standard sidewalk needs to be provided along 1550 East. We would recommend that it be located against the back of curb (6' wide), as it appears there is not enough room for a parkstrip without dedicating more property to the ROW. Any curb and gutter not in good condition or settled will need to be replaced prior to the sidewalk being installed.
19. A Landscape Plan will need to be provided.
20. All provisions required in City Code 10-5C-10: Special Conditions, must be met.

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

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

Commissioner Grubb said there are a number of items that have been noted that need to be looked at. He said having the proper setbacks, high number of units, small garages, safety issues with connecting to busy roads, lack of open space etc. He apologized that the developer has gotten this far when we are still in the middle of reviewing the City Master Plan.

Commissioner Grubb moved to table the Preliminary Approval on Ray's Village Subdivision at approx. 1589 South Weber Drive 3.67 acres on Parcels (13-030-0003, 13-012-0057, 13-012-0061, 13-012-0074) by Developer Rob Edwards until the City Master Plan is

amended. Also, to include to allow for another public hearing. Commissioner Johnson seconded the motion. Commissioners Osborne, Grubb, Johnson, Pitts, and Walton voted aye. The motion carried.

Commissioner Johnson said the City Master Plan will have public input prior to the six month completion. It was estimated this will be in September. Commissioner Osborne said an open house will be held and information put on the city website for public comments.

Action on Development Agreement for The Lofts at Deer Run (Mixed Use) Subdivision at approximately 7870 S 2700 E. 3.29 acres on 7 Parcels by Sunset Development: Joseph Cook, of Deer Run Investments LLC, stated the agreement needs to be amended to Deer Run Investments LLC. He then discussed paragraph 3 and suggested approving based on exhibit A. He said paragraph 5 concerning the sewer capacity, there is presently capacity and we would like to see it included in paragraph 5 that it is available now. Barry said technically, the capacity is not there now, but practically it is there. He said to meet the State statute we are not there, but by next year we should be able to. He said factually we don't have the legal capacity. He said Brandon is stating the capacity does not meet State statute and the city is working on that. Barry said building permits will be issued and occupancy granted once impact fees are paid. Ivan Ray said Davis/Weber Canal Company lined the canal and there are casings. Barry said we can add that sewer will not impede those things taking place.

Barry discussed paragraph 6. Commissioner Osborne suggested a certain percentage of commercial filled before the city approves residential spots. He would like to see that added to the development agreement. Commissioner Grubb said the Planning Commission is trying to make sure the commercial space is filled. Joseph suggested creating an incentive zone. Commissioner Grubb said we may need to look at phasing. Barry suggested looking at phasing with the first phase being the commercial and residential facing the frontage road first. Commissioner Osborne is concerned about the commercial going black. Joseph said at some point the demand and supply will meet together and that is where we will find tenants. Commissioner Walton said without the commercial piece the economic vitality doesn't exist. Fred Cox, architect on the project, said the entire length of this development on the bottom is commercial. Barry said the type of commercial will be service oriented. Joseph said he can't guarantee he will sale residential much less commercial, but he does have incentive. Commissioner Osborne said the city needs to make sure this fits into the community that we want it to be. Barry said but you can't guarantee. Commissioner Osborne said the whole creation of that zone is to make sure we have commercial. Joseph said he has more incentive than the city does to have a nice project.

Barry discussed amendments to development agreement paragraph 3, paragraph 5, paragraph 6, and removing item #12. **(SEE ATTACHED DEVELOPMENT AGREEMENT)**

Commissioner Grubb moved to recommend to the City Council the approval of the Development Agreement with the amendments for The Lofts at Deer Run (Mixed Use) Subdivision at approximately 7870 S 2700 E. 3.29 acres on 7 Parcels by Sunset Development. Commissioner Walton seconded the motion. Commissioners Osborne, Grubb, Johnson, Pitts, and Walton voted aye. The motion carried

General Plan Review

Barry Burton, City Planner, stated Mayor Sjoblom would very much like us to consider another connection into Uintah across the river and I-84 on the east end of the City. Commissioner Grubb said we need to master plan towards something. The Planning Commission agreed.

Barry said the Mayor also suggested we consider a footbridge across the canal where two City parks are on either side at approximately 2100 East 8100 South. This could be included in the Active Transportation Section. The Planning Commission felt this was a good idea.

