

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 29 March 2018

TIME COMMENCED: 6:34 p.m.

PRESENT: COMMISSIONERS:

Tim Grubb
Debi Pitts
Rob Osborne
Wes Johnson
Taylor Walton

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones

PLANNING COORDINATOR:

Lisa 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 Walton

ATTENDEES: Rob Edwards, Kody Holker, and Trent Layland.

APPROVAL OF CONSENT AGENDA: Commissioner Walton

- **Minutes of 8 March 2018**

Commissioner Johnson moved to approve the consent agenda as written. Commissioner Pitts seconded the motion. Commissioners Johnson, Osborne, Pitts, and Walton voted yes. Commissioner Grubb abstained as he was excused from the March 8th meeting. The motion carried.

DECLARATION OF CONFLICT OF INTEREST: (None)

Commissioner Grubb moved to open the public hearing for Application for Sun Ray (17 lots) located at approx. 1900 E Canyon Drive (Parcel 13-612-0071), approx. 6.64 acres, by applicant Rob Edwards. Commissioner Pitts seconded the motion. Commissioners Grubb, Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.

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

Application for Sun Ray (17 lots) located at approx. 1900 E Canyon Drive (Parcel 13-612-0071), approx. 6.64 acres, by applicant Rob Edwards: Commissioner Osborne asked if there is any public comment.

Trent Layland, 7294 S. 1950 E., said he is concerned for small children. He asked if there will be two entrances. He said there is a safety concern with the hill at the top of the peak of 1950 East.

Commissioner Osborne explained the city code allows one entrance for 30 homes or fewer. Commissioner Grubb said the street will be busier, but education needs to take place for children to stay out of the street. He understands there will be additional traffic. He suggested Mr. Layland request signage from the City Council.

Commissioner Grubb moved to close the public hearing for Application for Sun Ray (17 lots) located at approx. 1900 E Canyon Drive (Parcel 13-612-0071), approx. 6.64 acres, by applicant Rob Edwards. Commissioner Johnson seconded the motion. Commissioners Grubb, Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.

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

Commissioner Osborne requested to continue the discussion from the work meeting concerning the possibility of lining up a road out of this subdivision with 1900 East. Commissioner Grubb doesn't feel there are enough units to warrant forcing a road in a couple of areas that may never happen. He questioned if one of these roads goes through, which one is the better road? Brandon Jones said lining up the road would become a city project. He feels there will need to be another road if another property owner develops. He said the master plan does not show this road connection. Commissioner Johnson asked about the UDOT requirement for the distance between 1900 East and 1950 East.

Kody Holker said the meeting and legal description doesn't pertain to the land that the road would be built over. He said Parcel B isn't part of any of the discussion of the request for today. He has obtained a variance for Parcel B and it is now a building lot.

Barry Burton said at the time the master plan was reviewed it was determined there didn't need to be a connection to 1900 East. Commissioner Grubb asked if there needs to be an access to South Weber Drive between 1700 East and 1950 East. He questioned where the road can be brought through, because he feels 1900 East is too close to 1950 East.

Mr. Holker doesn't feel somebody should be forced to strike a deal with a neighbor. He has had discussions with the neighbor to the east. He said Mr. Petersen doesn't intend to develop for quite some time. He feels the best plan for the city is current plat.

Rob Edwards doesn't understand why they are now being required to put in a road to service someone else's development.

Commissioner Grubb said the Planning Commission oversees planning for the future. Discussion took place regarding a half street with a hammerhead turnaround for Lot #6. Barry is concerned because he feels like this may be setting the city up for another Lester Drive.

Brandon reviewed his memo of 22 March 2018 which is as follows:

GENERAL

1. Geotechnical Report. A geotechnical study was performed by Christensen a report dated June 27, 2017 was submitted. The following should be noted on the grading plan that will be included with the final plans.

a. General Site Preparation and Grading. "Within areas to be graded (below proposed structures, fill sections, concrete flatwork, or pavement sections), any existing vegetation, debris, topsoil, undocumented fill, or otherwise unsuitable soils should be removed. Any soft, loose, or disturbed soils should also be removed." The report identifies areas with ½ to 1 ½ feet of topsoil as well as an area with over 5 feet of undocumented fill. "The topsoil and undocumented fill materials should be removed prior to placement of structural fill, structures, concrete flatwork and pavements." If over-excavation or soft soil stabilization is required, it should be done in accordance with the recommendations in this report.

b. Untreated base. It is the developer's desire to manufacture the road base material needed on site. This report indicates that the existing soils are an "excellent source" of material but recommend frequent testing to ensure that specifications are met.

c. City Standards. The City Standards govern over any other recommendations.

