

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 14 July 2020

TIME COMMENCED: 6:03 p.m.

LOCATION: Electronic Meeting through Zoom

PRESENT: COMMISSIONERS:

Tim Grubb
Gary Boatright
Rob Osborne
Wes Johnson
Taylor Walton

CITY PLANNER:

Barry Burton

CITY MANAGER:

David Larson

DEVELOPMENT COORDINATOR:

Kimberli Guill

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES:

- 1. PLEDGE OF ALLEGIANCE:** Commissioner Boatright

ACTION ITEMS:

2. General Plan Survey Review and Final Revision

David Larson, City Manager, thanked all those involved with reviewing and amending the general plan. The survey results have been published. He explained tonight's goal is to review each map and discuss possible amendments the Planning Commission would like to see for this plan and then move this forward to the City Council for their review and approval.

Projected Land Use Map Review: David asked if there are specific adjustments on the projected land use map. He asked if the Ray property across from City Hall should remain commercial or residential. He pointed out the new property owner is requesting the R-7 Zone. Commissioner Johnson commented there is not enough property for R-7. Commissioner Osborne and Commissioner Grubb suggested amending it to Residential Moderate (R-M Zone). Commissioner Boatright expressed according to the surrounding property, it really does not fit for commercial. Discussion took place concerning which zone should be designated for the City Hall property. Barry pointed out if the Ray property is changed to residential, the homes will need to front South Weber Drive, which can be a concern. Commissioner Boatright suggested including that language in the narrative of the general plan.

1900 East to the Mountain: Commissioner Walton suggested cross-hatching the property surrounding the intersection of 2700 East and South Weber Drive so that this area can be master planned. Barry suggested only cross-hatching the two pieces that front Highway 89. Commissioner Grubb mentioned this will allow for a development agreement as well as a development plan. It was stated this will create more of a cohesive development. The Planning Commission agreed to crosshatch the two properties.

Commissioner Walton asked if it is necessary to have the Transitional Light Industrial Zone west of Parsons Gravel Pit, because that is the only area in the city identified as such. Barry discussed the history of this area and the intent for a buffer from the gravel pit. David pointed out this property is currently zoned T-1.

Vehicle Transportation Map: David identified the three options (Option 2A, 2B, & 2C) for transportation on the undevelopable property located in the area between Harvest Park Subdivision and DR Horton Subdivision to the east. Commissioners Osborne, Johnson, and Boatright were in favor of Option 2B. Commissioners Grubb and Walton preferred Option 2C.

The Planning Commission reviewed the vehicle transportation map showing the connection from 1900 East to Layton City. Discussion took place as to whether the master plan language should include the possible connection or not. It was stated this language has been in the master plan for several years. David suggested using language that includes the road remains as a dirt road, and in the case of an emergency may be used to exit the City. Commissioner Walton discussed the map showing it as a dirt road. He suggested the narrative include there is a dirt access connection, but even as a dirt access it can be used as an emergency and the city would like the road to connect into residential neighborhood. David commented there have been discussions with Layton City concerning a connection, but in the case of emergency, he does not think South Weber City would want residents to drive into a neighborhood. Commissioner Walton commented he is conflicted because he is a planner and we do not know what we don't know. He feels the road could possibly work as a connection from neighborhood to neighborhood. Commissioner Grubb stated a possible connection can always be discussed down the road by other Planning Commissions or City Councils. Commissioner Johnson brought up the traffic study from 2010. Commissioner Walton pointed out if you drive that road, there are not a lot of homes fronting that road. He is not in favor of the connection from 1900 East. He understands most citizens who completed the survey do not want the connection to Layton City, but he is concerned about not planning for future use. David pointed out one of the reasons why the connection was put into the master plan is so that resources (impact fees, etc.) would be put into place. He understands right now the political climate does not want the connection. Commissioner Walton discussed maintaining the integrity of 1900 East if there is a connection. Commissioner Boatright suggested documenting why it is no longer on the plan and let a future Planning Commission or City Council address it. Commissioner Osborne suggested going with Option 2E and end it there. He remarked it is a dirt road and is used as an access to the city water tank. David suggested rather than putting this into the narrative of the master plan, include it in the emergency plan. It was suggested to identify it as an access road with no color or comments in the narrative. Commissioner Osborne thinks the road needs an explanation of the history. Commissioner Boatright suggested leaving the road on the map, remove the color, and put in a short paragraph explaining the road was a connector in a previous general plan, but is no longer.

Commissioner Osborne discussed not connecting the road on 7600 South past the Stark's home because the top of hill it is only a 50' wide road. Barry pointed out one of the reasons why it is on the plan is for emergency access for fire and ambulance to get across town, if for some reason South Weber Drive was not available. Discussion took place concerning the need for a connection either on 7600 South or 7775 South. It was decided to remove the orange on 7600 South, but leave a red dash through the Stark property, and add a dashed orange line connecting to 7775 South. Discussion took place regarding the orange dash connection on 7800 South, which currently leads to a dead end. The city received a petition from residents in this area requesting the orange dashed line be removed. Commissioner Osborne expressed there is no reason to connect View Drive to 7800 South. Commissioner Boatright agreed. It was decided to remove the connection on 7800 South and View Drive.

Commissioner Johnson does not see any value in the possible road connection to Uintah. Commissioner Osborne and Grubb disagreed. It was decided to keep it on the general plan map.

Active Transportation and Parks Map: Discussion took place regarding the Canal Trail. Barry discussed the need for both the Canal Trail and the South Hillside Trail along the bluff. Commissioner Osborne suggested a possible trail on the east side of Highway 89 to connect to the Bonneville Shoreline Trail. Barry stated there is private property in this area. Commissioner Walton pointed out most citizens, who completed the survey, suggested the trails remain natural and not asphalted. David commented the general plan identifies future trails but doesn't give the specifics of when and how. Commissioner Grubb discussed the possibility of a bike path from 1900 East to Layton City. This allows for an alternate route of riding a bike on Highway 89. It was stated the Parks and Trails Committee is reviewing the map and will probably make suggestions later. Commissioner Grubb pointed out safety and liability will all be considered for trails.

Annexation Map: There is currently discussions taking place concerning the county boundary lines. If those lines change, the map will be amended. Barry will clean up the narrative in the annexation section as per discussion at the open house. Discussion took place regarding the land on top of the bluff. Some questioned if the city should be interested in annexing these areas into city boundaries as open space. David pointed out the minimal plan would be open space, but if the property owner develops, they would have to present a plan to the city.


Sensitive Lands Map: No changes.

David reported the narrative will be updated according to the maps. The Planning Commission will be able to review and recommend to City Council. There will be no meeting held tomorrow night.

REPORTS:

Planning Commission Comments: None

ADJOURNED: Commissioner Johnson moved to adjourn the Planning Commission meeting at 9:00 p.m. Commissioner Grubb seconded the motion. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

APPROVED:  Date 8/13/2020
Chairperson: Rob Osborne


Transcriber: Michelle Clark


Attest: Development Coordinator, Kimberli Guill