

## SOUTH WEBER PLANNING COMMISSION AGENDA

---

Watch Live or at your convenience: [https://www.youtube.com/channel/UCRspzALN\\_AoHXhK\\_CC0PnbA](https://www.youtube.com/channel/UCRspzALN_AoHXhK_CC0PnbA)

PUBLIC NOTICE is hereby given that the Planning Commission of SOUTH WEBER CITY, Utah, will meet in an electronic meeting on Thursday, June 11, 2020 streamed live on YouTube, commencing at 6:00 p.m.

**OPEN** (Agenda items may be moved in order or sequence to meet the needs of the Commission.)

1. Pledge of Allegiance: Commissioner Grubb
2. Public Comment: Anyone requesting to comment live via Zoom must pre-register at the following <https://forms.gle/PMJFhYFJsD3KCi899> before 5 pm on the meeting date. Comments will also be accepted at [publiccomment@southwebercity.com](mailto:publiccomment@southwebercity.com)
  - a. Individuals may speak once for 3 minutes or less
  - b. State your name and address
  - c. Direct comments to the entire Commission
  - d. Note Planning Commission will not respond during the public comment period
3. Presentation: Development at approximately 475 E 6650 S (17 acres) by Blue Ox Development
4. Planning Commission Comments (Boatright, Grubb, Johnson, Osborne, Walton)
5. Adjourn

In compliance with the Americans With Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder, 1600 East South Weber Drive, South Weber, Utah 84405 (801-479-3177) at least two days prior to the meeting.

THE UNDERSIGNED DULY APPOINTED DEVELOPMENT COORDINATOR FOR THE MUNICIPALITY OF SOUTH WEBER CITY HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS MAILED, EMAILED, OR POSTED TO: 1. CITY OFFICE BUILDING 2. FAMILY ACTIVITY CENTER 3. CITY WEBSITE [www.southwebercity.com](http://www.southwebercity.com) 4. UTAH PUBLIC NOTICE WEBSITE [www.pmn.utah.gov](http://www.pmn.utah.gov) 5. THE GOVERNING BODY MEMBERS 6. OTHERS ON THE AGENDA

**DATE: June 5, 2020**

**DEVELOPMENT COORDINATOR: Kimberli Guill**

# Preliminary Site Plan

---

Proposal for the Stevens Parcel

To bring Commercial to the I-84/Adams Interchange

# Our Goal and Objective

---

- To bring commercial services to the I-84/Adams Rd interchange:
  - Provide services that best serve the community
  - Provide essential services
  - Generate stable commercial city tax base

# Our Goal and Objective

---

- To bring the right mix of commercial services to the I-84/Adams Rd interchange:
  - Provide services that best serve the community
  - Provide essential services
  - Generate stable commercial city tax base



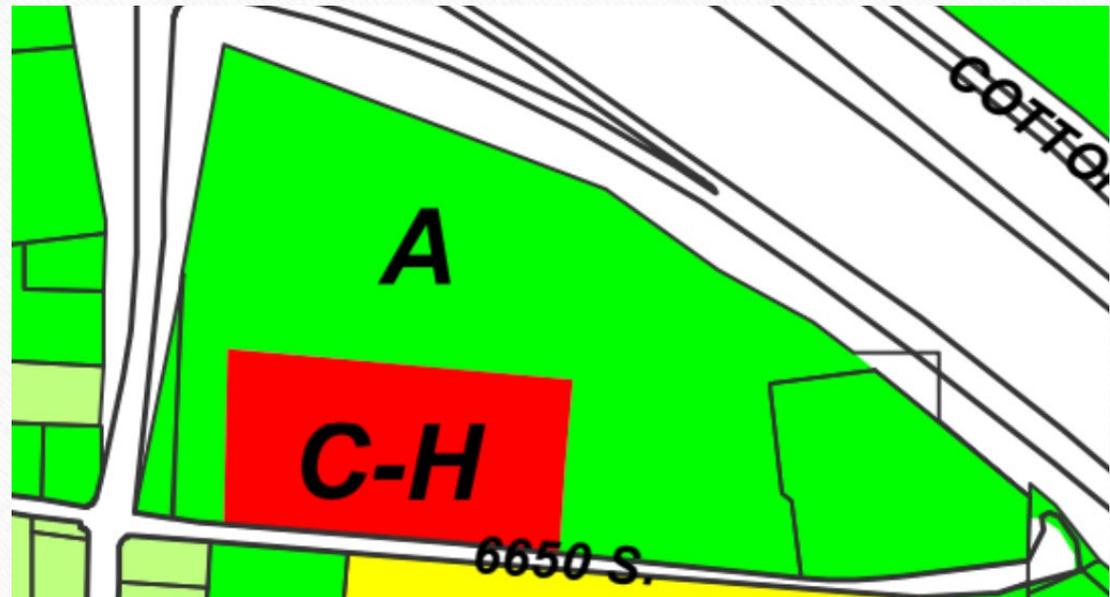
# Current Status: C-H & A

---

- The Stevens property currently has 2 zones:
  - Highway Commercial (C-H)
  - Agricultural (A)

# Current Status: C-H & A

- The Stevens property currently has 2 zones:
  - Highway Commercial (C-H)
  - Agricultural (A)



# Problem 1: Not the Right Mix

---

- The C-H zoned portion of the parcel is too small
- More of the A zoned portion of the parcel needs to be C-H
- New City General Plan suggests converting the whole parcel to C-H

## Problem 2: All C-H Doesn't Work

---

- All C-H proposals have been entertained without success:
  - Not enough traffic counts to justify that much commercial
  - Forcing all C-H would lead to:
    - High vacancy and turnover
    - Or vacant, undeveloped land for a long time

# Solution: C-H & R-7

---

- To bring commercial to this location, add a residential component that fits the current residential market's needs.
- Residential Component: Zoning code – R-7; 7 units/AC
  - Maintain common areas
  - Design attractive unit clusters with elements that look and feel like single-family dwellings
  - Work within a density and zoning that is part of South Weber City's code
  - Private community feel without a private community infrastructure

# Solution Layout

---

- Commercial along street fronts
- Residential behind commercial

# Examples of the Residential Units:

---

- These are photos of Daybreak in South Ogden:

6 AC with 46 units.

About 7.8 units/AC.



# Examples of the Residential Units:

---

- These are photos of Daybreak in South Ogden:

6 AC with 46 units.

About 7.8 units/AC.



# Examples of the Residential Units:

---

- These are photos of Daybreak in South Ogden:

6 AC with 46 units.

About 7.8 units/AC.



# Solution Summary

---

- Gas Station & Convenience Store: 2.28 AC
- Hotel: 3.28 AC
- Strip Mall: 1.02 AC
- Rentable Public Storage: 2.42 AC
- **Total Commercial Subtotal: 9.00 AC**
- Residential R-7 & Green Space: 9.00 AC *with 48 units: 5.33 units/AC*
- **Total Parcel Acreage: 18.00 AC**

# Please Share Your Input on this Proposal

