

**SOUTH WEBER CITY  
PLANNING COMMISSION MEETING  
WORK MEETING**

**DATE OF MEETING: 6 November 2017**

**TIME COMMENCED: 5:04 p.m.**

**PRESENT: COMMISSIONERS:**

**Tim Grubb (excused)  
Debi Pitts  
Rob Osborne  
Wes Johnson (unexcused)  
Taylor Walton (unexcused)**

**CITY ENGINEER:**

**Brandon Jones**

**CITY PLANNER:**

**Barry Burton**

**CITY MANAGER:**

**Tom Smith**

**CITY RECORDER:**

**Mark McRae**

**Transcriber: Minutes transcribed by Michelle Clark**

**ATTENDEES:** Stan Cook, James Cook, and Jason Bickley.

Commissioner Osborne excused Commissioner Grubb from tonight's meeting. Commissioner Johnson and Walton were not in attendance. Commissioner Osborne recommended changing the order of the agenda, so Mr. Bickley could leave following the discussion regarding his property.

**Conditional Use Permit application for twin homes (parcel 13-017-0013) located at approximately 7170 S 1700 E approximately 0.6 acres, by applicant Jason Bickley:** Commissioner Osborne asked Mr. Bickley his feelings. Mr. Bickley said if there is a way he can split the lots, he is willing to do that. He discussed this idea with Barry Burton. He said Barry said there isn't enough frontage on Lot #13. He said he is under contract with Lot #12 & #13. Barry said the process will require a subdivision amendment. Barry said it is a minimum 30' setback in R-L Zone. Brandon recommended Mr. Bickley get an Alta Survey. Mr. Bickley said he is trying to take the two lots and make three lots.

**Amending Residential Patio (R-P) SWMC 10.5P.2 & 3**

Commissioner Osborne questioned why the Residential Patio Zone (R-P) is good for the city. Barry Burton explained that there is a very high demand for that kind of housing, but he said, if it is too much for the Planning Commission, we can take it off. Barry said one of the fastest growing populations is 65 and older. Brandon Jones discussed the combined meeting with City Council and Planning Commission, when they discussed preservation of the trail along I-84, posse grounds, etc. Barry discussed this zone bringing less impact to the city. Brandon said if it helps the city to further accomplish its goals, then he would recommend making those changes. Commissioner Osborne likes keeping it at 10 acres. Brandon said that by keeping it at 10 acres, the bonus for the developer isn't very significant. Discussion took place regarding the density

and the difference in going from 6.0 dwelling units verses the proposed amendment of 4.0 dwelling units. Barry discussed the proposed amendment to 10-5P-9 item A. He said the minimum area that may be zoned RP shall be (2) acres and the maximum area which may be zone RP in any zone district shall be ~~ten (10)~~ twenty (20) acres. Brandon discussed Old Fort Road and it being hugely beneficial for the city in the long term. Barry agreed. Brandon discussed incentives for following the master plan and how it may help the city in the future. Commissioner Osborne said he is not in favor of going with the maximum of 20 acres. Barry said he will change 10-5P-9 item a back to 10 acres.

**Adopting Visual Buffer Overlay Zone (V-B) SWMC 10.5Q**

Barry Burton said the purpose of this overlay zone is to promote and provide for the preservation of open space and natural vegetation important to reducing the visual and noise impacts of Interstate 84 on adjacent residential development. This overlay zone provides incentives to property owners to develop in a way that will accomplish these objectives. This overlay zone establishes special provisions that apply only to those properties that receive this overlay designation and which override the applicable provisions of the underlying zone.

The open spaces to be preserved under the provisions of this article are those areas immediately adjacent to and on the south side of the Interstate 84 Right of Way from The Rocky Mountain Power Substation to 1100 East. This area will be between the I-84 Right of Way and the right of way for Old Fort Rd. as it is proposed and primarily land that contains native vegetation.


Barry said he needs to get some wording in the V-B Zone so that whatever is being preserved doesn't count against the 10 acres.

**Combined Retreat with City Council and Planning Commission January 12, 2017 from 1:00 to 5:00 p.m. followed by dinner.**


**Christmas Party is December 7, 2017 at 6:00 p.m. at Golden Corral in Layton.**

**ADJOURNED: 6:11 p.m.**

**APPROVED:**



**Chairperson: Rob Osborne**

DEC  
Date ~~11/14~~, 14, 2017  




**Transcriber: Michelle Clark**

**Attest:**

  
**Planning Coordinator: Lisa Smith**