

SOUTH WEBER CITY PLANNING COMMISSION MEETING WORK MEETING

DATE OF MEETING: 29 January 2019

TIME COMMENCED: 6:00 p.m.

PRESENT: COMMISSIONERS:

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

CITY ENGINEER:

Brandon Jones

CITY PLANNER:

Barry Burton

PLANNING COORDINATOR:

Lisa Smith

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Blair Halverson

Approval of Consent Agenda

- **Minutes 2018-12-13**
- **Appointment of chair and vice chair**

Public Hearing on Land Use Specifications: Amendment to South Weber City Public Works Standards: Brandon Jones reviewed the amendments to the Public Works Standards. Commissioner Johnson suggested adding a better definition for retention and detention basins.

Brandon Jones, City Engineer's, memo of 23 January 2019 is as follows:

BACKGROUND When the current City Standards were approved in October 2017, there was discussion about which approach for streetlights was best; City owned vs. Rocky Mountain Power (RMP) owned. The City moved forward with the RMP owned approach in the Standards at the time but requested that the City Staff look into the matter. Over the past several months the City Staff has analyzed the advantages and disadvantages of both approaches. The results were presented to the Municipal Utilities Committee on November 1, 2018, and then to the City Council on November 13, 2018. Based on the analysis, the City Staff, MUC, and City Council recommended moving forward with city-owned streetlights. The next step is to implement the streetlight changes to the City Code and the City Standards.

Since the last update to the City Standards, there have been a few other needed changes to identify. As changes to the City Code and City Standards need to be taken to both the Planning Commission and City Council, and adopted by ordinance, the City Staff felt it would be best to

bring all of the proposed changes together at one time. The following summarize the proposed changes.

SUMMARY OF CHANGES – CITY CODE Following are the proposed changes to the City Code:

11.04.020. J General Requirements

6. Street Lights: The sub divider is required to pay for all street lights required by the City Standards. Once power is installed, the sub divider shall notify the City. The Street Lights will be ordered by the City and installed by the **City's authorized Contractor Power Company**. Once paid for, the sub divider is no longer responsible for the installation or the timing of the installation.

11.04.040. B

2. Collector or Feeder Streets: Not less than seventy ~~six feet (76')~~ **eight feet (78')**.

11.04.140 Street Lighting

A. The sub divider shall be required to pay for all outdoor street lighting fixtures.

B. The placement and installation of street lighting shall be in accordance with adopted city standards.

C. The sub divider shall be required to get power installed into the subdivision and notify the City when power is available.

D. The City is responsible to order the street lights. The street lights are then installed and maintained by the City's authorized Contractor Power Company.

SUMMARY OF CHANGES – CITY STANDARDS The following are the proposed changes to the City Standards (**text portion**):

1. Cover – The date would be changed from “October 2017” to “October 2017 – Rev. 1, February 2019”

2. Title Page – Updated personnel

3. Section 4B. Licensing – Removed the table containing specific licenses for specific work and replaced it with generic language that contractors must comply with the Utah Administrative Code R156-55a (Utah Construction Trades Licensing Act Rule). This avoids inadvertently referencing the wrong required license and does not need to be updated when licensing changes are made.

4. Section 4.03 Construction – B3 was added. This section designates that the City has the authority to require improvements to be replaced if their as-built condition is not in compliance with the approved improvement plans and these Standards.

Following are the proposed changes to the City Standards (**drawing portion**): - All changes in the Drawings are highlighted with a cloud

5. Cover Sheet – Updated personnel and revision text to “October 2017 – Rev. 1, February 2019”

6. There are several sheets that have been updated based on comments received from the Division of Drinking Water. These revisions have been made in order to show greater compliance with the DDW rules but should not be considered fundamental changes.

