

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 11 August 2016

TIME COMMENCED: 6:31 p.m.

PRESENT: COMMISSIONERS:

Debi Pitts
Rob Osborne
Wes Johnson
Taylor Walton (excused)
Wayne Winsor

CITY PLANNER:

Barry Burton

CITY RECORDER:

Elyse Greiner (excused)

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 Osborne

VISITORS: Suzanne Mitchell, Paden Mitchell, Cymbre Rowser, Kelly Bambrough, Brett Duersch, Kelly Parke, Thom Wight, Sarah Randall, David Randall, Jacob Bastian, Janiece Wilson, Michele McGarry, Zach McGarry, Chris McGarry, Tory & Kim Friddle, Lisa Carter, Sever & Jayde Talbot, Debbie Auger, Thaddeus & Ashley Wendt, Kaila Alvey, Ryker Alvey, Chris Alvey, and Trevor Schack.

APPROVAL OF MEETING MINUTES

- July 14, 2016
- July 28, 2016

Commissioner Winsor moved to approve the 14 July 2016 and 28 July 2016 meeting minutes as amended with the approval of minutes “Johnson” should be “Winsor”. Commissioner Johnson seconded the motion. Commissioners Osborne, Pitts, Johnson, and Winsor voted yes. The motion carried.

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

DECLARATION OF CONFLICT OF INTEREST: None

Administrative Actions (Application of Ordinances):

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

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

Public Hearing and Action on Rezone: request for property located at approx. 128 E. South Weber Dr. (Parcel 13-005- 0033), approx. 24.08 acres, be rezoned from an Agricultural Zone (A) to Commercial Recreation Zone (C-R), by applicant Kelly Parke: Barry said the proposal is to rezone 24.08 acres from an Agricultural (A) to Commercial Recreation Zone (C-R). He said this property is contained in the Hill Air Force Base noise zone, which creates limited use for the property. He said they are proposing a soccer practice facility on the property. Barry identified the property on the zoning map.

Thaddeus Wendt, 1074 East 5100 South South Ogden, Utah or 129 Harper Way, asked how many soccer fields with two outdoor and one indoor.

Kim Friddle, 119 South Weber Drive, asked if this is just for soccer.

Suzanne Mitchell, 7494 S. 1025 E., asked how the rezone affects the local property. She would like to know what happens to the agriculture next to it.

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

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

Commissioner Johnson feels this is a good use for the property because of the noise zone restrictions. He referenced the City code concerning what types of development is aloud in the CR Zone. Commissioner Winsor asked if the rezone is for the entire parcel. Barry said, "yes".

Commissioner Winsor moved to recommend approval to the City Council of the rezone request for property located at approx. 128 E. South Weber Dr. (Parcel 13-005- 0033), approx. 24.08 acres, be rezoned from an Agricultural Zone (A) to Commercial Recreation Zone (C-R), by applicant Kelly Parke. Commissioner Johnson seconded the motion. Commissioners Osborne, Pitts, Johnson, and Winsor voted yes. The motion carried.

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

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

Public Hearing and Action on Preliminary/Final Subdivision: application for South Weber Complex Subdivision located at approx. 128 E. South Weber Dr. (Parcel 13-005-0033), approx. 24.08 acres, by developer Kelly Parke: Kelly Parke, 3393 W. 1700 N. Plain City, said he would like to take the 12 acres closest to South Weber Drive and develop soccer fields and an indoor practice facility. He said there will be no outdoor light on the outdoor fields. He said they are not going to run leagues, but this will be a training center for non-profit clubs. He understands the parking area will have lights. He isn't sure on the exact hours of operations. He said the current property owner is Smith & Edwards, and he is a soccer coach. He said the employees were challenged to do something worthwhile and so this is what he is proposing. He said they would like to use the indoor facility by next winter.

Commissioner Winsor asked if this is strictly for practice. Mr. Parke said the purpose of fields is for training. He said they would be willing to help clear up space or time on the fields for the City recreation program. He said they want to be good neighbors.

Commissioner Osborne asked for public comment.

