

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 8 June 2017

TIME COMMENCED: 6:32 p.m.

PRESENT: COMMISSIONERS:

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

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones

CITY RECORDER:

Elyse Greiner

CITY MANAGER:

Tom 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 Grubb

VISITORS: Ivan Ray, Bob Edwards, Kody Holker, Chris Tremea, Brent Petersen, Lisa Porter, Orson Porter, Allison Carciche, Nicholas Carciche, Rex Feustel, Lisa Gidley, Stephen Bott, John Grubb, Kira Knight, Brad Knight, Nate Knight, Tony Tapia, and Melanie Tapia.

APPROVAL OF MEETING MINUTES

- **May 11, 2017**

Commissioner Grubb moved to approve the meeting minutes of 11 May 2017 as written. Commissioner Walton seconded the motion. Commissioners Grubb, Johnson, Osborne, and Walton voted yes. Commissioner Pitts abstained. The motion carried.

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

DECLARATION OF CONFLICT OF INTEREST: Commissioner Grubb declared a conflict of interest with three items on this agenda.

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

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

Public Hearing on Preliminary/Final Subdivision: application for Country Lane at South Weber (1 lot) located at approx. 475 E. and South Weber Dr. (Parcels 13-023-0163, 13-024-0006, & 13- 018-0066), approx. 1.44 acres, by applicant Tim Grubb: Tim Grubb said this is a one lot subdivision. The property is currently zoned residential high. He said the plan is to place an assisted living center on the property. He said they will improve along the public streets. He said 475 East has improvements in place; however, South Weber Drive does not. He said they approached UDOT and their will be improvements to South Weber Drive. Barry said it also involves an easement for the fire truck to turn around. Tim said they will be dedicating the turn around. He said 4.5 acres is zoned RH with 1.3 acres being removed from that.

Rex Feustel, 530 E. South Weber Drive, wanted to know how close this will come to his property. Tim said the facility will be approximately 200 ft. from his property line.

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

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

Brandon referred to item #5 of his memo of 31 May 2017 and said as long as there is a right of way, he would propose leaving the subdivision proposed plat improvements where they are at. He would prefer shifting the parking lot, building, etc. 7 ft. so that in the future if South Weber Drive needs to be widened, then improvements wouldn't need to be taken out.

Barry discussed moving everything to the east 7 ft. Tim discussed the financial burden for them to move 7 ft. and said it would tighten things up for future expansion. He said the parking area is bigger than what is required and they could go 3 ft. He discussed the possibility of eliminating the park strip on both sides of South Weber Drive. He said by doing this, it will increase the width. He is in agreement to install the improvements as they are currently drawn. He feels what they have presented is an improvement that will last.

Brandon Jones, City Engineer, project review dated 31 May 2017 is as follows:

He stated the Final Plat and Improvement Plans for the Country Lane at South Weber Subdivision were received, May 23, 2017. He recommends approval, subject to the following comments and items being addressed prior to final approval from the City Council.

CUP

1. We do not have any comments in addition to Barry Burton's review memo relative to the Conditional Use Permit (CUP).

GENERAL

2. A letter from UDOT approving the proposed improvements on South Weber Drive is needed.

PLAT

3. The address for Lot 1 is: 6980 South 475 East.
4. The hammerhead turnaround easement that is outside the subdivision boundary will need to be recorded with a separate document.
5. In order to be consistent with recently approved subdivisions with property on South Weber Drive and cognizant of future planning, we would recommend that an additional 7' of Right-of-Way be dedicated to South Weber Drive. This equates to a 40' half-width (future 80' full width). This will likely require the northeast property line to be expanded.
6. The current easement (recorded or prescriptive) for the Bambrough ditch should be shown and language should be added to the plat indicating that the easement will be vacated with the recordation of this plat.
7. The language in the Owner's Dedication needs some revising. Our office can provide an example.