7. CS-02 – Added tolerance of 0.5% +/- on cross slope

8. CS-02 – Added requirement for the inspector to give written approval before pavement is installed

9. CS-03 – Old Fort Road was changed to South Bench Drive
10. CS-03 – The previous 70' Old Fort Road cross section was removed and replaced with the current 78' South Bench Drive cross section
11. CS-03 – The shoulder can be left as a shoulder or designated as a dedicated bike lane
12. CS-04 – A general detail for a concrete utility collar was included, and all other collars reference this detail
13. CS-05 – If cutting the pavement on a road that has been paved or overlaid in the last 10 years, the patching requirements become much more in depth to help protect the life of the road.
14. CS-06 – Added notes for a better understanding of the requirements on curb and gutter and sidewalk
15. CS-07 – Added cul-de-sac streetlight and reference
16. CS-11 – Contractor is responsible to supply all meters 1 ½" or greater
17. CS-22 – This is the sheet that implements the new streetlight standards. As it will be the City's responsibility to select and install the lights, we felt it was best to give general direction in the Standards, and not show specific lights. The City will be requesting proposals from various streetlight suppliers and through that process will select the exact streetlight that will be installed. This sheet establishes that there are three different styles of lights. Each will be used in different locations and with different spacing requirements, based on their intended use. Also listed are general requirements that the streetlights must comply with (e.g. LED, dark-sky compliant, aluminum bases painted black with a sanded aluminum city logo/text, etc.).

Public Hearing on Rezone: Application at approximately 7636 Cornia Dr (3.74 acres) parcel 13-039-0041 from Commercial Highway (CH) to Commercial Overlay (CO) by Fred Gunderson: This proposal is to rezone 3.74 acres from the current CH zone to the CO zone. This property was originally designed and approved for a trucking company waystation where trucks could be left over night, washed and receive minor repairs. This was in 1988. Sometime after 2000, Burbidge Concrete Pumping made application to turn the property into a contractor yard/facility. That application was denied because the CH zone had been amended to eliminate contractor facilities. It has been little used in recent years.

It was stated that Mr. Gunderson would like to establish a gymnastics training facility along with some retail space. The reason for the rezone is that the CH zone does not allow Recreational Activities, whereas the CO zone allows it as a conditional use. The retail part is allowed in either zone.

Commissioner Osborne stated there isn't a way to put a recreation piece on the CH Zone. He discussed with Mayor Sjoblom and Dave Larson the possibility of amending the CH Zone to include Amusement and Recreational Activities. Barry said the Planning Commission has the authority to recommend an amendment to the CH Zone.

Action on Final Plat and Improvement Plans: Application for La Pintana (1 lot) at approximately 1860 E South Weber Drive (0.26 acres) by Kody Holker: Lisa Smith stated Mr. Holker has not received UDOT approval yet. Brandon said Mr. Holker is working with UDOT. He said the city will need the approval before it goes on the City Council agenda. It was stated a variance was approved for the home.

Barry Burton, City Planners, review of 22 January 2019 is as follows:

Plat: This simple one-lot subdivision is the remainder parcel from the Sun Rays Subdivision that has access directly onto South Weber Drive. The plat appears to be in order as far as I can tell. (Brandon may have more to say concerning the surveying issues.) The one thing I do notice is that the Owner's Dedication dedicates the portion of the property in South Weber Drive to UDOT. We all know what is meant by UDOT but I am not certain it can be used in a legal document. The name may need to be spelled out.

Access and Utilities: The applicants have received their will-serve letter from South Weber Irrigation. Other utility companies will need to sign the plat. Developers have indicated they have an access permit from UDOT, but as of today we haven't seen it. This is a must before we approve the subdivision.

Recommendation: If the applicants provide a copy of the UDOT access permit, I would recommend forwarding to the City Council with a recommendation of approval. We can determine if UDOT needs to be spelled out before the CC acts on it.

Brandon Jones, City Engineer's, memo of 23 January 2019 is as follows:

Our office has completed a review of the Final Plat and Improvement Plans for the La Pintana Subdivision dated, January 15, 2019. We recommend approval, subject to the following comments and items being addressed prior to final approval from the City Council.

GENERAL

1. Approval Letters.

- a. We have received an approval letter from the South Weber Water Improvement District.
- b. An Access Permit from UDOT is required but has not yet been received. Without this permit, the proposed lot does not have access onto South Weber Drive.

PLAT

2. South Weber Drive should include (SR-60) for reference.
3. The address for Lot 1 is 1878 E. South Weber Drive.
4. The Questar Gas note should be updated to reflect Dominion Energy or eliminated if not required by Dominion Energy.
5. The signature blocks for SWWID, RMP, and Questar Gas are only needed if those companies are requiring a signature block for this plat.
6. The Owner's Dedication language should be updated to spell out the Utah Department of Transportation (UDOT).
7. The Owner's Dedication contains language that dedicates a 10' irrigation easement but does not show it on the drawing. Either the language in the Owner's Dedication needs to be removed and the irrigation line will be in a PUE, or the drawing needs to be updated to show the limits of the PUE and the irrigation easement. We would recommend removing the Owner's Dedication language and leaving it as a PUE.
8. The Centerline and/or ROW line of South Weber Drive should be labeled in order to clearly delineate the location of the street dedication as it relates to Lot 1 and the adjacent properties.

