

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

**DATE OF MEETING:** 8 November 2018

**TIME COMMENCED:** 6:15 p.m.

**PRESENT: COMMISSIONERS:**

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

**CITY ENGINEER:**

Brandon Jones

**CITY PLANNER:**

Barry Burton

**PLANNING COORDINATOR:**

Lisa Smith

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:** Mayor Jo Sjoblom, Chris Clifford, Scott McQuirrie, and Matt Smock.

**Discussion on proposed mix use development by applicant Matrix Capital Advisors, Chris Clifford:**

Commissioner Walton <sup>questioned</sup> ~~is concerned about~~ how this type of mixed use development will impact the City's infrastructure at the east end of town along South Weber Drive. Brandon Jones, City Engineer, as the City considers potential development along South Weber Drive, utility capacity must be considered. He said such information will be discussed at the City Council meeting on Tuesday, November 13, 2018. He said tonight's discussion is about the land use for that property.

Commissioner Osborne is concerned about the dog park at the posse grounds and if it is going to come together. Brandon said the Harvest Park Subdivision was approved at the last city council meeting. He said as far as he understands everything is in place for the dog park.

Commissioner Pitts asked about the construction going on across the street from the soccer field. Commissioner Grubb said it could be a barn.

Commissioner Osborne discussed the RAB Meeting and Hill Air Force Base Operable Units located in South Weber City. He said they reported that the contamination area is shrinking.

Lisa Smith stated there is a joint City Council and Planning Commission meeting on November 27<sup>th</sup> at 6:00 p.m.

Mayor Sjoblom reported that phase 1 for South Bench Drive will begin June 1, 2019.

Commissioner Walton was contacted by the State Attorney General concerning the easements that the State owns. They want to know why the city approved the soccer complex given the easements.

**ADJOURNED:** 6:25 p.m.

**APPROVED:**

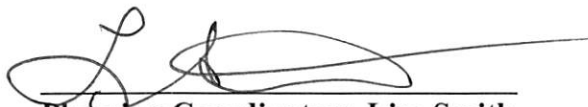


Chairperson: Rob Osborne

Date 13 DEC 18



Transcriber: Michelle Clark



Attest:

Planning Coordinator: Lisa Smith

# **SOUTH WEBER CITY PLANNING COMMISSION MEETING**

**DATE OF MEETING:** 8 November 2018

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

**PRESENT: COMMISSIONERS:**

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

**CITY PLANNER:**

Barry Burton

**CITY ENGINEER:**

Brandon Jones

**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 Grubb

**ATTENDEES:** Jo Sjoblom, Scott McQuirre, Matt Smock, and Chris Clifford.

**APPROVAL OF CONSENT AGENDA**

- **11 October 2018 Minutes**

Commissioner Walton moved to approve the minutes of 11 October 2018. Commissioner Grubb seconded the motion. Commissioners Grubb, Pitts, Osborne, and Walton voted yes. The motion carried.

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

**Discussion on proposed mix use development by applicant Matrix Capital Advisors, Chris Clifford:** Chris Clifford, of Matrix Capital, thanked everyone for coming tonight to discuss this item on the agenda. He said he came before the City a year ago concerning this piece of property. He said since then they revisited this site with the possibility of this being a city centered area with commercial development. He referred to Commissioner Johnson's email with his comments (See Attached). Mr. Clifford said he understands the City's need for a tax base. He said in anticipating those needs they have the opinion that the only thing that will drive