IMPROVEMENT PLANS

8. In accordance with our recommendation above (see item #4), the building and parking lot will need to be shifted northeasterly in order to accommodate a 40' half-width ROW on South Weber Drive. The curb, gutter and sidewalk on South Weber Drive will also need to widen by 7' from what is shown in order to match the ROW line.
9. It would be helpful to see the estimated layout of the future street on Sheets 5 and 6 showing the storm drain outfall in order to see where the storm drain line is in relationship to future curb and gutter.
10. The storm drain line on Sheets 5 and 6 should be labeled as private for now. As long as it is installed to City Standards, it can become public when the future road is developed.
11. All improvements on South Weber Drive need to be as approved by UDOT. Some items that might be of concern to UDOT: a. 5% cross slope b. 0.4% longitudinal slope on the curb and gutter c. 5:1 slope in the parkstrip
12. The retaining wall at the ROW line appears to be 5' – 6' tall based on the elevations. This retaining wall needs to be specifically designed and stamped by a licensed engineer.

Barry Burton, City Planner, Project Review of May 25, 2017 is as follows:

General: This proposal to build 28 bed assisted living center at the corner of South Weber Drive and 475 East. The application is for a preliminary/final plat for a one-lot subdivision and for a conditional use permit for a "Group Home" in the R-H zone.

Subdivision: This is single lot that is 1.3 acres in size. All utilities are available to this parcel. The proposal involves the dedication of additional land for and the widening of South Weber Drive for a right turn lane. There is also an easement dedication for a fire truck turn around that is partly within the subdivision and partly outside. The portion that lies outside the subdivision will have to have the easement conveyed to the City via a separate document.

Recommendation: I recommend approval of the Preliminary/Final Plat with the provisions that the applicant provide separate easement document for that portion of the fire truck turn around.

Site Plan/Conditional Use: The proposed facility consists of 28 apartments, a kitchen, administrative office and communal living areas within the structure. It is a single structure, but in appearance from the front will look like three single family homes. There are 18 parking stalls.

Since residents of such facilities typically don't drive, this should be more than adequate for staff and visitors.

There is not an abundance of landscaping on the site and if there were something they could do to make the site look more residential in the front, it would be to have more landscaping there. They do have a rear setback that is 5' more than required. Perhaps that 5' could be utilized for some landscaping in the front.

There is a sign for the project that meets the maximum size requirement (16 S.F.), but at the time of this report we don't know where on the site it is proposed.

Recommendation: I recommend approval of the Conditional Use/Site Plan provided the sign is in an acceptable location and that the City receives the separate easement document for the fire truck turn around mentioned in the subdivision review.

Commissioner Johnson moved to approve the Preliminary/Final Subdivision application for Country Lane at South Weber (1 lot) located at approx. 475 E. and South Weber Dr. (Parcels 13-023-0163, 13-024-0006, & 13-018-0066), approx. 1.44 acres, by applicant Tim Grubb with the exception of the 7 ft. requirement mentioned in Brandon's memo and all fees be paid to the city. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.

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

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

Public Hearing on Conditional Use Permit: application for an assisted living facility, Country Lane at South Weber, located at approx. 475 E. and South Weber Dr. (Parcels 13-023-0163, 13-024-0006, & 13-018-0066), approx. 1.44 acres, by applicant Tim Grubb: Tim said there are a lot of options on this property, but he would like it to be hand and hand with an assisted living center. He wants something with a residential feel. He said they are trying to give the appearance of three separate residents. He said they will be adding more landscaping. He said it will be a 28-bed facility. The center building is the main entrance. He said this would be a location where existing residents can stay in the city. He said if it does well, they would like to expand. He said they want a trail type pathway to access Canyon Meadows Park.

Commissioner Osborne asked for public comment. There was none.

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

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

Commissioner Osborne asked about the parking because there is no room on the street for parking. Tim said they have more than doubled the amount of parking required for this type of facility.

Brent Petersen, 6810 S. 475 E., said they have visited these types of facilities and noticed that there were four vehicles for a 30-bed facility. Tim said the employee count is typically two to four.

Barry Burton, City Planner, said this is a needed facility not only in this city but everywhere. He complimented Tim and his people on the design. He feels the developer is trying to accommodate the landscape recommendations. He said the city ordinance does not allow private signs on public property. He said there is an option for the city to vacate the property for the sign or going through the appeal authority and get a variance. Tim said regardless of whether or not the property is vacated, they will maintain the corner. He then decided they will move the sign onto their property. Commissioner Walton discussed possible noise from Hill Air Force Base.