Barry said do we want to take another look at the one remaining Agricultural designated area on the west end above South Weber Drive. Do we want to keep it as an agricultural designation or is there something else that would be more appropriate? Also, Barry stated we need to look at the vehicle transportation plan in this area. It seems that with South Bench Drive in the picture, we need to make some revisions in this area. The Planning Commission suggested designating it low moderate density residential.

Barry discussed South Weber Population Projections and reviewed the census figures and information from the Gardner Policy Institute at the University of Utah. He said census tells us 3.48 people per household in South Weber City. He said the Gardner Policy is 4.24 people per household. He said depending on which figure he uses; it changes the number of build out. He said at 3.48 the total build out is 12,265. He said we are seeing higher density, but smaller household sizes. He said when it comes to the Moderate-Income Housing Plan the State recommends using the Gardner Policy Institute figures. He has projected 722 dwelling units, and 702 dwelling units proposed or approved.

Barry asked the Planning Commission how they would like the residents to receive notice of and opportunity for input into the proposed Plan update. We have the online map with potential to allow public comments, but how do we get the word out about that. It was stated a table at Country Fair Days, social media, open house, and a notice with the utility bill.

PLANNING COMMISSION ITEMS:

Commissioner Walton: He received an email from Layton City concerning land use study regarding Hill Air Force Base.

Commissioner Pitts: She suggested the city keep an eye on the developers of the Sun Ray Subdivision. Commissioner Pitts said she volunteered to serve on the trails committee.

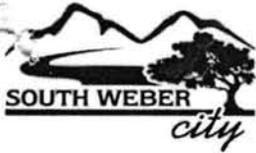
Commissioner Osborne: The next Planning Commission will be 11 July 2019.

ADJOURNED: Commissioner Johnson moved to adjourn the Planning Commission meeting at 9:47 p.m. Commissioner Pitts seconded the motion. Commissioners Osborne, Grubb, Johnson, Pitts, and Walton voted yes. The motion carried.

APPROVED: _____ Date
Chairperson: Rob Osborne

Transcriber: Michelle Clark

Attest: Development Coordinator: Kimberli Guill



APPLICATION PROCESS: Please submit all requested items and answer all questions as completely as possible, omissions may delay processing. If there are any questions, contact the City Office at (801) 479-3177 4:30

Wm

Application with fees (fees listed on Conditional Use Application) (cash or check)

Wm

Copy of the recorded plat showing subject property (clearly marked) and all properties within 300 feet (front, back and sides). This information is available at the Davis County Recorder's Office.

Wm

One set of labels with names and mailing addresses of all property owners within 300 feet of the outer boundary of subject property. Including "Or current resident" is recommended. Names are available at Davis County Assessor's Office. Allow 2 days for processing. The Assessor can also provide the labels for an additional fee.

Wm

A list of the above names and addresses.

Wm

Register Business with the State of Utah (provide # on Business License Application)

Wm

Obtain a Utah State Sales Tax Id Number (provide # on Business License Application)

Wm

Completed South Weber City Business License Application (License will be issued after Conditional Use Permit is granted).

Wm

Agree to ensure that no more than one short-term or vacation rental agreement per Dwelling unit is in use at any one time.

19

Office Use Only

CU: _____

Max Occupancy: _____ Approved or Denied (circle one) Date: _____

Fire Inspection Completion Date: _____ Approved or Denied (circle one)

[Conditional Use Fee: \$200] [Business License Fee: \$50] [Fire Inspection Fee: \$40]

Total Fee: \$290 Receipt# 10.026073 Date Paid: 6/17/2019

Short Term Rental

Conditional Use Application

Property Owner: Wona Mei / Shiozaki ^{Dustin} Owner Email: Woloken@yahoo.com
 Full Mailing Address: 13606 S. 2200 W. Riverain, UT 84065
 Daytime Phone: 801-706-1225 Nighttime Phone: 801-706-1225
 Property Address: 1923 E. Canyon Dr. S. Weber, UT. 84405
 Is Property to be Owner Occupied: NO {If "NO" fill out Local Responsible Party Lines Below}
 Local Responsible Party: Wona Mei Local Party Email: Woloken@yahoo.com
 Local Responsible Party Mailing Address: 13606 S. 2200 W. Riverain, UT 84065
 Local Party Daytime Phone: 801-706-1225 Nighttime Phone: 801-706-1225
 Proposed Use: Short Term Rental Parcel Number(s): 13-184-0030
 Total Acres: 1.74 Current Zone: Residential Surrounding Land Uses: None
 Business Name (if applicable): Cobblestone Resort
 Anticipated # of Employees: 4 Anticipated # of Customers (Daily): it varies daily
 Hours of Operation: 40 hrs / wk Days of Operation: 7 days / wk
 # of Bedrooms: 4 # of Parking Stalls: 8 # of Smoke Detectors: 4
 # of Carbon Monoxide Detectors: 1 # of Fire Extinguishers: 1

