

# **SOUTH WEBER CITY PLANNING COMMISSION MEETING**

**DATE OF MEETING:** 25 April 2019

**TIME COMMENCED:** 6:00 p.m.

**LOCATION:** South Weber City Office at 1600 East South Weber Drive, South Weber, UT

**PRESENT: COMMISSIONERS:**

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

**CITY ENGINEER:**

**Brandon Jones**

**CITY PLANNER:**

**Barry Burton**

**DEVELOPMENT COORDINATOR:** **Kimberli Guill**

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:**

**Commissioner Osborne excused Commissioners Pitts, Johnson, and Walton.**

**Approval of Consent Agenda (Lack of quorum – no approval)**

- **Minutes 11 April 2019**

**General Plan Review: Review Section 3, Land Use Goals and Projections:** Barry Burton, City Planner, stated the Agricultural Section in the General Plan uses verbiage that was used years ago and focuses on preserving agriculture and the character that lends to the community. He said South Weber City is changing and agricultural areas are being converted to residential development. The Planning Commission discussed the Fisher property and surrounding areas. Brandon Jones, City Engineer, said there are topographic issues along the hillside and so more of a cluster type development makes more sense. He feels that one acre lots would be difficult to sale because of infrastructure costs. Barry said there is also the noise zone area. Brandon said the city needs to obtain updated easement information for this area as well. Commissioner Grubb said many of the easements are available at the county. Barry said the general plan makes some broad statements about agriculture and wonders if they are still valid. Discussion took place regarding whether or not agricultural property should be preserved. Barry said the city has preserved open space verses agriculture. Commissioner Osborne said we have preserved more of a recreational feel. It was decided that Barry would take out agricultural lands and replace it with preserving open space. Barry discussed amending the master plan concerning private right-of-ways. He said there are consistent problems with private right-of-ways and he doesn't feel the city wants to encourage them.

Discussion took place regarding residential uses. He said the ratio is changing with single family dwellings. Commissioner Osborne suggested changing the commercial overlay density to commercial mixed use.

Barry discussed the current industrial uses. He said the city now has Sure Steel. He asked if the city needs to plan for industrial areas and where? He suggested everything along Cornia Drive being designated industrial use. Commissioner Osborne discussed moving the park and ride location east of Highway 89. He suggested Geneva Gravel Pit be identified light industrial. It was suggested to identify Geneva Gravel Pit as light industrial with an asterisk and commercial recreation and Parsons Gravel Pit as commercial highway with an asterisk and commercial recreation. The Cook property (located along 2700 East) was suggested to be identified as high density. Barry said there will need to be a change to the acreage in the ordinance because it currently is a minimum of two acres. Commissioner Osborne suggested breaking up the Murray property to allow for high density and commercial highway. It was decided to take the commercial overlay off of the Murray property on the north of South Weber Drive and the park and ride. Discussion took place regarding the Ray property on South Weber Drive. It was stated there isn't a need for commercial in this location with the east and west end entrances to the city being identified commercial highway. It was decided to identify the Ray property and city hall as high density. The Planning Commission identified the Stephens property and the west end entrance to the city as commercial overlay on both sides of the street, and the Kap property as light industrial. Barry said we need to specifically identify areas on the south bench area.

**ADJOURNED:** 8:30 p.m.

**APPROVED:**

*Debi Pitts* 23 MAY 19  
Date

Chairperson: Rob Osborne  
*Debi Pitts*

*Michelle Clark*  
Transcriber: Michelle Clark

Attest:

*Kim Guill*  
Development Coordinator: Kimberli Guill