

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 14 September 2017

TIME COMMENCED: 6:36 p.m.

PRESENT: COMMISSIONERS:

**Tim Grubb
Debi Pitts
Rob Osborne
Wes Johnson
Taylor Walton**

CITY ENGINEER:

Brandon Jones

CITY MANAGER:

Tom Smith

CITY RECORDER:

Elyse Greiner (excused)

Transcriber: Minutes transcribed by Michelle Clark

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

PLEDGE OF ALLEGIANCE: Commissioner Walton

ATTENDEES: Mark Staples, Stan Cook, and James Cook.

APPROVAL OF MEETING MINUTES

- August 24, 2017

Commissioner Grubb moved to approve the meeting minutes of 24 August 2017 as amended. Commissioner Johnson seconded the motion. Commissioners Grubb, Johnson, Osborne, and Pitts voted yes. Commissioner Walton abstained. The motion carried.

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

DECLARATION OF CONFLICT OF INTEREST: (None)

Commissioner Johnson moved to open the public hearing for Ordinance Amendment 11.04. Commissioner Pitts seconded the motion. Commissioners Johnson, Osborne, Grubb, Walton, and Pitts voted yes. The motion carried.

***** PUBLIC HEARING *****

Public Hearing on Ordinance Amendment: 11.04 Improvement Requirements

Brandon Jones, City Engineer, said the purpose of amending this section of the code is to establish a timeline in which the city staff can monitor for construction improvements. He said conditional acceptance runs for one year and then the developer will request final acceptance. Once final acceptance occurs the city staff reviews and make recommendation for final acceptance approval. He discussed the timeframe change for street lights. He also discussed requiring sidewalks to be installed prior to occupancy. He said street signs would be required before final acceptance.

Commissioner Osborne asked if there was any public comment. There was none.

Commissioner Grubb moved to close the public hearing. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, Pitts, Walton, and Grubb voted yes. The motion carried.

***** PUBLIC HEARING CLOSED *****

Commissioner Osborne asked the Planning Commission their recommendation concerning the timing of installation of sidewalk. Commissioner Grubb suggested a 24-month deadline for installation of sidewalk after the first building permit is issued. Brandon recommended adding that as item 6a under conditional acceptance.

Commissioner Grubb moved to recommend to the City Council the amendments as presented by Brandon Jones to Ordinance Amendment: 11.04 Improvement Requirements to include the sidewalk portion as well. Commissioner Pitts seconded the motion. Commissioners Johnson, Osborne, Pitts, Walton, and Grubb voted yes. The motion carried.

Review I-84 Buffer/Trail Preservation Method Options: Brandon said what is being proposed is a visual buffer overlay zone. He said it is restricted to the area that is undeveloped from Cottonwood Cove to the posse grounds and it is only allowed by the Planning Commission. He explained that the Planning Commission will be approving the use of the overlay. He then referred to the lot width in which discussion took place regarding what width will work in this overlay zone. Brandon suggested a minimum lot width of 60'. Commissioner Grubb is concerned about the minimum lot size of 10% language. He suggested striking that sentence. Discussion took place regarding allowing a 6,000 sq ft lot with the setbacks being 20' front and 10' rear. The Planning Commission directed the city staff to make the above recommended amendments.

Discuss Potential Landscape Ordinance Amendments: Brandon said there have been several items that have been difficult to administer including the requirements for buffer yard. He said the purpose of a buffer yard is to protect existing people, but there are times when a fence is installed and landscape is installed on the developer's side, which doesn't benefit existing people. Commissioner Grubb said the concept of a buffer is that it provides a visual barrier. Brandon said he and Barry have discussed amending the ordinance and focusing more of

fencing. The Planning Commission was in agreement that this needs to be looked at. Commissioner Johnson suggested adding xeriscaping into the ordinance.

Discuss patio home amendments:

Brandon suggested changing the patio unit density from 6 to 4 units. He said the acreage 10 acre minimum to 20 acre maximum. Commissioner Osborne requested this item to be added to the next Planning Commission agenda.