APPLICANT'S AFFIDAVIT

State of Utah)
County of _____)

I, Won Ae Mier, the sole owner or Authorized Agent of the Owner of the property involved in this application, swear the statements and answers contained herein, in the attached plans, and other exhibits, and that the statements and information above referred to are in all respects true and correct to the best of my knowledge and belief. By signing below, I am agreeing to abide by ALL terms and conditions set forth in: **South Weber City Code Chapter 10.18 Enacting Regulations Pertaining to Short-Term or Vacation Rentals.**

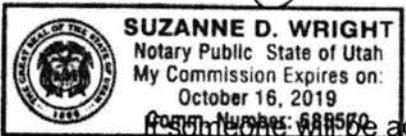
I do also hereby give permission to South Weber City to place a city "public notice" sign on the property contained in this application for public notification of the conditional use application and to enter the property to conduct any inspections related to this application.

Date 5/24/2019 Owner or Agent's Signature Won Ae Mier

Subscribed and sworn to before me on May 24, 2019 State of Utah

Notary Public Suzanne D. Wright

County of Davis
On this 24 day of May, 2019, Won Ae Mier personally appeared before me, who is personally known to me, whose identity I verified on the basis of Utah Driver License whose identity I verified on the oath/affirmation of _____ a credible witness, to be the signer of the foregoing document, and he/she acknowledged that he/she signed it.
Suzanne D. Wright
Notary Public
My Commission Expires: 10-16-2019



If someone will be acting on behalf of the owner, fill out the information below.

AGENT AUTHORIZATION

State of Utah)
County of _____)

I, _____, the sole owner(s) of the real property in this application hereby appoint _____ as my agent with regard to this application and authorize said agent to appear on my behalf before any city commission, board or council considering this application.

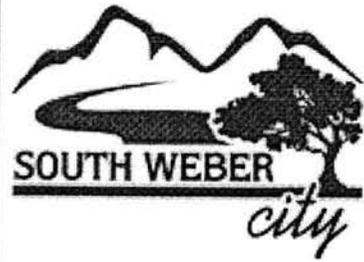
Date _____ Owner's Signature _____

Subscribed and sworn to before me on _____

Notary Public _____

For Office Use Only

Application/License #: _____
Approved By: _____ Date: _____
License Fee: \$ _____ Receipt #: _____
Fire Inspection Fee: \$ _____ Receipt #: _____
Initial Fire Inspection: _____ Next: Annually Every 3 years



BUSINESS LICENSE APPLICATION

Type of Business: (Check One)
 Home Occupation with Onsite Patrons/Employees
 Home Occupation without Onsite Patrons/Employees
 Construction
 Group Home
 Commercial
 Mobile
Temporary From: _____ To: _____
(Not to exceed 90 days)
 Occupation Not Expressly Identified
Alcoholic Beverage License Type: NA

Applicant

Name: Won Ae L. Mier
Mailing Address: 13606 S. 2200 W.
City/State/Zip: Riverton, UT 84065
Phone: _____
Email: woloken@yahoo.com

Best Way/Preferred Method of Contact:

Email Phone Fax Mail

Business

Name: Cobblestone Resort, LLC
Brief Description: We will be operating Airbnb out of our home
Owner's Name: Won Ae L. Mier
State License #: 83-1811200
Entity #: 10975492-0163
State Sales & Use Tax #: 20-8421151
Federal ID#: _____
Address: 1923 E. Canyon Dr.
City/State/Zip: S. Weber, UT 84405
Parcel #: 13-184-0030 Zone: _____
Phone: 801-706-1225 Fax: _____
Email: woloken@yahoo.com
Emergency Contact: Dustin Shozaki _____
Name Phone

Home Occupations Only:

Does this business require a Conditional Use Permit? Yes No If yes, date of approval: _____

