

SOUTH WEBER CITY PLANNING COMMISSION MEETING WORK MEETING

DATE OF MEETING: 9 August 2018

TIME COMMENCED: 6:00 p.m.

PRESENT: COMMISSIONERS:

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

CITY ENGINEER:

Brandon Jones (excused)

CITY PLANNER:

Barry Burton

PLANNING COORDINATOR:

Lisa Smith

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Blair Halverson

Approval of Consent Agenda

- Minutes June 14, 2018
- Minutes July 12, 2018

Public Hearing and Action on Home Preschool/Daycare Approval Process:

The proposed Pre-School/Day Care Conditional Use Amendments is as follows:

C. Approval:

1. **City Staff Zoning Administrator:** The designated city staff zoning administrator shall have authority to approve, approve with conditions or deny a conditional use application for preschools and/or daycare centers in residential dwellings. No public hearing will be required; however, notification to property owners within three hundred feet (300') shall be given and fourteen (14) day comment period allowed prior to a decision being rendered. No approval shall be granted unless the zoning administrator is satisfied that the applicant will meet all the conditions as set forth in this chapter. Upon approval, a permit shall be issued which states the permitted conditional use and any special conditions that apply thereto.

Commissioner Grubb discussed creating a list of checklist items for the city staff to review i.e. parking on site, number of employees etc. Barry Burton, City Planner, discussed in home, daycare Article 10-7A concerning number of employees allowed as well as other restrictions. Commissioner Grubb suggested requiring the applicant to submit a simple plan of the area being used. Barry said he can add that to the list. The Planning Commission recommended Barry add

something to the ordinance for submitting a site plan. Commissioner Grubb suggested adding a checklist item stating the applicant must comply with State of Utah licensing requirements. Barry explained that the amendment states the Zoning Administrator is the person designated to have the authority. He said this person can be a member of the city staff. Commissioner Grubb feels fine with it being a city staff person verses going through Barry Burton.

Action on Amending Code Ordinance 11.04.130 Fencing:

The proposed amendments to 11.04.130 Fencing is as follows:

11.04.130 Fencing

- A. Bordering Agricultural Land: Where land used for agricultural purposes lies adjacent to a subdivision, a six foot (6') high fence is required between the subdivision and the agricultural land. Where land zoned A, Agricultural, lies adjacent to a subdivision, a six foot (6') high fence is required between the subdivision and the Agricultural zoned land. The fence shall be chain link unless otherwise agreed to by the owner/developer and the City Council. The purpose of the fence is to provide a reasonable barrier so that residents of, or visitors to, the subdivision are not inadvertently exposed to the dangers of the farm or livestock. Fencing required under this provision is not for the purpose of keeping livestock out of the subdivision. Responsibility for keeping livestock contained on the agricultural property remains the responsibility of the owner of that livestock. After receiving a recommendation from the planning commission, the city council may require any type of fence that provides a reasonable barrier to humans. Required fences shall be installed entirely within the subdivision property unless a property line fence is agreed to by the owner of the adjoining agricultural property by written agreement signed by all property owners involved. Such agreement shall be provided to the city prior to final plat approval by the city council.
- B. Bordering Canals: Where a subdivision borders a canal or canal right of way, a six foot (6') high fence is required between the subdivision and the canal. After receiving a recommendation from the planning commission, the city council may require any type of fence that provides a reasonable barrier to humans so residents of, or visitors to, the subdivision are not inadvertently exposed to the dangers of the canal. In order for the barrier to be effective, fencing of other subdivision borders may be required by the city council.
- C. Where building lots for any land use are adjacent to Interstate 84 a six foot (6') masonry fence shall be constructed along the common property line with I-84. This is for safety from wildfire and to provide some protection from auto accidents.
- D. The City Council with the advice of the Planning Commission shall have the authority to waive or vary these requirements where it, in their opinion, will not compromise safety and does not accomplish the intent of the fence.

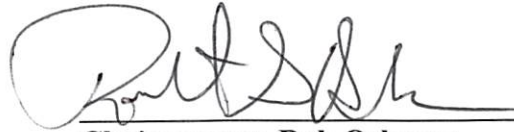
Fences shall be constructed so that individual property owners are responsible for maintaining only their portion of the fence; with posts located at all property corners. Required fencing shall be considered part of the subdivision improvements and subject to bonding requirements. The city council has final approval on fence requirements.