Commissioner Johnson moved to approve the Conditional Use Permit: application for an assisted living facility, Country Lane at South Weber, located at approx. 475 E. and South Weber Dr. (Parcels 13-023-0163, 13-024- 0006, & 13-018-0066), approx. 1.44 acres, by applicant Tim Grubb subject to the following:

- 1. Approval of the subdivision**
- 2. No signage on public property.**

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

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

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

Public Hearing on Preliminary/Final Subdivision: application for Ray Creek Estates (11 lots) located at approx. 1350 E. Canyon Dr. (Parcel 13-011-0104), approx. 3.96 acres, by applicant Rob Edwards: Steven Bott, engineer for this project, approached the Planning Commission.

Orson Porter, 7228 S. 1300 E., read a statement concerning his home and various homes in Cottonwood Cove Subdivision. He said as a homeowner adjacent to the proposed Ray Creek Estates development, he would like to provide insight to help the Planning Commission and City Council make an informed decision before approving plans, as well as to provide a public record that may assist potential builders and homebuyers consider costs and future risk. He said there has been a water main breaking due to sinking, sprinkler systems breaking, basement flooding, landscaping sinking, entire driveways and patios being pulled up, cracked and sunken patios, walkways, landscape edging etc., cracked stucco etc. He feels future homeowners need to be made aware of potential concerns with surrounding property.

Nicholas Cariche, 7212 S. 1300 E., said they have had issues with their house settling as well. He is concerned about drainage from this new subdivision. Mr. Bott said they have a drainage plan. Mr. Porter said there is standing water.

Kody Holker, 11148 Zealand Ave, Champion MN, said he is the property owner. He said they will be bonded. He said some of the concerns are premature with this application.

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

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

Brandon said he wasn't aware of homes settling in the Cottonwood Cove Subdivision. He said he relies on the geotechnical report and the developer being compliant to that report. Barry said the geotech report does reference the type of soils. Commissioner Johnson discussed the location of where the soil sample was taken. He would recommend getting a new geotech report to see what is going on. Brandon recommended getting the geotech involved and look at some of these items that have been brought up tonight. Barry said the proposal tonight is for preliminary and final. He said we can look at going with preliminary and holding off on final.

Commissioner Grubb questioned the layout of Lot 5. Brandon said the right of way is slightly off set. Barry said this is a trail access to the Weber River. Commissioner Grubb asked about the requirement for a concrete wall along Interstate 84. Barry said that is a requirement. It was stated that the motion can include the requirement that the concrete wall match the existing concrete wall in Cottonwood Cove Subdivision.

Brandon referenced item #13 in his memo of 31 May 2017 concerning upsizing of the sewer main. Commissioner Grubb asked about item #1 of Brandon's memo. Rob Edwards explained the plan for the water and said they are working with South Weber Water Improvement District. Commissioner Grubb said this needs to be resolved before the subdivision can move forward.

Ivan Ray, 7268 S. 1600 E., discussed the existing lines that may help. Commissioner Osborne doesn't feel this is ready to go to the City Council. He is concerned about the secondary water concerns as well as getting the information from the geotech.

Brandon Jones, City Engineer, project review of 31 May 2017 is as follows:

Our office has completed a review of the Final Plat and Improvement Plans for the Ray Creek Estates subdivision received, May 23, 2017. We recommend approval, subject to the following comments and items being addressed prior to final approval from the City Council:

GENERAL

1. It is our understanding that there is some disagreement between the developer and the South Weber Water Improvement District on the infrastructure required for the development. This

needs to be resolved and a Plan Review Approval Letter from the SWWID needs to be obtained and submitted to the City.

2. A simple cost-share agreement is needed in order to address the City's participation in upsizing the sewer main from 15" RCP to 18" RCP (see item #13).