IMPROVEMENT PLANS

9. An Encroachment Permit is required by UDOT in order to cut the asphalt in South Weber Drive, which is needed in order to install the water and sewer laterals. This permit should also cover the construction of a driveway approach and all other concrete improvements along the roadway.

10. The location and width of the driveway approach should be shown.

11. Even though curb, gutter and sidewalk currently exist, any defective concrete will be required to be replaced prior to occupancy. This should be indicated on the plans.

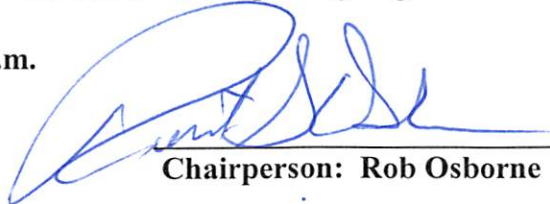
OTHER BUSINESS:

Corner of 2050 E. 7800 S. – The storm drain is covered with snow and is creating a drainage issue.

Ray Creek Subdivision – There is a “no trespassing” sign that needs to be removed.

ADJOURNED: 6:30 p.m.

APPROVED:


Chairperson: Rob Osborne

Date 21-Feb 2019


Transcriber: Michelle Clark

Attest:  Planning Coordinator: Lisa Smith

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CITY ENGINEER:

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PLANNING COORDINATOR:

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

PLEDGE OF ALLEGIANCE: Commissioner Walton

ATTENDEES: Blair Halverson, Bill Petty, Dusty Petty, Angie Petty, Fred Gundersen, Rob Edwards, Corey & Wendy Winn.

APPROVAL OF CONSENT AGENDA

- **Planning Commission Minutes of 13 December 2018**
- **Appointment of chair and vice chair**

Commissioner Grubb moved to appoint Rob Osborne as chairperson and Debi Pitts as vice chairperson for the Planning Commission. Commissioner Walton seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted yes. The motion carried.

Commissioner Johnson moved to approve the Planning Commission meeting minutes of 13 December 2018. Commissioner Walton seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted yes. The motion carried.

The Planning Commission requested reviewing the commission's assignments at the next Planning Commission meeting. The Planning Commission decided that since a member of the

City Council attends the Planning Commission meeting, there will be no Planning Commission member attending City Council meetings.

DECLARATION OF CONFLICT OF INTEREST: (None)

Commissioner Grubb moved to open the public hearing for Land Use Specifications: Amendment to South Weber City Public Works Standards. Commissioner Johnson seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted yes. The motion carried.

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

Public Hearing on Land Use Specifications: Amendment to South Weber City Public Works Standards: Brandon Jones reviewed the Land Use Specification and amendment to the South Weber Public Works Standards. He stated when the current City Standards were approved in October 2017, there was discussion about which approach for streetlights was best; City owned vs. Rocky Mountain Power (RMP) owned. The City moved forward with the RMP owned approach in the Standards at the time but requested that the City Staff look into the matter. Over the past several months the City Staff has analyzed the advantages and disadvantages of both approaches. The results were presented to the Municipal Utilities Committee on November 1, 2018, and then to the City Council on November 13, 2018. Based on the analysis, the City Staff, MUC, and City Council recommended moving forward with city-owned streetlights. The next step is to implement the streetlight changes to the City Code and the City Standards.

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comply with (e.g. LED, dark-sky compliant, aluminum bases painted black with a sanded aluminum city logo/text, etc.).

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

Commissioner Grubb moved to close the public hearing for Land Use Specifications: Amendment to South Weber City Public Works Standards. Commissioner Johnson seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted yes. The motion carried.

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

Commissioner Walton moved to recommend to the City Council the approval of the Land Use Specifications: Amendment to South Weber City Public Works Standards. Commissioner Grubb seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted yes. The motion carried.