Cymbre Rowser, 985 E. 7375 S., said the City has been trying to do away with the riding arena. She asked if Smith & Edwards would be willing to help us with that. Commissioner Osborne asked them to have this conversation outside of this arena.

Tory Friddle, 119 South Weber Drive, asked how this will impact the traffic on South Weber Drive. He is also concerned about vehicles parking in front of his home. He said this is a dangerous street especially at this location. He would like to know the entrance and exit of the parking lot. He is also concerned about lighting.

Thaddeus Wendt, 129 Harper Way, asked about the parking lot. Commissioner Johnson said there will be 76 parking stalls, which meets the code. He also asked if there have been any discussions about "no parking" signs. He is concerned about the potential for future development to decrease his property value. He would suggest considering rezoning only a portion of property instead of all of it.

Commissioner Osborne said he has issues with people telling other people what to do with their land.

Dave Randall, 79 Harper Way, asked what the plan will be for all of the traffic to this location. He is concerned about the impact on 6650 South. Commissioner Osborne said the Planning Commission is aware of the regional impact. He is concerned about this facility turning into competition games verses just practice fields.

Trevor Schank, 6455 Raymond Drive, said he is concerned about parking and asked about the impact study. Barry said there wasn't an impact study but it meets the parking regulation code. Trevor asked about fencing.

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

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

Commissioner Johnson feels this is going to a benefit to the community verses industrial and manufacturing in that area that could take place within the state easement.

Barry addressed the concerns with the plat. He said the developer has secured access from UDOT. They have will serve letters for water. He said if the sewer goes east, an easement needs to be in place. Mr. Parke said there is another option that they are looking at. Barry discussed the water line and said the City will need access to it. He suggested granting the City an easement to the fire hydrant for testing purposes. Barry referred to Brandon’s memo of 5 August 2016. He asked about the right of way deceleration land being required by UDOT. Mr. Parke’s said the deceleration lane and widening will be in the UDOT right of way. He said they have added that to the plans and it doesn’t affect the Birt property.

Commissioner Johnson moved to recommend approval of the Preliminary/Final Subdivision: application for South Weber Complex Subdivision located at approx. 128 E. South Weber Dr. (Parcel 13-005-0033), approx. 24.08 acres, by developer Kelly Parke with the following conditions:

- 1. Complete conditions in City Engineer, Brandon Jones, memo of 5 August 2016**
- 2. Complete conditions in City Planner, Barry Burtons, memo of 4 August 2016**

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

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

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

Public Hearing and Action on Conditional Use Permit: application for South Weber Soccer Facility located at approx. 128 E. South Weber Dr. (Parcel 13-005-0033), approx. 12.21 acres, by developer Kelly Parke: Mr. Parke said UDOT has several requirements. He said the road will be widened and power poles moved. He said the City has asked for a wider right of way which has gone from 7 ft. to 14 ft. He doesn’t foresee the indoor and outdoor fields being used at the same time. He said they will be coaching high level athletes. He said there is an area next to the parking lot that will be left open space. He said they don’t want vehicles parking in the neighborhoods. He said their intent is to not develop the other half of the property. He said it is not financially an option to install outdoor lights. Commissioner Osborne said it can be a condition that if you choose to do lights, you will have to come back to the City. Discussion took place regarding sidewalk, curb, and gutter. Barry said the ordinance states full subdivision improvements, but in cases where we don’t think it is prudent, the City can require escrow funds.

Tory Friddle, 119 E. South Weber Drive, asked if there are any regulations or signs that can be installed for no parking. Commissioner Johnson said it is a UDOT right of way and they would

be required to install the signs. He is also concerned because he has animals and he knows somebody across the street is going to complain.

Suzanne Mitchell, 7494 S. 1025 E., suggested the Planning Commission please ensure that property owners are protected.

Trevor Schank, 6455 Raymond Drive, said in moving forward he feels the Planning Commission needs to take a look at the parking and the maximum usage. He would like to know what kind of fencing.