PLAT

3. Addresses for the lots need to be added and will be provided by our office.

4. The Rocky Mountain Power and South Weber Irrigation Company easements along the north side of Lots 1 – 5 need to be depicted and noted accordingly.

5. The street lights should be taken off the plat.

6. The signature blocks for the South Weber Irrigation Company and the South Weber Water Improvement District need to be verified that the correct language is associated with the correct Company/District.

7. The canal easement referenced needs to be shown on the plat and labeled something like this, "South Weber Irrigation Company canal easement – any part or portion located within the subdivision boundary to be vacated with the recordation of this plat." 8. The existing sewer easement should be shown with a note indicating that the easement will be vacated with the recordation of this plat.

IMPROVEMENT PLANS

9. The water service to Lot 7 needs to come from the line in 1375 East (not along Lot 6).

10. The waterline needs to be replaced all the way to the tee in the Canyon Dr. / 1375 East intersection, and a new valve installed on the west leg of the tee.

11. The water and irrigation mains need to be added to the profiles in order avoid conflicts. If a loop is needed, it should be called out.

12. The inlet box at the corner of Lot 8 needs to be located at the end of the radius on the upstream side of the ADA ramp (where it was shown in the Sketch Plan drawing).

13. As mentioned in the Sketch Plan meeting, the City would like to participate in upsizing the relocated sewer main to 18" PVC. The grade of the pipe is critical as additional piping both upstream and downstream will be needed in order to accommodate all future flows. We have surveyed the entire alignment that needs upsizing and would like to work with the developer's engineer on the vertical design of this section of relocated sewer.

14. The existing street light in front of Lot 6 on 1375 East needs to be relocated to the intersection of Canyon Drive and 1375 East, or a new street installed at that intersection.

15. There is a new street light shown at the corner of Lot 8 by the fire hydrant. This is a good location. There is also a new street light shown between Lots 2 and 3. This street light is not needed.

Barry Burton, City Planner's, project review of Ray Creek Estates of 26 May 2017 is as follows:

General:

This proposal for preliminary/final approval of an 11 lot subdivision. The subdivision incorporates a section of Canyon Drive that will close the gap between 1375 East and the Cottonwood Cove Subdivision.

Layout: The layout of this development look okay; the lots meet minimum area and width requirements and the development meets the maximum density restriction of the R-M zone. There is a 32' gas line easement running through the property, but it is mostly contained within the road right-of-way and does not impact the buildability of the lots. Five of the lots back onto the I-84 right-of-way. Cottonwood Cove developers were required to install a precast concrete

wall along this property line. I have not seen construction drawings, but I know the City Engineer has, so I will let him address any issues he may find there.

Geotechnical Study/Title Report: Neither the geotech study nor the title report produced any red flags.

Plat: Addresses need to be added to the lots and those will be provided by the City Engineer.

Recommendation: I recommend approval of the Preliminary/final Plat with the provision that the developers be required to install a minimum 6' high masonry/sound wall along the I-84 right-of-way property line. This is providing there are no other issues with the construction drawings.

Commissioner Grubb moved to recommend approval of the Preliminary and not the Final Subdivision: application for Ray Creek Estates (11 lots) located at approx. 1350 E. Canyon Dr. (Parcel 13-011-0104), approx. 3.96 acres, by applicant Rob Edwards.

1. Conditions completed in Barry Burton's memo of 26 May 2017.
2. Conditions completed in Brandon Jones memo of 31 May 2017.
3. Review geotechnical report from Cottonwood Cove Subdivision as it relates to geotechnical report from Ray Creek.
4. Concrete wall to match Cottonwood Cove Subdivision
5. Response from South Weber Improvement District meeting.
6. City Engineer consider Commission Johnson's comments concerning more testing on the south side with the geotechnical report.

Commissioner Walton seconded the motion. Commissioners Grubb, Osborne, and Walton voted yes. Commissioner Johnson voted no. The motion carried 4 to 1.

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

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

Public Hearing on Conditional Use Permit: application for a temporary business, Olympus Fireworks, located at approx. 2539 E. South Weber Dr. (Parcel 13-306-0202), approx. 1 acres, by applicant Brad Knight: Mr. Knight said he is applying for a temporary business license for a firework stand. He said Maverik has allowed them to use their restrooms of which he has a letter from them.