Square Footage of Business: 3,000 Total Square Footage of Residence (if applicable): 3,000
home occupation cannot exceed 15% of residence. storage cannot exceed 50% of business

Will this business include a part-time employee (other than applicant)? Yes No

> If yes, is the employee a bona fide resident of the dwelling? Yes No
o If no, Planning Commission approval required

> Number of hours part-time employee will work: 10 hrs/week

Will a sign be used to advertise business? Yes No
(If yes, attach sketch showing design, size, and location of sign, see Ordinance 10-9-4B)

To be completed and signed by Applicant

APPLICANT AFFIDAVIT

State of Utah)
County of SLC)

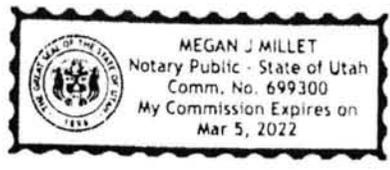
I (We) Won Ae Mar, being duly sworn, depose and say I (we) am (are) the sole owner(s)/
Property Owner(s) or Agent
agent of the owner(s), of the property involved in this application, to wit, 1923 E. Canyon Dr
Property Address S. Weber

South Weber, Utah, and that the statements and answers contained herein, in the attached plans, and other exhibits, 84405
thoroughly and to the best of my ability, present the argument in behalf of the application. Also, all statements and
information are in all respects true and correct, to the best of my knowledge and belief; and in consideration of obtaining
this permit, I have read and agree to all conditions set forth in Title 3, Business & License Regulations, of the South
Weber City Code.

Dated this 24th day of May, 2019.

Signed: Won Ae Mar Applicant (Property Owner or Agent) _____ Applicant (Property Owner or Agent)

Subscribed and Sworn before me this 24 day of May, 2019.



Notary Public: Megan J. Millet

To be completed and signed by Property Owner if not Applicant

AGENT AUTHORIZATION

State of Utah)
County of _____)

I (We) _____, the sole owner(s) of the real property located at
Property Owner(s)
_____, South Weber City, Utah, do hereby appoint _____,
Property Address

as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and to
appear on my (our) behalf before any city boards considering this application.

Dated this _____ day of _____, _____.

Signed: _____ Property Owner _____ Property Owner

Subscribed and Sworn before me this _____ day of _____, 20____.

Notary Public: _____

NOTE: If a secondary agent authorization is needed, such as an apartment manager, two agent authorizations will be required. You may copy this page for this purpose or obtain another form at the City office.

Return to South Weber City with Application

ASSESSOR'S USE ONLY

DIST _____ ACCOUNT # _____ PARCEL _____ AREA _____

DAVIS COUNTY ASSESSOR
NEW BUSINESS INFORMATION RECORD
PHONE (801)451-3249 FAX (801)451-3134

BUSINESS NAME: Cobblestone Resort, LLC

MAILING ADDRESS 1923 E. Canyon Dr,
S. Weber, UT 84405

BUSINESS LOCATION: 1923 E. Canyon Dr,

BUSINESS LICENSE #: 83-181200 NATURE OF BUSINESS: Hospitality

FEDERAL TAX ID # (NO SOCIAL SECURITY #): _____

PHONE NUMBER: 801-706-1225 DATE OPENED: 10/2018

TYPE OF BUSINESS (CHECK ONE):

_____ SOLE PROP. _____ PARTNERSHIP _____ CORPORATION L.L.C

STATE THE VALUE OF PERSONAL PROPERTY USED IN YOUR BUSINESS: \$ 550,000
(DO NOT INCLUDE INVENTORY FOR SALE)