2. Approval Letters. Once final plans are completed, they must be submitted to the following and approval letters received: Rocky Mountain Power, Dominion (High Pressure Gas line), South Weber Irrigation, and South Weber Secondary Improvement District.

3. No Detention Required. According to the Easement Agreement that South Weber City signed with the Rays on June 12, 1997, the City agreed not to require "retention" for the "parcel's future runoff." As retention is more restrictive than detention, we are of the opinion that the typical detention requirement should be waived.

The following comments are provided in preparation of the Final Plat and Improvement Plans.

PLAT

4. The streets need to be given names, if desired. Otherwise, we will assign coordinate numbers.

5. Addresses for the lots will be provided by our office.

6. The following note should be added:

"All lots are subject to the requirements of the Geotechnical Report prepared by Christensen Geotechnical, dated June 27, 2017."

7. Canyon Drive needs to be a 70' ROW connecting to the existing 60' ROW. The sidewalk widths and location can transition at the subdivision boundary.

8. The centerline for both legs of Canyon Drive should intersect in the intersection.

9. All easements, in general, need to be verified and shown with bearings and distances to locate them exactly in reference to the proposed lots.

10. There is a Parcel A shown at the northwest corner of Lot 15 being dedicated to the City. The size and location of this parcel is not consistent with what was discussed with the developer in the field. The developer is not required to dedicate any property for the detention basin, as the use of the property for a detention basin is already covered by the easement. However, the future owner of Lot 15 will not be able to use any part of the detention basin. Therefore, if the developer would like to eliminate paying taxes on the portion of the property occupied by the detention basin, the City would be happy to have the property dedicated.

IMPROVEMENT PLANS

11. The plans shown filling in the majority of the existing detention basin. This is not consistent with what was discussed in the field with the developer. The existing detention basin on Lot 15 needs to remain. There is a small portion of the detention basin on Lot 16 that is insignificant. This could be filled in.

12. The detention basin will need to be fenced, with an offset of at least 3' feet from the top of the basin.

13. The fencing material and size along I-84 needs to be indicated.

14. Street lights need to be as follows: Cobra head style (400-Watt equivalent LED) at the intersections and post style (Washington Acorn 250-Watt equivalent LED) at a maximum spacing of 300'.

15. Inlet boxes need to be added where the existing storm drain line crosses Canyon Drive.

Barry said the fencing needs to be a minimum of 6' on west and east side because of the agricultural properties. Brandon suggested putting a note on the plat concerning the surrounding agricultural property. Commissioner Walton asked about the gas line. Rob Edwards said he met with Dominion Energy and they potholed the property this week.

Barry Burton's memo of 22 March 2018 for Sun Ray Subdivision is as follows:

REQUEST: Preliminary approval for a 17-lot subdivision

GENERAL INFORMATION: This proposal is for a 7.44-acre parcel recently rezoned from A to R-M. The road and lot layout look good and all of the lots meet minimum requirements of the zone.

Initially when we saw this proposal at the Sketch Plan Committee there were some significant issues with easements on the property and the location of an existing storm water detention basin. Those issues with the easements have been resolved, but there still seems to be an issue with the detention basin. There are still several easements for various utilities crossing this property, but lots have been arranged such that all have an adequate buildable area. They are proposing to fill in the majority of the detention basin that is on this property, which is not acceptable to the City. The Engineer did agree that they could fill in a small portion of that basin, only that which impacted Lot 16.

Fencing really hasn't been addressed on the plat other than to show existing wire fences which are not adequate. They will need to install the required minimum 6' chain link on the east and west sides as well as along the Messerly property. I would recommend a fence be required along the top of the bank of the detention pond which would extend along the freeway frontage of Lot 16. This fence should be 6' masonry, at least along the freeway.

STAFF RECOMMENDATION: I recommend the Planning Commission grant Preliminary Approval to the Sun Ray Subdivision with the recommended changes to the detention basin and with the fencing as mentioned above.

Commissioner Grubb moved to recommend approval of the preliminary plat application for Sun Ray (17 lots) located at approx. 1900 E Canyon Drive (Parcel 13-612-0071), approx. 6.64 acres, by applicant Rob Edwards based on the design submitted subject to the following items:

- (1) Brandon Jones, City Engineer's memo of 22 March 2018.
- (2) Clarify dedicating the detention basin located on Lot #15.
- (3) Installation of masonry fence along northern boundary of Lots #15 & #16.
- (4) Confirm ownership of Messerly property and have owner confirm that they do not need access through this subdivision.
- (5) Note on plat of agricultural activities on surrounding properties.
- (6) Approval letters from utilities of the plat design.
- (7) Barry Burton's memo of 22 March 2018.