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

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

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

Captain Chris Tremea, South Weber City Fire Department, discussed improvements that need to be made to the property where a 25ft. perimeter outside of the tent area needs to be weed free and maintained. Also, there is a signage requirement. Mr. Knight said they will clear the entire

lot and add road base and gravel. Chris recommended the road base instead of gravel. He said there will be several inspections to make sure there is conformity. He recommended because South Weber is very windy, make sure the tent is secure. Chris said the tent needs to be 50 ft. away from the gas tanks at Maverik. Mr. Knight said their hours of operation will be 10:00 a.m. to 10:00 p.m. He said it is required that someone is on site twenty-four/seven. Commissioner Osborne suggested Mr. Knight meet with Highmark Charter School concerning access. Elyse said South Weber City does have a firework restriction area in the city and asked Mr. Knight if they will display that map for those purchasing fireworks.

Commissioner Grubb moved to approve the Conditional Use Permit: application for a temporary business, Olympus Fireworks, located at approx. 2539 E. South Weber Dr. (Parcel 13-306-0202), approx. 1 acres, by applicant Brad Knight subject to fire code and state fire code requirements. Commissioner Pitts seconded the motion. Commissioners Grubb, Johnson, Osborne, and Walton voted yes. The motion carried.

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

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

Public Hearing on City Owned Property: Donation Agreement Amendment for Parcels 13-023- 0162 and 13-018-00: Tom Smith, City Manager, said the city received property from Iris Petersen for the use of a cemetery, park, or recreational site. He said this is in the area of Canyon Meadows Subdivision. He said associated with the deed was a land use agreement. He said the agent (Tim Grubb) is asking the city release part of the land back to the Petersens. Tom said the city is asking this portion of property be fenced off. He explained that one of the parcels has been requested by an individual to use it for their horses. The agreement does have terms. Commissioner Osborne asked if the Petersen family is okay with the use of the property. Tim Grubb said these parcels were donated to the city with certain restrictions on those parcels. He then discussed the boundary line that they would like to clear up. Tom discussed amending the warranty deed's legal description. He said the city does have a letter from the trust concerning their requests. Tim said they would like the individual who wants to use the property for her horses to keep the horses away from the existing barn.

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

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

Commissioner Pitts is concerned about not allowing others to have the opportunity to use the city property. Barry discussed the city being under obligation to get value for property, but negotiations can be made without putting a property out to bid.

Commissioner Osborne moved to recommend to the City Council to amend the agreement between South Weber City and Petersen Family Trust specifically to the uses for the property of monetary gain and to include the sale of the property on the south (Parcel 13-

018-0048). Also, the portion of the parcel of the general land use plan that is zoned residential moderate will be used as a private garden and go back to the Petersen Family Trust. Commissioner Johnson seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.

PUBLIC COMMENTS:

Proposed Street Vacation on portion of 7400 S. (between 1550 E. and 1740 E.): Brandon Jones, City Engineer, reviewed the map. He said the city is proposing to release the prescriptive right of way from 1550 East to South Weber Drive except for parcel C. The city will continue to own parcel B. Parcel A will be vacated to J. Harold Ray.

Commissioner Johnson moved to recommend approval of the proposed street vacation on a portion of 7400 South (between 1550 E. and 1740 E.) as per Brandon Jones diagram. The adjacent property owner will have access to parcel C. Commissioner Grubb seconded the motion. Commissioners Grubb, Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.

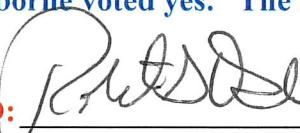
COMMISSIONER ITEMS:

Commissioner Grubb: He asked if Old Fort Road discussions need to be put on a future agenda. Commissioner Osborne said Commissioner Pitts and Johnson will serve on the committee from the Planning Commission. Brandon Jones, Barry Burton, and Tom Smith will serve on the committee as well to discuss the alignment of Old Fort Road (as discussed in work meeting).