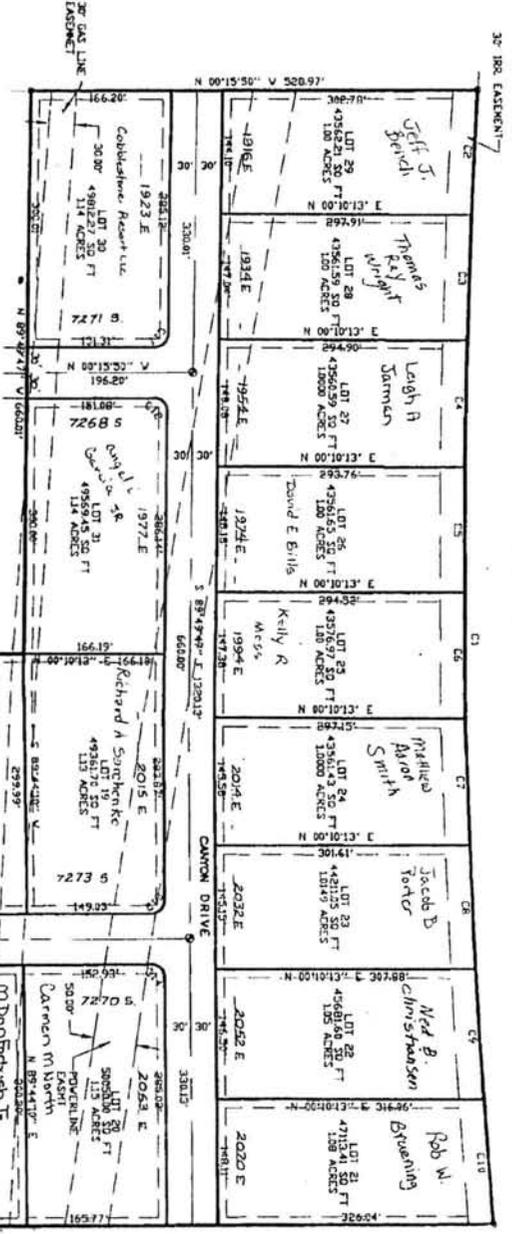
OWNER OR REGISTERED AGENT: WomAe Mier, Dustin Shirozaki

OWNER/AGENT ADDRESS: 13606 S. 2200 W,
Riverton, UT 84065

STAMP

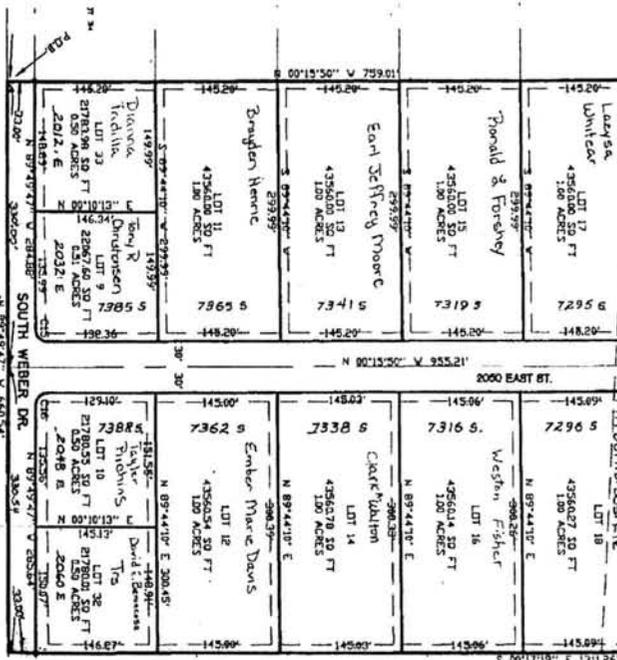
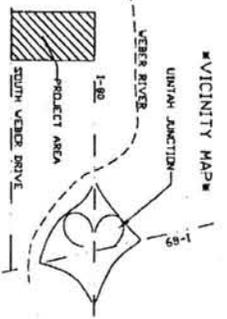
PLEASE RETURN THIS FORM WITHIN TEN DAYS TO:
DAVIS COUNTY ASSESSOR
PERSONAL PROPERTY DIVISION
P.O. BOX 618
FARMINGTON, UT 84025-0618

PLEASANT VALLEY PARK SUBDIVISION PLAT B
 LOCATED IN THE SW 1/4 SECTION 26, T5N, R1W, S1B and M
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH
 APRIL 1997



CLERK DATA

LOT	OWNER	ACRES	AREA	PERCENT
9	Jeff J. Smith	1.00	43562.30	1.00
10	Thomas Kelly	1.00	43562.30	1.00
11	Leigh A. Sammen	1.00	43562.30	1.00
12	David E. Ellis	1.00	43562.30	1.00
13	Kelly R. Mess	1.00	43562.30	1.00
14	Richard A. Sorenke	1.00	43562.30	1.00
15	Lacya Whitaker	1.00	43562.30	1.00
16	Donald & Forestry	1.00	43562.30	1.00
17	Earl Jeffrey Moore	1.00	43562.30	1.00
18	Douglas Herne	1.00	43562.30	1.00
19	Tom R. Dirksen	1.00	43562.30	1.00
20	Jacobo D. Yonck	1.00	43562.30	1.00
21	Ned B. Christensen	1.00	43562.30	1.00
22	Rob W. Brynning	1.00	43562.30	1.00
23	M. Don Farquhar	1.00	43562.30	1.00
24	Weston Fisher	1.00	43562.30	1.00
25	Embur Mae Davis	1.00	43562.30	1.00