Action on Amending Code Ordinance Changing Buffer Yard Requirements.

Barry Burton, City Planner, said it has been recommended to remove buffer zones from residential to residential. He said in this case a fence is still required. He said but between commercial and residential the buffer zones have been simplified to only one type of buffer yard. He said that buffer zone includes a minimum of 20 ft. wide and will have a masonry wall that is 6 to 8 ft. tall and a minimum tree of mature height of at least 25 ft. to be located every 20 ft. Commissioner Grubb is concerned about the spacing of the trees.

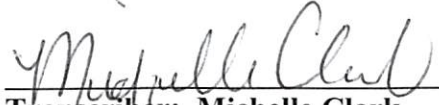
ADJOURNED: 6:30 p.m.

APPROVED:



Chairperson: Rob Osborne

Date 13 SEPT 2018



Transcriber: Michelle Clark



Attest:

Planning Coordinator: Lisa Smith

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 9 August 2018

TIME COMMENCED: 6:30 p.m.

PRESENT: COMMISSIONERS:

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

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones (excused)

PLANNING COORDINATOR:

Lisa Smith

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 Pitts

ATTENDEES: Blair Halverson

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

APPROVAL OF CONSENT AGENDA

- Minutes of 14 June 2018
- Minutes of 12 July 2018

Commissioner Grubb moved to approve the minutes 14 June 2018. Commissioner Johnson seconded the motion. Commissioners Grubb, Pitts, and Johnson voted yes. Commissioner Walton abstained. The motion carried.

Not a full quorum to approve 12 July 2018 minutes.

DECLARATION OF CONFLICT OF INTEREST: (None)

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

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

Public Hearing and Action on Home Preschool/Daycare Approval Process:

The proposed Pre-School/Day Care Conditional Use Amendments is as follows:

C. Approval:

1. **City Staff Zoning Administrator:** The designated **city staff** zoning administrator shall have authority to approve, approve with conditions or deny a conditional use application for preschools and/or daycare centers in residential dwellings. No public hearing will be required; however, notification to property owners within three hundred feet (300') shall be given and fourteen (14) day comment period allowed prior to a decision being rendered. No approval shall be granted unless the zoning administrator is satisfied that the applicant will meet all the conditions as set forth in this chapter. Upon approval, a permit shall be issued which states the permitted conditional use and any special conditions that apply thereto.

Commissioner Pitts asked if there were any public comments. There were none.

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

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

Barry Burton, City Planner, reviewed the amendments with the addition of the following:

K. Floor Plan and site plan showing areas within the home and yard for the business is to be provided (this can be a simple single line drawing).

L. The business must comply with all State of Utah requirements for preschools and day cares.

Commissioner Grubb moved to recommend to the City Council the approval of the Home Preschool/Daycare Approval Process with the additional amendments of item K and item L (see above). Commissioner Walton seconded the motion. Commissioners Grubb, Pitts, Johnson and Walton voted yes. The motion carried.

Action on Amending Code Ordinance 11.04.130 Fencing:

Barry Burton, City Planner, reviewed the proposed amendments to 11.04.130 Fencing which is as follows:

