

SOUTH WEBER CITY PLANNING COMMISSION MEETING WORK MEETING

DATE OF MEETING: 12 April 2018

TIME COMMENCED: 6:00 p.m.

PRESENT: COMMISSIONERS:

Tim Grubb (arrived @ 6:18 p.m.)

Debi Pitts

Rob Osborne

Wes Johnson

Taylor Walton

CITY ENGINEER:

Brandon Jones

CITY PLANNER:

Barry Burton (excused)

PLANNING COORDINATOR:

Lisa Smith

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Mike Bastian

Approval of Consent Agenda - Commissioner Osborne

- **Minutes of 29 March 2018**

Public Hearing and Action on Final Conditional Use Permit: Application for non-residential conditional use for an impound yard at approx. 2225 E 7400 S, (Parcel 13-009-0022), approx. 1.04 acres by applicant Dale Winterton: Brandon Jones, City Engineer, referred to his memo of 6 April 2018. He discussed the developer proposing the sod around the yard as the landscaping. He then reviewed his recommendations.

Commissioner Osborne asked about proposing a monthly inspection time table. Brandon said he is proposing inspection as necessary. Commissioner Johnson is concerned about requiring no leaking fluids and what that will do for every other person in South Weber who has vehicles leaking on their driveway.

Brandon said this is a permitted use in the T-1 Zone, but must be a conditional use because it is over one acre. Commissioner Walton is concerned because a tow yard is different than a business use. He then read from city code 10.5I.4 concerning the permitted uses. Commissioner Osborne said this isn't a repair facility. Brandon said the Planning Commission needs to determine if this is a permitted use or not. Commissioner Osborne said a business generates tax dollars for the city and he doesn't know if this is the developer's plan here.

Brandon stated he is recommending a tracking pad/stabilized entrance should be installed inside the site at each gate to keep the tracking of mud outside the site to a minimum. He said if screening is going to be required, this should be made a part of the Conditional Use.

He said he has discussed this with Mark Larsen. Brandon suggested the Planning Commission clarify whether or not they are requiring a screened fence.

Commissioner Walton is concerned about the location being in an aquifer recharge area. Commissioner Osborne is concerned if the applicant is not in attendance and stated in the past we have tabled items until the applicant can be in attendance.

Commissioner Grubb feels this type of use is appropriate in the T-1 Zone. Commissioner Grubb discussed the future trail in front of this property. Brandon said it is identified on the parks and trails map to have a sidewalk on 7400 South and trail on 2225 East.

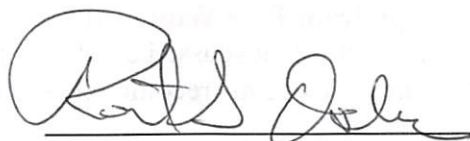
Public Hearing and Action on Conditional Use Permit: Application for conditional use for The Attic Schoolhouse preschool at approx. 1484 E 7500 S (Parcel 13-259-0044) approx. 0.26 acres by applicants Cody & Courtney Brown: (No discussion on this item)

Action on Conditional Use Permit: Application for grading conditional use in Sun Ray subdivision at approx. 1850 E Canyon Drive (Parcel 13-012-0071) approx. 7.44 acres by applicant Ray Creek LLC: (No discussion on this item)

Elite Training Complex Ratification Conditional Use Permit #16-05 – Applicant, Kelly Parke: Brandon reviewed the Conditional Use Permit #16-05. Discussion took place regarding amending the agenda 24 hours ago. Lisa Smith stated it was posted more than 24 hours ago. Commissioner Pitts discussed when this was previously looked at we were told this was going to be a practice facility and no games. Brandon explained the possible misunderstanding concerning what Kelly Parks, owner of the soccer complex, said the facility was going to be used for.

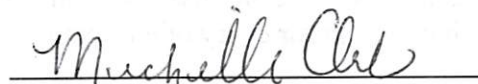
ADJOURNED: 6:35 p.m.

APPROVED:



Chairperson: Rob Osborne

Date MAY 10, 2018



Transcriber: Michelle Clark



Attest:

Planning Coordinator: Lisa Smith

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 12 April 2018

TIME COMMENCED: 6:38 p.m.