Commissioner Pitts: She said in regards to the city owned property she was contacted by a council member in regards to one of their friends using the property for her horses. She thanked the residents from Cottonwood Cove Subdivision for making the Planning Commission aware of issues going on in their subdivision.

ADJOURNED: Commissioner Grubb moved to adjourn the Planning Commission meeting at 8:47 p.m. Commissioner Johnson seconded the motion. Commissioners Pitts, Grubb, Johnson, Walton, and Osborne voted yes. The motion carried.

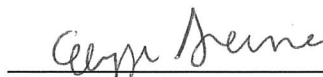
APPROVED:


Chairperson: Rob Osborne

Date 13 July 2017


Transcriber: Michelle Clark

Attest:


City Recorder: Elyse Greiner

Attn: South Weber Planning Commission and City Council

To be read at the public hearing on June 8, 2017

Concerning land located at the corner of 1375 E and Canyon Drive in South Weber

As homeowners adjacent to the proposed Ray Creek Estates development, we would like to provide insight to help the planning commission and city council make an informed decision before approving plans, as well as to provide a public record that may assist potential builders and homebuyers consider costs and future risk.

Many new homes in Cottonwood Cove have required major expensive repairs due to ground sinking. Soil samples and assurance that everything was done to code did not prevent these expenses and hassles from arising.

The following include issues from throughout Cottonwood Cove, but **EVERY** item on this list has presented itself on the 1300 East cul de sac adjacent to the proposed development. The three houses at the back have incurred the most damage, despite being constructed over a time period of more than two years under different excavators and supervisors. The repairs have been ongoing, with many of these major issues occurring in the last month. Examples include:

- A water main breaking due to sinking, leading to a yard being dug up and months of labor ruined
- Sprinkler systems breaking multiple years in a row due to ground sinking, not improper winterizing
- Basement flooding, due both to grading sinking while covered by snow mounds, as well as by damage to sprinkler systems by sinking ground
- Landscaping sinking significantly (6-18") and unevenly despite professional grading and leveling
- Entire driveways and patios being pulled up and relaid
- Cracked, unlevel, and sunken concrete patios, walkways, landscape edging, etc. (which, by our understanding the sidewalks become an issue for the city after a set amount of time. DR Horton has replaced sections of sidewalk along every cul de sac and stretch of Cottonwood Cove)
- Cracked stucco, mortar, etc. around door frames and garage doors. (Side note: Our garage door actually spontaneously popped off its rails a few months ago, and the repair man could not figure out why and had not seen that before. Upon closer inspection around our garage door frame exterior, the mortar between our stone facing is cracked due to obvious shifting that should not have occurred to that extent in less than two years since our house was finished)
- Large empty cavities under patios, front porches, walkways, etc. creating the worry for homeowners that more damage is imminent

D.R. Horton's warranty department can be commended for repairing many major flaws past the one year warranty period that they were under no legal obligation to fix, including landscaping, concrete work, broken water mains, etc. But not every builder would take that stance and homeowners need to be aware of what kind of land they are dealing with before building, especially when working with a potential new subdivision where homes will be even closer together than the neighboring community. It will be interesting to consider the costs D.R. Horton's warranty department will pay as homeowners continue to make claims on the 10 year structural warranty, let alone the costs residents will pay to make repairs. Any home will see damage over time, but the rate and frequency of major problems for homeowners along this row of housing is clearly above average.

Note: The damage appears to be worse on properties along the old dried up creek bed, but further surveying of current residents would paint a more accurate picture. It is also interesting to note that older homes directly east of the proposed development were built in large lots giving more clearance around the old creek bed. If you drive along that older street, you'll notice many above ground basements.

Another major issue for the adjoining cul de sac is drainage, which is now mitigated by the proximity to the horse field and old creek bed. Standing water is an issue between several houses, including between 7212 S and 7228 S on the 1300 E cul de sac. Current homeowners bordering the proposed property are concerned about the proximity of the new homes to each other and allowing adequate drainage behind back yards.

For more detailed information, feel free to contact the Porters at 7228 S. 1300 E. Details about the water main breaking would be available from the Jeppsens at 7229 S. 1300 E.

