

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

DATE OF MEETING: 9 November 2017

TIME COMMENCED: 6:00 p.m.

PRESENT: COMMISSIONERS:

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

CITY ENGINEER:

Brandon Jones

CITY PLANNER:

Barry Burton

PLANNING COORDINATOR:

Lisa Smith

CITY MANAGER:

Tom Smith

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: None

Approval of Meeting Minutes – Commissioner Osborne ▪ October 12, 2017:

Vote on Amending Code Ordinance: 10.5P.2 & 3 Residential Patio (R-P), Permitted Uses and Conditional Uses: Commissioner Osborne said this item was discussed in a work meeting on 6 November 2017. He discussed a minimum of 10 acres for the Residential Patio (R-P) Zone. Commissioner Pitts discussed the density for the R-P Zone with the Visual Buffer Overlay Zone (V-B) Zone. Section 10-5P-4 states, there shall be no more than 4.0 dwelling units per acre contained within the boundaries of each phase of every development; except when previously completed phases of the same development have sufficiently low density so that the average is still no more than 4.0 dwelling units per acre.

Vote on Adopting Code Ordinance: 10.5Q Visual Buffer Overlay Zone (V-B) 6:45 P.M. Barry said in the V-B Zone Section 5Q.4 add item E which would read: “Land preserved by this overlay zone shall not count toward the total allowable limit of any zone that has area limits.” Tom Smith, City Manager, said it is difficult because he feels there is no incentive to get the developer to help with the construction of Old Fort Road. Barry said section 10-5P-9 item (a) reads as follows:

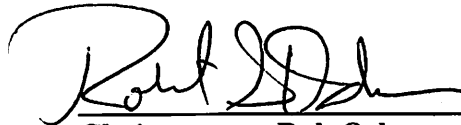
- A. Minimum and Maximum Area: The minimum area that may be zoned RP shall be two (2) acres and the maximum area which may be zoned RP in any zone district shall be ten (10) acres.

Barry said the City Council has the opportunity to change the 10 acres to 20 acres.

Final Subdivision: application for Riverside Place phases 3 & 4 (26 lots) located at approximately 6650 S Pebble Creek, by applicant Tim Grubb: Commissioner Osborne said Barry and Brandon recommended to table this item. It was stated neither Phase 3 nor Phase 4 proposed are the same as the phasing approved as part of Preliminary Plat. Both phases stay within the allowed 30 lots with one access and the lot arrangement is according to the approved preliminary plat. All lots meet requirements for area and lot width. However, in both phases, there is a corner lot where the proposal does not include both streets on which the lots front. This does not meet the requirements of the ordinance. Each of these phases will have to be expanded to include the entire street frontage for those two corner lots; and if they do that, it would make sense to add the lots on the other side of those street additions to one of the phases.

ADJOURNED: 6:20 p.m.

APPROVED:



Chairperson: Rob Osborne

Date 14 ^{DEC} ~~NOV~~, 2017



Transcriber: Michelle Clark



Attest:

Planning Coordinator: Lisa Smith