PRESENT: COMMISSIONERS:

Tim Grubb
Debi Pitts
Rob Osborne
Wes Johnson
Taylor Walton

CITY PLANNER:

Barry Burton (excused)

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 Osborne

ATTENDEES: Mike Bastian, Courtney Brown, Chayce McDonald, Michelle McDonald, Andrew Winterton, Dale Winterton, Rob Edwards, Kody Holker, and Sean Swedin.

APPROVAL OF CONSENT AGENDA: Commissioner Osborne

- **Minutes of 29 March 2018**

Commissioner Johnson moved to approve the consent agenda as amended. Commissioner Pitts seconded the motion. Commissioners Grubb, Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.

DECLARATION OF CONFLICT OF INTEREST: (None)

Commissioner Grubb moved to open the public hearing for Conditional Use Permit: Application for non-residential conditional use for an impound yard at approx. 2225 E 7400 S, (Parcel 13-009-0022), approx. 1.04 acres by applicant Dale Winterton. Commissioner Johnson seconded the motion. Commissioners Grubb, Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.

Andrew Winteron stated they have the potential of storing 8 to 12 vehicles a month. Commissioner Osborne is concerned about the need for curb and gutter. Commissioner Grubb said 7400 South needs to be improved according to city standard. He said a privacy screen is appropriate. Andrew said that type of fence wouldn't hold up to the wind in that area. Dale said the state requires a 6 ft. fence with barb wire.

Commissioner Osborne is concerned that there are so many items that should have been taken care of at the Sketch Plan Committee level. Dale said he hasn't received any transaction from Brandon Jones.

Discussion took place regarding Brandon Jones memo of 6 April 2016.

Brandon Jones, City Engineer's, memo of 6 April 2018 is as follows:

Our office has completed a review of the documents and plans submitted for a Conditional Use Permit to perform excavation activities of over 200 cubic yards on the property where the Sun Ray Subdivision is currently being proposed. These documents were received on April 2, 2018.

DOCUMENTS RECEIVED / CONDITIONAL USE REQUEST

1. As part of this application, we received the following documents/plans:
 - a. Site Plan; most recent revision date of 12/19/2017, and the CU Application.
2. It is our understanding that what is being requested is to use the parcel as a vehicle tow yard. The applicant, Mr. Winteron, has indicated that no wrecked vehicles would be stored at this location, only towed vehicles. While a "landscape plan" was not specifically provided, the plans do indicate installing enough grass around the existing home to meet the 15% landscape requirement. No street improvements are being proposed on 2225 East (the existing dirt road to the east of the parcel). New chain link fencing with barbed-wire strands is being proposed around the perimeter. Three (3) 20' gates are shown on the east property line accessing 2225 East. Also, the location of a potential future shop is shown.

RECOMMENDATIONS

3. All storm water is to be kept on site. If necessary, berms along the west and north perimeters may need to be installed.
4. The area north of this parcel is used for aquifer recharge. As one of the conditions of approval for this use, the City should have the right to inspect the yard area whenever necessary to ensure that the vehicles being stored are not leaking fluids or causing the potential for contamination of the groundwater. If concern about potential contamination is ever found, the applicant will need to propose and put in place means whereby the threat of contamination is eliminated (we would suggest 15 days to propose a solution and 30 days to get it in place).
5. There are drainage concerns on 2225 East. There is also increased potential for tracking of mud onto 7400 South as a result of the increased vehicular use related to the proposed tow yard activities. To address these issues, we recommend the following:
 - a. The applicant to install new 1" min. dia. gravel from the end of the asphalt at 7400 South to the northern-most gate and up to the other two gates (minimum of 20' wide, 6" thick). The City would be responsible to maintain the gravel thereafter.
 - b. The applicant and the City to work together on a temporary or permanent drainage solution to the satisfaction of both parties. The cost of the agreed upon solution would be split 50/50 (applicant/City).
6. A tracking pad / stabilized entrance should be installed inside the site at each gate to keep the tracking of mud outside the site to a minimum.

present much of an impact on the neighborhood. The only other thing that should be addressed would be a Fire Marshal inspection of the property.