Commissioner Grubb moved to open the public hearing for Rezone Application at approximately 7636 Cornia Dr (3.74 acres) parcel 13-039-0041 from Commercial Highway (CH) to Commercial Overlay (CO) by Fred Gunderson. Commissioner Walton seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted yes. The motion carried.

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

Public Hearing on Rezone: Application at approximately 7636 Cornia Dr (3.74 acres) parcel 13-039-0041 from Commercial Highway (CH) to Commercial Overlay (CO) by Fred Gunderson: Mr. Gunderson presented a possible site plan and pictures of surrounding properties. He stated he is seeking a Commercial Overlay to give opportunity to a smaller developer to be part of a bigger development. He said the overlay can be done for less money and can piece out the property. He said banks like this because money is easier to lend. He stated with the commercial overlay gives the owners and developers the opportunity to make the project more cohesive. He said he represents someone who wants to develop in South Weber and be a part of this community.

This proposal is to rezone 3.74 acres from the current CH zone to the CO zone. This property was originally designed and approved for a trucking company waystation where trucks could be left over night, washed and receive minor repairs. This was in 1988. Sometime after 2000, Burbidge Concrete Pumping made application to turn the property into a contractor yard/facility. That application was denied because the CH zone had been amended to eliminate contractor facilities. It has been little used in recent years.

Mr. Gunderson would like to establish gymnastics training facility along with some retail space. The reason for the rezone is that the CH zone does not allow Recreational Activities, whereas the CO zone allows it as a conditional use. The retail part is allowed in either zone.

Commissioner Osborne asked if there was any public comment.

Rob Edwards, 1860 Canyon Drive, asked what would be a negative to the public for a zone like this. He asked about the differences in the zones.

Barry Burton, City Planner, stated in general terms both these zones allow retail commercial kinds of activities. He said Mr. Gunderson wants to put a gymnastics training facility which isn't allowed in the CH Zone. He said the CO Zone allows residential use as well as commercial being a mixed use.

Angie Petty, 7692 Cornia Drive, feels this will be beneficial to South Weber. She feels there is great access and would bring a commercial base to the city. She is in favor of this rezone. She said there will be a lot of traffic with the gymnastics training facility. She feels this type of traffic will help drive the commercial aspect.

Dusty Petty, 7692 Cornia Drive, stated he is hesitant when it comes to development in South Weber, but when we do grow and develop, he wants to make sure we are conscientious. He lives south of this parcel. He said they have three parcels and would like to combine them.

Bill Petty, 7898 S. 2800 E., said he is in favor of the overlay rezone. He feels it will give the city a much better chance for commercial success. He likes the flexibility of the zone.

Commissioner Johnson moved to close the public hearing for Rezone Application at approximately 7636 Cornia Dr (3.74 acres) parcel 13-039-0041 from Commercial Highway (CH) to Commercial Overlay (CO) by Fred Gunderson. Commissioner Pitts seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted yes. The motion carried.

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

Commissioner Osborne stated he is excited about the possibility of commercial but feels the commercial overlay zone is not the way to do it. He would like to amend the CH Zone to include Recreation and Amusement Activities. He would suggest denying the request for the CO Zone and then make a request for the City Staff to amend the CH Zone to include Recreation and Amusement Activities. Commissioner Johnson stated this will not delay the development process. Commissioner Walton stated zoning is not a condition of finance and wouldn't prevent the property owner to continue with the development. Commissioner Grubb stated it will be added to the CH Zone as a conditional use, which would have different requirements. Brandon stated the reason to deny the CO Zone is to keep the residential portion out.

Commissioner Grubb moved to deny the Rezone Application at approximately 7636 Cornia Dr (3.74 acres) parcel 13-039-0041 from Commercial Highway (CH) to Commercial Overlay (CO) by Fred Gunderson. Commissioner Johnson seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted yes. The motion carried.

Commissioner Grubb recommended the City Staff make an amendment to the CH Zone to add Recreation and Amusement Activities to present at the next Planning Commission Meeting.

Action on Final Plat and Improvement Plans: Application for La Pintana (1 lot) at approximately 1860 E South Weber Drive (0.26 acres) by Kody Holker: Rob Edwards stated the address they received is 1878 East.

