

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 23 May 2024

TIME COMMENCED: 6:03 p.m.

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

PRESENT:

COMMISSIONERS:

Gary Boatright
Julie Losee
Marty McFadden (excused)
Chris Roberts
Chad Skola

CITY ENGINEER:

Brandon Jones

CITY RECORDER:

Lisa Smith

**COMMUNITY DEVELOPMENT
MANAGER:**

Lance Evans

Minutes: Michelle Clark

ATTENDEES: Paul Sturm,

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

1. Pledge of Allegiance: Commissioner Boatright

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).

ACTION ITEMS:

3. Approval of Consent Agenda

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

Commissioner Boatright moved to open the public hearing for Flex Code Zoning Ordinance 2024-27. Commissioner Skola seconded the motion. A roll call vote was taken. Commissioners Boatright, Losee, Roberts, and Skola voted aye. The motion carried.

----- PUBLIC HEARING -----

4. Public Hearing Flex Code Zoning Ordinance

Commissioner Losee asked if there was any public comment.

Paul Sturm of South Weber City voiced concern with the possibility of this zone being created for a developer.

Commissioner Roberts moved to close the public hearing for Flex Code Zoning Ordinance 2024-27. Commissioner Skola seconded the motion. A roll call vote was taken. Commissioners Boatright, Losee, Roberts, and Skola voted aye. The motion carried.

----- PUBLIC HEARING CLOSED -----

Commissioner Losee expressed this is new code and is not for any specific developer or development. Commissioner Boatright voiced concern with adjacent properties if the property is next to a residential area. He suggested creating a buffer between the two zones. Commissioner Boatright questioned the requirement of each façade that fronts a street shall have a minimum of 40% windows. Further discussion took place in which Community Development Manager Lance Evans explained the following requirements for windows from the code:

C) Windows. The following window design standards apply to all flex buildings and supersede the general, non-residential, minimum window percentages contained in this Chapter.

- 1) Each Façade that fronts a Street shall have a minimum of 40% windows.
- 2) Each Façade that fronts a Street may have a minimum of 15% windows if the following are met:
 - a) The building is setback 100 feet or more from the property line,
 - b) Landscaping is upgraded to screen the building, and
 - c) Additional architectural elements are added for visual relief.
- 3) All Façades shall have a minimum of 5% windows.

The Planning Commission agreed this zone is not favorable for a restaurant. Mr. Evans suggested a square footage limitation.

5. Flex Code Zoning Ordinance 2024-27

Community Development Manager Lance Evans explained over the last few years flexible buildings have become increasingly popular development form. Flex buildings, short for flexible buildings, are commercial properties that are designed to accommodate multiple uses within a single structure. These buildings typically offer versatile space that can be easily adapted to various purposes, such as office space, light manufacturing, research and development, storage, or a combination of these functions. Flex buildings are characterized by features like high ceilings, open floor plans, ample utility infrastructure (such as power and data connections), and often include features like roll-up doors for loading and unloading goods. This versatility allows tenants to use the space in ways that suit their specific needs, and it also provides flexibility for businesses as their requirements change over time.

Mr. Evans acknowledged a flex zone district serves several purposes, primarily aimed at accommodating a variety of land uses and fostering economic development while maintaining flexibility and adaptability in urban planning. At the direction of the City Council, staff developed a zoning district that will allow for the use of flex buildings and the varied uses. The new zoning district has use limitations and architectural standards to ensure compatibility with surrounding properties. The amendment would also modify the Land Use Matrix with the permitted and conditional uses for the Flex Zone. The matrix based on the discussions with the Code Committee are uses intended to allow for small-scale commercial that would not have a significant impact on the surrounding properties.

Commissioner Skola moved to recommend City Council approval for Flex Code Zoning Ordinance 2024-27 with the following amendment: decrease the window requirement to 30% on the front façade and minor changes to the first two paragraphs. Commissioner Boatright seconded the motion. A roll call vote was taken. Commissioners Boatright, Losee, Roberts, and Skola voted aye. The motion carried.

REPORTS:

6. New Business (None)

7. Commission

Commissioner Skola: suggested city staff review the lighting at the storage units located on South Weber Drive. Mr. Evans explained the staff is aware of the issue and is working with the owner to resolve it.

Commissioner Losee: queried if weed control notices have been sent to property owners especially northbound exit onto South Weber Drive. She requested extending the red painted curb southbound on 2700 East.

8. ADJOURN: Commissioner Boatright moved to adjourn the Planning Commission meeting at 6:53 p.m. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Boatright, Losee, Roberts, and Skola voted aye. The motion carried.

APPROVED: _____ **Date** _____

Chairperson: Julie Losee

Transcriber: Michelle Clark

Attest: _____ **City Recorder: Lisa Smith**