PUBLIC COMMENTS: (None)

PLANNING COMMISSION:

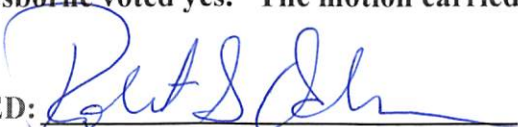
Commissioner Walton: He thanked the city staff for allowing the Planning Commission to attend the Utah League of Cities and Towns conference.

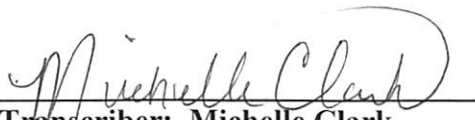
Commissioner Grubb: He learned from the ULCT conference that the Planning Commission can control certain types of materials on construction projects.

Commissioner Pitts: She asked about the type of fencing along Interstate 84. Tom said there isn't a specific fence ordinance for this area. Brandon said the general plan calls for a visual buffer. Commissioner Grubb said the fencing is for homes that have backyards along I-84. Commissioner Pitts said the fencing in place for Cottonwood Cove Subdivision helped prevent the recent Uintah fires from burning their homes.

CITY MANAGER: Tom said the City Council is concerned about areas in the city that have the 50' right of way and the 60' right of way. He reported that he and Brandon met with Wasatch Integrated Waste and will be working with them to extend the 1900 East property agreement.

ADJOURNED: Commissioner Grubb moved to adjourn the Planning Commission meeting at 8:09 p.m. Commissioner Walton seconded the motion. Commissioners Pitts, Grubb, Johnson, Walton, and Osborne voted yes. The motion carried.

APPROVED:  Date 12 OCT 2017
Chairperson: Rob Osborne


Transcriber: Michelle Clark

Attest: 
City Manager: Tom Smith

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

DATE OF MEETING: 14 September 2017

TIME COMMENCED: 6:00 p.m.

PRESENT: COMMISSIONERS:

**Tim Grubb (arrived at 6:05 p.m.)
Debi Pitts
Rob Osborne
Wes Johnson
Taylor Walton**

CITY ENGINEER:

Brandon Jones

CITY MANAGER:

Tom Smith

CITY RECORDER:

Elyse Greiner (excused)

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Mark Staples

Approval of Meeting Minutes of 24 August 2017 – Commissioner Walton

Public Hearing on Ordinance Amendment: 11.04 Improvement Requirements: Brandon said the organization of this section is now in chronological order as it occurs in the construction phases. He explained that developers don't need to provide escrow to start work. He said under Improvements Required Prior to Building Permits item #1 added clarification. He said water, secondary water, sewer, and storm drain utilities must be completed in their entirety including all main lines, laterals, structures, and other related facilities as required. All other utilities must be installed that are located in the streets as well as any conduit lines for other utility companies that must be installed across the streets from parkway to parkway.

He said the detention basin section has been added and details what needs to be done before a building permit is issued. He said detention basins must be graded and all related structures in place to render the detention basin operational and functional. Top soil, sod and sprinklers may be installed later, but must be installed prior to Conditional Acceptance. Proper BMP's must be installed and maintained until these surface improvements are installed.

He said concerning streets, signs need to be installed at conditional acceptance. He said conditional acceptance can occur prior to all the homes be constructed. He explained the requirements that need to be in place prior to a building permit being issued including fencing as required between zones to be completed. Discussion took place regarding the timing for installation of sidewalks. Brandon said occupancy may be granted after the street pavement is complete and the sidewalk along the frontage (including the side yard of corner lots) of the lot

requesting the certificate of occupancy is installed. It was stated this can be difficult for developers who end up replacing broken sidewalks because of construction. It was stated prior to occupancy sidewalk needs to be installed.

Review I-84 Buffer/Trail Preservation Method Options *(no discussion on this item)*

Discuss Potential Landscape Ordinance Amendments *(no discussion on this item)*

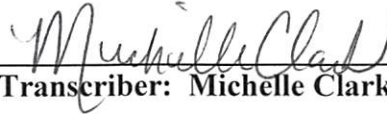
ADJOURNED: 6:30 p.m.

APPROVED:



Date 12 OCT, 2017

Chairperson: Rob Osborne



Transcriber: Michelle Clark



Attest:

City Manager: Tom Smith