Barry Burton, City Planners, review of 22 January 2019 is as follows:

Plat: This simple one-lot subdivision is the remainder parcel from the Sun Rays Subdivision that has access directly onto South Weber Drive. The plat appears to be in order as far as I can tell. (Brandon may have more to say concerning the surveying issues.) The one thing I do notice is that the Owner's Dedication dedicates the portion of the property in South Weber Drive to UDOT. We all know what is meant by UDOT but I am not certain it can be used in a legal document. The name may need to be spelled out.

Access and Utilities: The applicants have received their will-serve letter from South Weber Irrigation. Other utility companies will need to sign the plat. Developers have indicated they have an access permit from UDOT, but as of today we haven't seen it. This is a must before we approve the subdivision.

Recommendation: If the applicants provide a copy of the UDOT access permit, I would recommend forwarding to the City Council with a recommendation of approval. We can determine if UDOT needs to be spelled out before the CC acts on it.

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- b. An Access Permit from UDOT is required but has not yet been received. Without this permit, the proposed lot does not have access onto South Weber Drive.

PLAT

2. South Weber Drive should include (SR-60) for reference.
3. The address for Lot 1 is 1878 E. South Weber Drive.
4. The Questar Gas note should be updated to reflect Dominion Energy or eliminated if not required by Dominion Energy.
5. The signature blocks for SWWID, RMP, and Questar Gas are only needed if those companies are requiring a signature block for this plat.
6. The Owner's Dedication language should be updated to spell out the Utah Department of Transportation (UDOT).
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and the irrigation line will be in a PUE, or the drawing needs to be updated to show the limits of the PUE and the irrigation easement. We would recommend removing the Owner's Dedication language and leaving it as a PUE.

8. The Centerline and/or ROW line of South Weber Drive should be labeled in order to clearly delineate the location of the street dedication as it relates to Lot 1 and the adjacent properties.

IMPROVEMENT PLANS

9. An Encroachment Permit is required by UDOT in order to cut the asphalt in South Weber Drive, which is needed in order to install the water and sewer laterals. This permit should also cover the construction of a driveway approach and all other concrete improvements along the roadway.

10. The location and width of the driveway approach should be shown.

11. Even though curb, gutter and sidewalk currently existing, any defective concrete will be required to be replaced prior to occupancy. This should be indicated on the plans.

Commissioner Grubb moved to recommend to the City Council the approval of Final Plat and Improvement Plans Application for La Pintana (1 lot) at approximately 1860 E South Weber Drive (0.26 acres) by Kody Holker subject to the following:

- 1. Items listed in Barry Burton, City Planners, review of 22 January 2019**
- 2. Items listed in Brandon Jones, City Engineer's, letter of 23 January 2019**
- 3. The City to receive a copy of the access permit from UDOT.**

Commissioner Walton seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted yes. The motion carried.

PUBLIC COMMENTS:

Bill Petty, 7898 S. 2800 E., stated he would like to know why the Planning Commission isn't in favor of the CO Zone for the property 7636 S. Cornia Drive. Commissioner Osborne stated the Planning Commission doesn't feel that residential fits that close to the highway. Mr. Petty stated he doesn't understand why you want mixed use. Barry Burton stated there is also a sewer capacity issue on the east end of town. He said it has been designed and planned according to the general plan and residential use creates a much larger need for sewer. He stated the city will need to approach that with a very careful and thoughtful manner. He said there have been numerous developers requesting the mixed use and the city needs to be cautious because it was not planned for residential use.

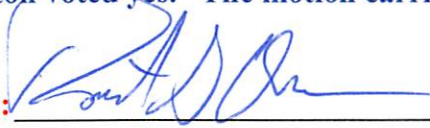
Barry Burton, City Planner: He attended a meeting to discuss items that came out of the City Retreat. He said as a result we will be moving forward with a general plan update. He will discuss his recommendations on how to proceed with that at the next meeting. He has also received direction to look at county boundary lines.

Blair Halverson, City Council: He said at the City Council meeting on 12 February 2019 Dr. Chuck Holbert will give a report on Hill Air Force Base operable units. He invited Planning

Commissions to attend. He said a short-term rental ordinance will be coming before the Planning Commission.

ADJOURNED: Commissioner Grubb moved to adjourn the Planning Commission meeting at 7:24 p.m. Commissioner Pitts seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted yes. The motion carried.

APPROVED:



Date

21 FEB-2019

Chairperson: Rob Osborne



Transcriber: Michelle Clark



Attest: Planning Coordinator: Lisa Smith