SOUTH WEBER CITY PLANNING COMMISSION MEETING WORK MEETING

DATE OF MEETING: 8 June 2017

TIME COMMENCED: 5:32 p.m.

PRESENT: COMMISSIONERS:

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

CITY ENGINEER:

Brandon Jones

CITY PLANNER:

Barry Burton

CITY RECORDER:

Elyse Greiner

CITY MANAGER:

Tom Smith

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Chris Tremea

Old Fort Road Discussion: Brandon Jones, City Engineer, reviewed the Old Fort Road cross sections which would go from a two-lane road to a three-lane road. He briefly discussed the previous history with Riverside Place Subdivision. He reviewed the different options for the intersection including the sweeping tee, temporary sweeping tee, roundabout option, and 4-way intersection. He said there are bigger property impacts to existing homeowners with the possibility of the city purchasing a home for the 4-way intersection. Brandon said there is a possibility of the Cook's property subdividing in the near future. He then asked the Planning Commission if they are still in favor of the option that was chosen for the general plan or are they interested in amending the general plan. The Planning Commission discussed which option affects the homeowners most. Discussion took place regarding option 2 (sweeping tee with free right-hand turn intersection) and the difficulty for existing homes and their driveways. Commissioner Osborne said it concerns him to have a collector road end and not connect to South Weber Drive. Barry discussed looking into the future and the opportunity for commercial development. Commissioner Osborne suggested looking at a portion of the Cook property, Watt property, etc. to be commercial. Commissioner Pitt is concerned about commercial in that area because it has been difficult to get commercial in the east end of the city. Tom Smith, City Manager, discussed the advantages to high density. Barry said the build out population of South Weber City at 14,000 will not draw large commercial. Tom said we need a concept or recommendation from the Planning Commission and review it with the City Council and then take it to a committee. Brandon said the city is in need of a Capital Facilities Plan in which a transportation consultant will be involved. He suggested having that consultant make a professional recommendation to the city concerning the road. Commissioner Johnson reviewed the plan for trails along this area. Commissioner Osborne recommended to the City Council that

an Old Fort Road Committee consisting of two Planning Commission members and two City Council members, Brandon Jones, Barry Burton, Tom Smith, and a consultant, review the various options.

Public Hearing on Preliminary/Final Subdivision: application for Country Lane at South Weber (1 lot) located at approx. 475 E. and South Weber Dr. (Parcels 13-023-0163, 13-024-0006, & 13-018-0066), approx. 1.44 acres, by applicant Tim Grubb: (No discussion on this item)

Public Hearing on Conditional Use Permit: application for an assisted living facility, Country Lane at South Weber, located at approx. 475 E. and South Weber Dr. (Parcels 13-023-0163, 13-024-0006, & 13-018-0066), approx. 1.44 acres, by applicant Tim Grubb: (No discussion on this item)

Public Hearing on Preliminary/Final Subdivision: application for Ray Creek Estates (11 lots) located at approx. 1350 E. Canyon Dr. (Parcel 13-011-0104), approx. 3.96 acres, by applicant Rob Edwards: (No discussion on this item)

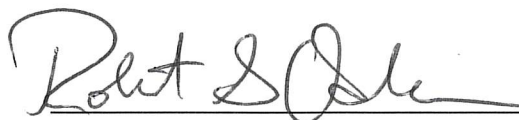
Public Hearing on Conditional Use Permit: application for a temporary business, Olympus Fireworks, located at approx. 2539 E. South Weber Dr. (Parcel 13-306-0202), approx. 1 acres, by applicant Brad Knight: (No discussion on this item)

Public Hearing on City Owned Property: Donation Agreement Amendment for Parcels 13-023-0162 and 13-018-00: (No discussion on this item)

Proposed Street Vacation on portion of 7400 S. (between 1550 E. and 1740 E.): (No discussion on this item)

ADJOURNED: 6:00 p.m.

APPROVED:



Chairperson: Rob Osborne

Date

13 ~~June~~ ^{July} 2017



Transcriber: Michelle Clark



Attest:

City Recorder: Elyse Greiner