Barry said there are options that the developer has concerning fencing. Commissioner Osborne said the City code requires a 6 ft. privacy fence. Trevor said he would like a 7 ft. high masonry fence. He said the City can't require more than what the City code requires.

Michele McGarry, 6366 S. Raymond Drive, is concerned about the impact this facility will have on traffic on 6650 South.

Commissioner Osborne discussed Old Maple Farms Subdivision and how that will affect 6650 South.

Sarah Randall, 79 Harper Way, is concerned about the Riverdale ditch and safety for the children.

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

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

Commissioner Osborne asked if there is going to be a sign. Mr. Parke said "yes". Mr. Parke addressed the parking and said they will be more than happy to add gravel to extend the asphalted parking lot. Commissioner Osborne suggested 65 ft. of gravel to the west of the parking lot with the depth per geotechnical report. He also suggested no commercial field lighting. Mr. Parke said are planning on installing LED lighting on the building. He said there will be a sign located on the building. Barry said the developer will need to comply with the City code for signs.

Barry discussed the City code section 10.15.070 concerning CR Zone requiring a buffer yard from this zone to residential or agricultural zone. He said that would be the east, west, and south side of property lines of Lot 1. He said the buffer is anywhere from a 40 ft. buffered landscape to 15 ft. with landscape and fencing. He said this is a code requirement that must be followed.

Commissioner Johnson moved to table the Conditional Use Permit: application for South Weber Soccer Facility located at approx. 128 E. South Weber Dr. (Parcel 13-005-0033), approx. 12.21 acres, by developer Kelly Park until the ordinance issue can be addressed and amended.

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

Barry suggested the developer address what they can in the mean time as he reviews the ordinance concerning the CR Zone buffer yard D.

Discussion and Action on Final Subdivision: application for Phase 1 and 2 of Old Maple Farms Subdivision (27 lots), located at approx. 475 E. 6650 S. (Parcels 13-006-0025, 13-006-0031, & 13-023-0022), 14.168 acres; by developers Mike and Diane Ford: Tom said a development agreement has not been completed.

Commissioner Winsor moved to table the Final Subdivision: application for Phase 1 and 2 of Old Maple Farms Subdivision (27 lots), located at approx. 475 E. 6650 S. (Parcels 13-006-0025, 13-006-0031, & 13-023-0022), 14.168 acres; by developers Mike and Diane Ford. Commissioner Johnson seconded the motion. Commissioners Osborne, Pitts, Johnson, and Winsor voted yes. The motion carried.

Legislative Recommendations (Discretionary):

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

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

Public Hearing and Action on Land Use Ordinance: Amendment to Code Sections 10.5A.2, 10.5B.2, 10.5C.3, 10.5D.2, 10.5E.2, 10.5F.2, 10.5G.4, 10.5H.4, 10.5I.4, 10.5K.4, 10.5L.4, 10.5M.4, 10.5N.4, 10.5O.4, and 10.5P.2 Permitted Uses, to allow for mobile businesses. Commissioner Osborne said the City has drafted an ordinance that deals with mobile businesses. Barry said the ordinance allows for mobiles businesses in the above identified zones.

Commissioner Osborne asked for public comment. There was none.

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

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

Commissioner Johnson moved to recommend approval to the City Council for Land Use Ordinance: Amendment to Code Sections 10.5A.2, 10.5B.2, 10.5C.3, 10.5D.2, 10.5E.2, 10.5F.2, 10.5G.4, 10.5H.4, 10.5I.4, 10.5K.4, 10.5L.4, 10.5M.4, 10.5N.4, 10.5O.4, and 10.5P.2 Permitted Uses, to allow for mobile businesses. Commissioner Pitts seconded the motion. Commissioners Osborne, Pitts, Johnson, and Winsor voted yes. The motion carried.

Action on adding Code Section 3.09 Mobile Businesses Ordinance and amending Section 3.02.010 Businesses Regulated:

Commissioner Winsor moved to recommend approval to the City Council for Code Section 3.09 Mobile Businesses Ordinance and amending Section 3.02.010 Businesses Regulated. Commissioner Pitts seconded the motion. Commissioners Osborne, Pitts, Johnson, and Winsor voted yes. The motion carried.