SUBDIVISION: PLEASANT VALLEY PARK PLAT B
 CITY: SOUTH WEBER LOTS: 9-33

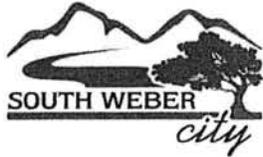
SCALE: 1" = 100'

PRELIM 13-184
 LAST #

LANDMARK SURVEYING
 A COMPLETE SURVEYING SERVICE
 1000 WEST 1000 SOUTH ST. SALT LAKE CITY, UTAH 84143
 PHONE: 531-4411

0 = SET 5/8" X 3/4" LEADLINE MARKER
 W/C/D STAMPED 107504
 @ = SET MONUMENT

SW 1/4 SECTION 26 T5N R1W
 SALT LAKE MERIDIAN
 DAVIS COUNTY UTAH
 P 8-28-97



APPLICATION PROCESS: Please submit all requested items and answer all questions as completely as possible, omissions may delay processing. If there are any questions, contact the City Office at (801) 479-3177.

- Application with fees (fees listed on Conditional Use Application) (cash or check)
- Copy of the recorded plat showing subject property (clearly marked) and all properties within 300 feet (front, back and sides). This information is available at the Davis County Recorder's Office.
- One set of labels with names and mailing addresses of all property owners within 300 feet of the outer boundary of subject property. Including "Or current resident" is recommended. Names are available at Davis County Assessor's Office. Allow 2 days for processing. The Assessor can also provide the labels for an additional fee.
- A list of the above names and addresses.
- Register Business with the State of Utah (provide # on Business License Application)
- Obtain a Utah State Sales Tax Id Number (provide # on Business License Application) *In progress*
- Completed South Weber City Business License Application (License will be issued after Conditional Use Permit is granted).
- Agree to ensure that no more than one short-term or vacation rental agreement per Dwelling unit is in use at any one time.

Office Use Only CU: _____
Max Occupancy: _____ Approved or Denied (circle one) Date: _____
Fire Inspection Completion Date: 6/10/2019 **Approved** or Denied (circle one)
[Conditional Use Fee: \$200] [Business License Fee: \$50] [Fire Inspection Fee: \$40]
Total Fee: \$290 Receipt# 13.084018 Date Paid: 6/5/2019

Short Term Rental Conditional Use Application

Property Owner: Adam Braithwaite Owner Email: adam.m.braithwaite.mil@mail
Full Mailing Address: 1936 Cedar Bench Dr. South Weber, UT 84405 ^{mil}
Daytime Phone: 801-898-9849 Nighttime Phone: Same
Property Address: Same as mailing
Is Property to be Owner Occupied: NO {If "NO" fill out Local Responsible Party Lines Below}
Local Responsible Party: Carol Braithwaite Local Party Email: Carol.Braithwaite@Hotmail.com
Local Responsible Party Mailing Address: 40 W 700 S #B payson, UT 84651
Local Party Daytime Phone: 801-623-9738 Nighttime Phone: Same
Proposed Use: Short Term Rental Parcel Number(s): 131650050
Total Acres: .29 Current Zone: _____ Surrounding Land Uses: Residential
Business Name (if applicable): sole proprietor / NA
Anticipated # of Employees: _____ Anticipated # of Customers (Daily): _____
Hours of Operation: 24 hrs Days of Operation: Sunday - Saturday
of Bedrooms: 5 # of Parking Stalls: 6 # of Smoke Detectors: 87
of Carbon Monoxide Detectors: 2 # of Fire Extinguishers: 2

APPLICANT'S AFFIDAVIT

State of Utah)
County of Davis)