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

PUBLIC COMMENTS: Kody Holker, developer for Sun Ray Subdivision, stated he has purchased Harold Ray's property across the street from City Hall. He has investigated commercial, high density, community splash pad etc. He asked the Planning Commission their recommendation concerning what they feel would be some options for this property. Commissioner Osborne said the challenge is that the city needs to protect commercial property.

PLANNING COMMISSION:

Commissioner Walton: He stated the rezone request for the Stan Cook property was tabled at the City Council meeting. He said the City Council established an Environmental Committee on which he will serve. He reviewed some items he received from Utah League of Cities and Towns concerning whether Planning Commissions should review conditional use permits.

Commissioner Grubb: He discussed both sides of South Bench Drive being a great location for commercial.

Commissioner Pitts: She asked about the status of landscape and buffer yard codes.

Commissioner Osborne: He stated there will be a Restoration Advisory Board meeting on 26 April 2018 to discuss HAFB plume maps development.

ADJOURNED: Commissioner Grubb moved to adjourn the Planning Commission meeting at 8:18 p.m. Commissioner Walton seconded the motion. Commissioners Grubb, Pitts, Johnson, Osborne, and Walton voted yes. The motion carried.

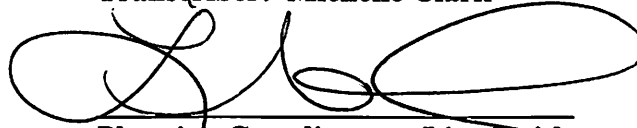
APPROVED: _____ **Date**

Chairperson: Rob Osborne

 4-14-2018


Transcriber: Michelle Clark

Attest:


Planning Coordinator: Lisa Smith

SOUTH WEBER CITY PLANNING COMMISSION MEETING WORK MEETING

DATE OF MEETING: 29 March 2018

TIME COMMENCED: 6:00 p.m.

PRESENT: COMMISSIONERS:

Tim Grubb
Debi Pitts
Rob Osborne (arrived at 6:14 pm)
Wes Johnson
Taylor Walton

CITY ENGINEER:

Brandon Jones

CITY PLANNER:

Barry Burton

PLANNING COORDINATOR:

Lisa Smith

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Rob Edwards and Kody Holker

Approval of Consent Agenda - Commissioner Walton

- **Minutes of 8 March 2018**

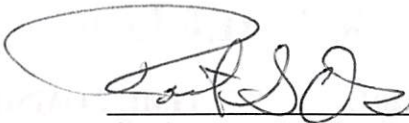
Commissioner Pitts asked if there were any questions or concerns with the minutes. There were none.

Public Hearing and Action on Preliminary Subdivision: Application for Sun Ray (17 lots) located at approx. 1900 E Canyon Drive (Parcel 13-612-0071), approx. 6.64 acres, by applicant Rob Edwards: Barry Burton, City Planner, said the city hasn't heard anything concerning the conditional use permit for excavation. He then reviewed the regional detention area on the plat. He said Brandon met with the developer on-site and told them they could fill in lot #16; however, Barry said the developer wants to fill in the entire triangle area. Brandon Jones explained that this development will be discharging into the detention area, and they aren't required to improve it. He said if and when the property owners to the west develop, the city will need to take a look at upgrading the detention at that time. Brandon said he is recommending fencing along the top of the detention basin along lot #15 property line. He then discussed fencing along I-84. Barry said the entire subdivision needs to be fenced from the surrounding agricultural property and along I-84 with a 6' masonry fence. Commissioner Osborne feels a road should be constructed to connect to 1900 East. Commissioner Grubb doesn't feel that is necessary because Canyon Drive can be a minor collector. He feels it should be safely offset and will still get traffic to South Weber Drive. Rob Edwards, developer, said he has attempted to work with surrounding property owners and has been unsuccessful. Barry feels it isn't necessary to punch that road through there. He said the traffic coming from the


subdivision isn't excessive. Commissioner Osborne said he didn't bring this up at the last meeting because it was a rezone request.

ADJOURNED: 6:32 p.m.


APPROVED:


Chairperson: Rob Osborne

Date 4-12-18


Transcriber: Michelle Clark

Attest:


Planning Coordinator: Lisa Smith