PUBLIC COMMENTS:

Lisa Carter, 1069 E. South Weber Drive, is concerned about the present posse grounds land. She asked if it is going to be abolished. Barry said there is no proposal with this body. Tom said the posse grounds rezone did not get approved. He said as it stands right now nothing is being done to the posse grounds. Tom said it is not proposed to sell it. Lisa said she understands that people need to get more involved. The Planning Commission recommended those interested in a posse grounds contact the Smith & Edwards property owners concerning the portion of their property that they are not developing.

PLANNING COMMISSION ITEMS:

Commissioner Johnson:

Weber Pathways Meeting: He attended the Weber Pathways meeting today. He said Uintah Business Park is currently being developed. A portion is in South Weber. There will be a trail and bridge installed across the Weber River.

Commissioner Winsor:

October 15, 2016: There will be a joint meeting with the Planning Commission and City Council.

August 25, 2016: He will not be able to attend the meeting on August 25th.

Commissioner Osborne:

Commissioner Osborne may have a conflict with August 25, 2016 meeting.

ADJOURNED: Commissioner Winsor moved to adjourn the Planning Commission meeting at 8:57 p.m. Commissioner Pitts seconded the motion. Commissioners Johnson, Pitts, Osborne, Walton, and Winsor voted yes. The motion carried.

APPROVED: _____ Date
Chairperson: Rob Osborne

Transcriber: Michelle Clark

Attest:

City Manager: Tom Smith

SOUTH WEBER CITY PLANNING COMMISSION MEETING WORK MEETING

DATE OF MEETING: 11 August 2016

TIME COMMENCED: 6:05 p.m.

PRESENT: COMMISSIONERS:

Debi Pitts
Rob Osborne
Wes Johnson
Wayne Winsor
Taylor Walton (excused)

CITY PLANNER:

Barry Burton

CITY RECORDER:

Elyse Greiner (excused)

CITY MANAGER:

Tom Smith

Transcriber: Minutes transcribed by Michelle Clark

VISITORS:

Approval of Meeting Minutes

- July 14, 2016
- July 28, 2016

Administrative Actions (Application of Ordinances):

Public Hearing and Action on Rezone: request for property located at approx. 128 E. South Weber Dr. (Parcel 13-005- 0033), approx. 24.08 acres, be rezoned from an Agricultural Zone (A) to Commercial Recreation Zone (C-R), by applicant Kelly Parke.

Barry said the proposal is to rezone all 24.08 acres from A (Agriculture) to CR (Commercial Recreation). Most of this property is located within the Hill Air Force Base (HAFB) noise zone and all of it is encumbered by an easement restricting the use. One of the uses allowed by the easement is outdoor recreation activities. The CR Zone seems a perfect fit for this property.

Public Hearing and Action on Preliminary/Final Subdivision: application for South Weber Complex Subdivision located at approx. 128 E. South Weber Dr. (Parcel 13-005-0033), approx. 24.08 acres, by developer Kelly Parke: Barry Burton, City Planner, reviewed his memo of 4 August 2016. He said this proposal is to build a private soccer practice facility which requires three different actions on the part of the Planning Commission, the rezone of the property, a one-lot subdivision, and conditional use approval for the proposed use and layout.

Barry said the developer is requesting a simple one 12 acre lot split off of a 24 acre parcel with a remainder of 12 acres. This is an economic consideration by the developer. The owner has no proposed use for the back 12 acres other than agriculture, and if it were a lot of record, it would be taxed as such. Whereas, left as a remainder parcel it is still eligible for green-belt tax breaks.

Barry said all utilities are available to this parcel, though storm drainage generated from within the lot has to run across the remainder parcel. There are two utility conditions that require easements be given or obtained. The proposed sewer lateral is coming off Raymond Drive and crosses private property between Raymond and the proposed lot. This will require the developer to obtain an easement from the property owner. Also, there will be an 8" water line and a fire hydrant located on the interior of the lot. The water line and hydrant will be privately owned, but the City will need an access easement to the fire hydrant for testing purposes.