people to this location is a smaller scaled grocer (i.e. Dicks Market or Mini-Harmons). He said it is difficult because there are just not a lot of roof tops. He said they have found that with a mixed-use concept, it helps the retailer and residents who would like to be in proximity to retail functions. He said much of what we are seeing in communities all over the state is a focus on high density housing in the way of townhomes and condominiums. He said keeping that in mind, they came up with this concept. He then reviewed the site plan that includes: high end apartments, condominiums, grocery store, retail, city center office, etc. He said from a vertical stand point, the structures will go from 28 ft., 40 ft., to 45 to 50 ft. He estimated approximately \$110,000 tax base per year from the retail businesses. He said property taxes are estimated at \$55,000 to \$60,000. He said currently the property is in the green belt and the city collects approximately \$3,500 per year. He said the mixed-use concept allows for more rooftops for the city. He said the apartments will be upscale. He then reviewed an aerial perspective and retail perspective. He asked the Planning Commission how they feel about this. He understands Commissioner Osborne's concerns with the height of the structures. Commissioner Grubb said currently the property is in the Agriculture Zone with the City's general plan identifying it in the C-H Zone. He asked if the developer would be open to a development agreement. Mr. Clifford said yes, he would be willing to do a development agreement. He said they would prefer to do the retail construction in phase 1. Commissioner Grubb is concerned about the developer constructing apartments and then for some reason the retail is never developed. Barry Burton, City Planner, said the city ordinance does lack detail and those items would be included in a development agreement. Brandon Jones, City Engineer, stated it is obvious that the infrastructure needs to be there, and it will be discussed on Tuesday at City Council. Commissioner Osborne is concerned about more infrastructure need then just the sewer. He is concerned about the increased amount of traffic on the roads. Brandon said with infrastructure every detail needs to be checked. Commissioner Walton said this development is like the Holladay Center which Mr. Clifford developed. He asked what kind of interfaces the developer has planned to help with meshing the community. Mr. Clifford said they tried to acquire Mark Fernelius property to the east as well as individuals along 7800 South and no one wanted to see their area connect to this property. He discussed South Weber City's right of way in the southeast corner of View Drive which could connect with a trail or walkway or secondary point of access. He said because this development is below the hillside, with no previous points of connection, it would be somewhat problematic. Commissioner Osborne said the trail is in the master plan. He said the current property owner does have lots above this development on View Drive which might accommodate a trail. Commissioner Grubb said the master plan does show a trail for that area. Mr. Clifford feels the elbow area on the southeast corner of View Drive is the better prospect. He said he is not opposed to the trail. Commissioner Walton asked about strength of the retail market and would like to know if Mr. Clifford has enough interest. Mr. Clifford said he has been in discussion with a grocer and local pharmacy. He said he has tried to create a retail environment with an added residential component to it. Commissioner Pitts wanted to verify height of apartment buildings in the back. Mr. Clifford said the building height is 48 ft. or 3 ½ stories. Commissioner Pitts said the new fire truck can only handle 2 ½ stories. She feels conflicted because she moved to South Weber because of the charm of the City. She would like to see more townhome type buildings verses apartments. Mr. Clifford said he is open to architectural design elements to help make it more charming and reflect the character of the community as it relates to design. He feels this product has more low impact as it relates to commercial verses it all being commercial. He said there is 45,000 sq. ft. of commercial and another 30,000 sq. ft. of loft space, and close to 90,000 sq. ft. of residential. He said we are trying to create a synergy of population to help support each component. Commissioner

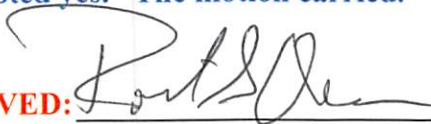


Osborne likes the overlay concept. He likes the condominium component and feels ownership of those add value to the community. Mr. Clifford said this community offers something unique and he feels people would be willing to pay more for the location. Mr. Clifford asked if multi-level condominiums would change the perspective. Commissioner Grubb said the height of the structures doesn't bother him. He said this is a designated area for retail and he would like the developer to be able to develop. Mr. Clifford said he has been in the backyard of those living along View Drive and he doesn't feel the buildings impact their view. He said they have discussed creating rooftop gardens. Commissioner Osborne asked if Mr. Clifford can go with more condominiums versus apartments. Mr. Clifford said the number of door knobs encourages daily use of retail and the tax base. Commissioner Osborne said home ownership is important to this community. He said he is not against high density and wanted to make that clear. Mr. Clifford discussed the gold mine of the gravel pit and its location. Barry Burton, City Planner, asked if there have been any geotechnical studies. Mr. Clifford said the soils are highly compactible, but they will do a more extensive study. Barry asked about parking. Mr. Clifford said a lot of the parking is interconnected in terms of its use. He said they are willing to do a parking study. Barry suggested thinking about what the current residents are going to see and being careful about colors being used. He said he likes the concept because this is a mixed-use development with different types of residential. He feels this is something that can work and be an asset to the community. The Planning Commission thanked Mr. Clifford for his presentation.

**Planning Commission Comments:**

**Commissioner Walton:** He would like to get a current dust control plan for Staker/Parsons Gravel Pit. He asked if the City Council approved the agreement with HAFB for the wells.

**ADJOURNED:** Commissioner Grubb moved to adjourn the Planning Commission meeting at 8:02 p.m. Commissioner Walton seconded the motion. Commissioners Grubb, Pitts, Osborne, and Walton voted yes. The motion carried.

**APPROVED:**

Chairperson: Rob Osborne

Date 13 Dec 18



Transcriber: Michelle Clark



Attest: Planning Coordinator: Lisa Smith