11.04.130 Fencing

- A. Bordering Agricultural Land: Where land used for agricultural purposes lies adjacent to a subdivision, a six foot (6') high fence is required between the subdivision and the agricultural land. Where land zoned A, Agricultural, lies adjacent to a subdivision, a six foot (6') high fence is required between the subdivision and the Agricultural zoned land. The fence shall be chain link unless otherwise agreed to by the owner/developer and the City Council. The purpose of the fence is to provide a reasonable barrier so that residents of, or visitors to, the subdivision are not inadvertently exposed to the dangers of the farm or livestock. Fencing required under this provision is not for the purpose of keeping livestock out of the subdivision. Responsibility for keeping livestock contained on the agricultural property remains the responsibility of the owner of that livestock. After receiving a recommendation from the planning commission, the city council may require any type of fence that provides a reasonable barrier to humans. Required fences shall be installed entirely within the subdivision property unless a property line fence is agreed to by the owner of the adjoining agricultural property by written agreement signed by all property owners involved. Such agreement shall be provided to the city prior to final plat approval by the city council.
- B. Bordering Canals: Where a subdivision borders a canal or canal right of way, a six foot (6') high fence is required between the subdivision and the canal. After receiving a recommendation from the planning commission, the city council may require any type of fence that provides a reasonable barrier to humans so residents of, or visitors to, the subdivision are not inadvertently exposed to the dangers of the canal. In order for the barrier to be effective, fencing of other subdivision borders may be required by the city council.
- C. Where building lots for any land use are adjacent to Interstate 84 a six foot (6') masonry fence shall be constructed along the common property line with I-84. This is for safety from wildfire and to provide some protection from auto accidents.
- D. The City Council with the advice of the Planning Commission shall have the authority to waive or vary these requirements where it, in their opinion, will not compromise safety and does not accomplish the intent of the fence.

Fences shall be constructed so that individual property owners are responsible for maintaining only their portion of the fence; with posts located at all property corners. Required fencing shall be considered part of the subdivision improvements and subject to bonding requirements. The city council has final approval on fence requirements.

Commissioner Grubb doesn't understand completely why it needs to go to the City Council, when he feels the Planning Commission is capable. Blair Halverson, City Council Member, stated the Planning Commission can amend it how they want. He thinks there will probably be few times when the City Council will need to approve or disapprove a fence.

Commissioner Grubb moved to recommend to the City Council the approval of Amending Code Ordinance 11.04.130 Fencing. Commissioner Johnson seconded the motion. Commissioners Grubb, Pitts, Johnson and Walton voted yes. The motion carried.

Action on Amending Code Ordinance Changing Buffer Yard Requirements.

Barry Burton, City Planner, stated he has gone through and made amendments by deleting buffer yards in residential to residential zones with a fence requirement. He then explained the amendments to the buffer yard in between residential and commercial zones. He discussed the landscaping on the other side of the fence that allows for trees, shrubs, mulch, etc. Barry recommended adding to Section 10-15-070 Item K. *Any provision contained in this chapter may*

be, with just cause, waived by the City Council with the advice of the Planning Commission.
Commissioner Walton asked about park strip landscaping and why it is required.

Commissioner Grubb moved to recommend to the City Council the approval of Amending Code Ordinance Changing Buffer Yard Requirements with the addition of item K. Commissioner Walton seconded the motion. Commissioners Grubb, Pitts, Johnson and Walton voted yes. The motion carried.

PUBLIC COMMENTS: (None)

Planning Commissioner Comments:

Commissioner Walton: He is concerned about water consumption. He said the park strip is one of the most highly used water areas. Barry said the ordinance allows xeriscaping but doesn't require it. Commissioner Grubb suggested looking at ways to conserve. Barry suggested requiring drip systems. Commissioner Walton discussed the noise contours from HAFB and the easements. Commissioner Johnson suggested the city have three sensors in South Weber to help monitor. Commissioner Walton said he would like to participate with conversations with mixed use.

Commissioner Grubb: He asked the status of the possible duplex zoning. Blair Halverson stated nothing has happened other than notifying individuals who are affected by this change.

Commissioner Johnson: He discussed Pleasant Grove charging a transportation utility fee and they are now being sued. He suggested the city look at this. Barry said there are several cities who have a transportation utility fee. Commissioner Johnson discussed finding money for trails. He has a friend in the Legislature and there is money available. Barry said Mayor Sjoblom will be visiting with the Transportation Commission to add additional money into the Hwy 89 project to ensure that the bridge is replaced.

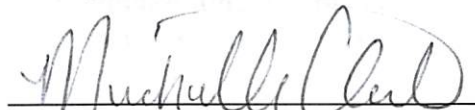
ADJOURNED: Commissioner Johnson moved to adjourn the Planning Commission meeting at 7:11 p.m. Commissioner Grubb seconded the motion. Commissioners Grubb, Pitts, Johnson, and Walton voted yes. The motion carried.

APPROVED:



Date 13 SEPT 2018

Chairperson: Rob Osborne



Transcriber: Michelle Clark



Attest: Planning Coordinator: Lisa Smith