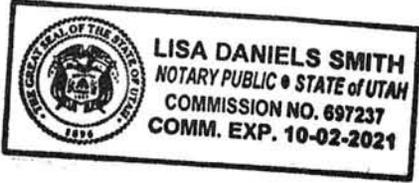
I, Adam Michael Braithwaite, the sole owner or Authorized Agent of the Owner of the property involved in this application, swear the statements and answers contained herein, in the attached plans, and other exhibits, and that the statements and information above referred to are in all respects true and correct to the best of my knowledge and belief. By signing below, I am agreeing to abide by ALL terms and conditions set forth in: **South Weber City Code Chapter 10.18 Enacting Regulations Pertaining to Short-Term or Vacation Rentals.**

I do also hereby give permission to South Weber City to place a city "public notice" sign on the property contained in this application for public notification of the conditional use application and to enter the property to conduct any inspections related to this application.

Date 05 June 2019 Owner or Agent's Signature [Signature]

Subscribed and sworn to before me on 6/5/19

Notary Public [Signature]



If someone will be acting on behalf of the owner, fill out the information below.

AGENT AUTHORIZATION

State of Utah)
County of _____)

I, _____, the sole owner(s) of the real property in this application hereby appoint _____ as my agent with regard to this application and authorize said agent to appear on my behalf before any city commission, board or council considering this application.

Date _____ Owner's Signature _____

Subscribed and sworn to before me on _____

Notary Public _____

To be completed and signed by Applicant

APPLICANT AFFIDAVIT

State of Utah)
County of Davis)

I (We) Adam Braithwaite Property Owner(s) or Agent, being duly sworn, depose and say I (we) am (are) the sole owner(s)/ agent of the owner(s), of the property involved in this application, to wit, 1936 Cedar Bench Dr Property Address,

South Weber, Utah, and that the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly and to the best of my ability, present the argument in behalf of the application. Also, all statements and information are in all respects true and correct, to the best of my knowledge and belief; and in consideration of obtaining this permit, I have read and agree to all conditions set forth in Title 3, Business & License Regulations, of the South Weber City Code.

Dated this 05 day of June, 2019.

Signed: [Signature] Applicant (Property Owner or Agent) Adam Braithwaite Applicant (Property Owner or Agent)

Subscribed and Sworn before me this 5th day of June, 2019.



Notary Public: [Signature]

To be completed and signed by Property Owner If not Applicant

AGENT AUTHORIZATION

State of Utah)
County of _____)

I (We) _____, the sole owner(s) of the real property located at _____, South Weber City, Utah, do hereby appoint _____, Property Address

as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and to appear on my (our) behalf before any city boards considering this application.

Dated this _____ day of _____, _____.

Signed: _____ Property Owner _____ Property Owner

Subscribed and Sworn before me this _____ day of _____, 20_____.

Notary Public: _____

NOTE: If a secondary agent authorization is needed, such as an apartment manager, two agent authorizations will be required. You may copy this page for this purpose or obtain another form at the City office.

Return to South Weber City with Application

ASSESSOR'S USE ONLY

DIST _____ ACCOUNT # _____ PARCEL _____ AREA _____

DAVIS COUNTY ASSESSOR
NEW BUSINESS INFORMATION RECORD
PHONE (801)451-3249 FAX (801)451-3134

BUSINESS NAME: Sole Proprietor, Adam Michael Braithwaite

MAILING ADDRESS 1936 Cedar Bench Dr

South Weber, UT 84405

BUSINESS LOCATION: Same as mailing

BUSINESS LICENSE #: 19505590 NATURE OF BUSINESS: short term Rental

FEDERAL TAX ID # (NO SOCIAL SECURITY #): N/A

PHONE NUMBER: 801-898-9849 DATE OPENED: 03 June 2019

TYPE OF BUSINESS (CHECK ONE):

SOLE PROP. _____ PARTNERSHIP _____ CORPORATION _____ L.L.C

STATE THE VALUE OF PERSONAL PROPERTY USED IN YOUR BUSINESS: \$ _____
(DO NOT INCLUDE INVENTORY FOR SALE)

OWNER OR REGISTERED AGENT: Adam Michael Braithwaite

OWNER/AGENT ADDRESS: Same as mailing

STAMP

PLEASE RETURN THIS FORM WITHIN TEN DAYS TO:
DAVIS COUNTY ASSESSOR
PERSONAL PROPERTY DIVISION
P.O. BOX 618
FARMINGTON, UT 84025-0618

