

# **SOUTH WEBER CITY PLANNING COMMISSION MEETING**

**DATE OF MEETING:** 9 November 2017

**TIME COMMENCED:** 6:30 p.m.

**PRESENT: COMMISSIONERS:**

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

**CITY PLANNER:**

**Barry Burton**

**CITY ENGINEER:**

**Brandon Jones**

**CITY MANAGER:**

**Tom Smith**

**PLANNING COORDINATOR:**

**Lisa Smith**

**Transcriber: Minutes transcribed by Michelle Clark**

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*A PUBLIC WORK MEETING was held at 6:00 p.m. to REVIEW AGENDA ITEMS*

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**PLEDGE OF ALLEGIANCE:** Commissioner Osborne

**ATTENDEES:** Stan Cook and James Cook

**APPROVAL OF MEETING MINUTES**

- October 12, 2017

**Commissioner Johnson moved to approve the meeting minutes of 12 October 2017 as written. Commissioner Pitts seconded the motion. Commissioners Johnson, Osborne, and Pitts voted yes. Commissioners Walton abstained as he was excused from the meeting. The motion carried.**

**APPROVAL OF THE AGENDA: Commissioner Walton moved to approve the agenda as written. Commissioner Pitts seconded the motion. Commissioners Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.**

**DECLARATION OF CONFLICT OF INTEREST: (None)**

**Vote on Amending Code Ordinance: 10.5P.2 & 3 Residential Patio (R-P), Permitted Uses and Conditional Uses:** Commissioner Osborne said the only change made to this zone is the buffer yard section B on 10-5B-11 has been removed and inserted a screen fence of 6 ft. and the density of building lot requirements will be no more than 4 dwelling units per acre. He said a public hearing has been held.

**Commissioner Johnson moved to forward recommendation of approval to the City Council for the amendments to Code Ordinance: 10.5P.2 & 3 Residential Patio (R-P), Permitted Uses and Conditional Uses. Commissioner Pitts seconded the motion. Commissioners Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.**

**Vote on Adopting Code Ordinance: 10.5Q Visual Buffer Overlay Zone (V-B):** Barry Burton, City Planner, said the Visual Buffer Overlay Zone (V-B) came about to help preserve natural vegetation along I-84. He said this ordinance allows a density transfer from the area being preserved and a density increase. He then discussed the lot width adjustment being 5ft and the side yard will be reduced by 2 ft. but no less than 5 ft. He discussed adding item E to this list which states, "Land preserved by this overlay zone shall not count toward the total allowable limit of any zone that has area limits."

**Commissioner Walton moved to forward recommendation of approval to the City Council for Code Ordinance: 10.5Q Visual Buffer Overlay Zone (V-B). Commissioner Johnson seconded the motion. Commissioners Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.**

**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 as per Barry Burton's memo it has been recommended that the Planning Commission table this item.

Barry Burton, City Planner's memo of 2 November 2017 is as follows:

*Neither Phase 3 nor Phase 4 as proposed are the same as the phasing approved as part of Preliminary Plat. That in itself is not a problem, but the way these phases are being proposed does create some issues. 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 our 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.*

Barry said due to the fact that both of the plats need to be revised, he would recommend tabling these proposals to allow developers to make the necessary alterations.

**Commissioner Pitts moved to table Final Subdivision: application for Riverside Place phases 3 & 4 (26 lots) located at approximately 6650 S Pebble Creek, by applicant Tim**

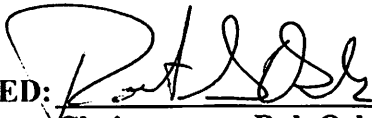
**Grubb. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.**

**PUBLIC COMMENTS: (None)**

**PLANNING COMMISSION:**

**Commissioner Johnson:** He met with Mayor-Elect Sjoblom concerning trails and trailheads for South Weber City. He discussed the reconstruction of Highway 89. He will be contacting the State parks people so that this information can be passed along to UDOT. Barry said he attended the open house for Highway 89 and reviewed the plans. Commissioner Johnson also discussed the Weber Pathway Trail and property that they are looking at for property acquisition. He discussed the fencing along Weber River that was destroyed in the fire. He also discussed the continuation Bonneville Shoreline Trail. He has been reviewing the landscape portion of the zoning ordinance. Barry said he met with Tom and discussed this item. He will begin amending the ordinance the first of the year.

**ADJOURNED: Commissioner Walton moved to adjourn the Planning Commission meeting at 6:49 p.m. Commissioner Pitts seconded the motion. Commissioners Pitts, Johnson, Osborne, and Walton voted yes. The motion carried.**

APPROVED:  \_\_\_\_\_ Date 14 Dec, 2017  
Chairperson: Rob Osborne

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Transcriber: Michelle Clark

Attest:  \_\_\_\_\_  
Planning Coordinator: Lisa Smith