

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 16 August 2023

TIME COMMENCED: 6:13 p.m.

LOCATION: South Weber City Office @ 1600 East South Weber Drive, So. Weber, UT

PRESENT:

COMMISSIONERS:

**Gary Boatright
Jeremy Davis
Julie Losee
Marty McFadden
Chad Skola**

CITY ENGINEER:

Brandon Jones

COMMUNITY SERVICE DIRECTOR: Trevor Cahoon

DEVELOPMENT COORDINATOR: Kimberli Guill

Minutes: Michelle Clark

ATTENDEES: Paul Sturm

Commissioner Davis called the meeting to order and welcomed those in attendance.

1. Pledge of Allegiance: Commissioner McFadden

2. Public Comment: Please respectfully follow these guidelines.

- Individuals may speak once for 3 minutes or less: Do not remark from the audience. State your name & city and direct comments to the entire Commission (Commission will not respond).

Paul Sturm of South Weber City noted the number of acres for agenda items #4 and #5 are incorrect and should be 5.461 versus 5,461 acres and 8.852 versus 8,852. He also identified a typo in the Development Agreement for Kastle Cove Phase 1.

3. Approval of Consent Agenda

- **13 July 2023 Minutes**

Commissioner Losee moved to approve the consent agenda as amended. Commissioner Boatright seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, McFadden, and Skola voted aye. The motion carried.

ACTION ITEMS:**4. Final Plat for Kastle Cove Phase 1 (11 Lot Residential Subdivision) approximately 5.461 gross acres located at approximately 1050 E Lester Drive for applicant: Layne Kap**

Community Services Director Trevor Cahoon explained it is important to note with Kastle Cove Subdivision that Phase 1 and Phase 2 are not part of the same subdivision. He understands it is confusing, but the developer named them Kastle Cove Phase 1 Subdivision and Kastle Cove Phase 2 Subdivision.

Mr. Cahoon explained Kastle Cove Phase 1 Subdivision does have an administrative development agreement because a portion of this project involves property that is currently in the possession of South Weber City. He noted the Planning Commission has granted approval of the rezone request for Residential Moderate R-M and the Preliminary Plat.

Mr. Cahoon conveyed city staff has reviewed the Final Plat and found lot sizes, widths, and dimensions to be compliant with city code. Brandon Jones City Engineer has reviewed the Final Plat and noted the easements need to be vacated prior to the recording of the Final Plat.

The development agreement outlines the events that must take place once the subdivision, development agreement, rezone, and improvements plans have been approved. This includes a pre-construction meeting, the removal of DeLong's home, the construction of all underground infrastructure, the completion of surface improvements such as asphalt, curb, and gutter, the closing of the north section of 1025 E private road, and the establishment of escrow for the remaining public improvements. Once these steps have been completed, the deed and the plat will be recorded together, with the deed being recorded first. Building permits can then be issued upon the recording of the plat, and the remaining public improvements can be completed. Certificates of occupancy will be issued once the project is fully completed.

Commissioner Losee queried the plat refers to Lester Street and should it be Lester Drive. Brandon Jones City Engineer replied according to the county records the correct name is Lester Street.

Commissioner McFadden moved to recommend to the City Council the approval of the Final Plat for Kastle Cove Phase 1 (11 Lot Residential Subdivision) approximately 5.461 gross acres located at approximately 1050 E Lester Drive for applicant: Layne Kap. Commissioner Skola seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, McFadden, and Skola voted aye. The motion carried.

5. Final Plat for Kastle Cove Phase 2 (13 Lot Residential Subdivision) approximately 8.852 acres located at approximately 7550 S 1160 E for applicant: Layne Kap

Community Services Director Trevor Cahoon reported this is a 13-lot subdivision in a Residential Moderate R-M Zone with all lot's size consistent with this zone.

City Engineer Brandon Jones explained Davis & Weber Counties Canal Company (DWC) will be providing secondary water for this subdivision and the city needs a copy of this letter. He suggested the Planning Commission recommend approval to the City Council subject to the city

receiving a copy of the letter. He added this property sits below the Davis & Weber Counties Canal and therefore falls within the sensitive lands area. Upon review of the geotechnical report from Christensen Geotechnical, dated May 31, 2023, he had concerns. However, it has since been updated and complies with city code.

Commissioner Losee requested the acreage correction from 8,852 to 8.852 acres. She questioned if there is a need for a development agreement for this subdivision. Mr. Cahoon replied there is no need for a development agreement for this subdivision.


Commissioner Skola moved to recommend to the City Council the approval of the Final Plat for Kastle Cove Phase 2 (13 Lot Residential Subdivision) approximately 8.852 acres located at approximately 7550 S 1160 E for applicant: Layne Kap with the condition the city receives the secondary water letter from DWC. Commissioner McFadden seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, McFadden, and Skola voted aye. The motion carried.

6. New Business (None)

7. Commission & Staff

Community Services Director Trevor Cahoon: reported all Planning Commission members are registered for the American Planners Association Conference on Sept 28th & 29th. In October the Planning Commission will be amending Title 11 to make sure it follows state code.

8. ADJOURN: Commissioner Losee moved to adjourn the Planning Commission meeting at 6:44 p.m. Commissioner Boatright seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, McFadden, and Skola voted aye. The motion carried.

APPROVED:  Date 9/14/23
Chairperson: Jeremy Davis


Transcriber: Michelle Clark

Attest: 
Development Coordinator: Kimberli Guill