Barry said there are no new streets involved in the subdivision, but there will be some widening of South Weber Drive to allow for a deceleration/right-turn lane. He reported the applicants have an access permit from UDOT.

Barry referenced Brandon's memo of 5 August 2016. Concerning item #5 which is as follows:

Adjacent Property. Parcel #13-022-0021 is a triangular piece of ground between the parcel being developed and SR-60. As this piece of property is also in the noise zone and owned by the Birts, we think consideration should be given to incorporating this into the development. It may also be needed for additional ROW to accommodate the deceleration lane being required by UDOT.

Barry referenced Brandon's memo of 5 August 2016. Concerning item #7 which is as follows:

Plat. The following are items related to the plat.

- a. We would recommend a total of 14' be dedicated to the SR-60 (South Weber Drive) ROW in order to provide a total 80' ROW; 7' is currently shown (see Item #8a below).
- b. The Owner's Dedication should dedicate all of the PUE's to South Weber City, but dedicate the ROW on SR-60 to the Utah Department of Transportation (UDOT).
- c. The address for Lot 1 needs to be added. It is: 128 E. South Weber Drive.
- d. The width of the PUE along SR-60 needs to be labeled.
- e. The City and the County in the plat title need to be changed to South Weber City and Davis County.
- f. Note #3 should be re-written to more specifically address how drainage will be handled for this facility.
- g. The zone reference in Note #4 is incorrect. It should be "C-R."
- h. South Weber Drive should include labeling (SR-60) in parenthesis.

Commissioner Osborne asked if there is enough parking available. Barry said this is just a practice facility. He said they do have a lot of property that can be used for possible parking in

the field. Commissioner Winsor said he has heard public comment about this being an area that has night time practices. He said there isn't going to be any outdoor lighting.

Public Hearing and Action on Conditional Use Permit: application for South Weber Soccer Facility located at approx. 128 E. South Weber Dr. (Parcel 13-005-0033), approx. 12.21 acres, by developer Kelly Parke: Barry stated the proposed use of the property for an indoor/outdoor soccer practice facility is a permitted use in the zone, but because it is over one acre in area, it must go through the conditional use process. The proposal is to build a 66,500 square foot building that will house an indoor soccer field, some offices, restrooms, and dressing rooms and two outdoor soccer fields with a 76 stall parking lot. The parking lot is lighted with 4 decorative area lights. Barry said the landscaping area requirement has been met, but there is no indication of a buffer yard being provided. By the requirements of the CR Zone, Buffer Yard D must be provided adjacent to Residential or Agriculture zones, which would be along the east, south, and west property lines of Lot 1. He is concerned about this requirement and feels it is excessive to make this requirement for a soccer field. In his opinion, he would recommend amending the CR Zone. Commissioner Winsor feels the soccer fields are enough of a buffer; however, he would recommend some type of fencing on the east side. Commissioner Osborne is in favor of fencing the west and east side.

Discussion and Action on Final Subdivision: application for Phase 1 and 2 of Old Maple Farms Subdivision (27 lots), located at approx. 475 E. 6650 S. (Parcels 13-006-0025, 13-006-0031, & 13-023-0022), 14.168 acres; by developers Mike and Diane Ford: Commissioner Osborne said this development is not ready.

Legislative Recommendations (Discretionary):

Public Hearing and Action on Land Use Ordinance: Amendment to Code Sections 10.5A.2, 10.5B.2, 10.5C.3, 10.5D.2, 10.5E.2, 10.5F.2, 10.5G.4, 10.5H.4, 10.5I.4, 10.5K.4, 10.55L.4, 10.5M.4, 10.5N.4, 10.5O.4, and 10.5P.2 Permitted Uses, to allow for mobile businesses: (no discussion on this item)

Action on adding Code Section 3.09 Mobile Businesses Ordinance and amending Section 3.02.010 Businesses Regulated: (no discussion on this item)

APPROVED:

_____ Date
Chairperson: Rob Osborne

Transcriber: Michelle Clark

Attest: _____
City Manager: Tom Smith