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

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

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

Courtney Brown stated she will have a total of 30 kids with 10 kids for each class. Classes will be held M-W-F 9:00 a.m. to 2:00 p.m. and T-TH 9:00 a.m. to 11:30 a.m. The ages of the children are three to five years old. Lisa Smith said Chris Tremea will conduct the fire inspection after approval. Courtney Brown said the fencing is all around the perimeter but there is no fencing along the front sides of the home. Commissioner Grubb said typically children should not be allowed to go outside unless the yard is completely fenced. Courtney asked if they could install something that can be moved. Brandon said he did discuss the fencing with Barry and he didn't say a fence is required. Commissioner Grubb asked about parking. Courtney said the driveway will be coned off with no parking. Commissioner Grubb noticed the application states zero employees. He would recommend adding one employee just in case she hires someone. He discussed parking not affecting the neighbors. Courtney said if she does hire an employee, she will have them park in the garage.

Commissioner Walton moved to approve the Conditional Use Permit: Application for conditional use for The Attic Schoolhouse preschool at approx. 1484 E 7500 S (Parcel 13-259-0044) approx. 0.26 acres by applicants Cody & Courtney Brown subject to the following:

- 1. Application to show 1 to 10 employees**
- 2. Barry Burton, City Planner's, memo of 5 April 2018**

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

Action on Conditional Use Permit: Application for grading conditional use in Sun Ray subdivision at approx. 1850 E Canyon Drive (Parcel 13-012-0071) approx. 7.44 acres by applicant Ray Creek LLC: Brandon Jones, City Engineer, stated this request is for excavation of 200 cubic yards, in which the city code requires this to be a conditional use permit.

Brandon referred to his memo of 6 April 2018.

Brandon Jones, City Engineer's, memo of 6 April 2018 is as follows:

Our office has completed a review of the documents and plans submitted for a Conditional Use Permit to perform excavation activities of over 200 cubic yards on the property where the Sun Ray Subdivision is currently being proposed. These documents were received on April 2, 2018.

The equipment they are proposing to use would create some noise and possibly some dust. I think these issues can be mitigated by requiring dust control (watering) and through restricted hours of operation. They are proposing the use of the two pieces of processing equipment for a maximum period of 1 month.

STAFF RECOMMENDATION: I recommend tabling this item again to give the applicant's time to revise plans to eliminate the filling in of the detention basin more than has been stated acceptable by the City Engineer.

If the Planning Commission is comfortable approving the proposal with a condition to amend the plans as has been described, I would recommend restricting hours of operation of aggregate processing equipment to a period from 8:00 am to 6:00 pm. I would also recommend limiting the duration of the aggregate processing to one month and that adequate measures be taken to reduce dust.

Commissioner Walton moved to approve the Conditional Use Permit: Application for grading conditional use in Sun Ray subdivision at approx. 1850 E Canyon Drive (Parcel 13-012-0071) approx. 7.44 acres by applicant Ray Creek LLC subject to the following:

- 1. Barry Burton, City Planner's, memo of 5 April 2018.**
- 2. Brandon Jones, City Engineer's, memo of 6 April 2018 – amend item #6 maximum time allowed with be 30 continuous week days.**

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

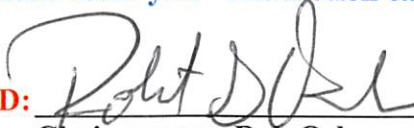
Elite Training Complex Ratification of Conditional Use Permit #16-05 – Applicant, Kelly Parke: Commissioner Osborne suggested having a discussion on this versus acting since this item has been placed on the agenda 24 hours ago.

Commissioner Johnson asked about landscaping. Brandon said according to code there is 50 feet of buffer required that has not been installed yet. He said the purpose of this is to ratify the conditional use permit. Brandon then stated the developer pumped the sewer to South Weber Drive so there is no easement needed. He discussed UDOT access. He said the city has a copy of UDOT's approval for South Weber Drive. He explained that UDOT did not require curb and gutter. It was stated the applicant still needs to complete the buffer yard requirement. Brandon said there is a fire access road that was required all the way around the building and so it is not possible to landscape on that side. He said the applicant has offered and agreed to install screening type trees along the entire east property line up to the fire access road. He said due to safety concerns no parking should be allowed on South Weber Drive or the adjacent residential streets. He said they do have overflow parking. He said if it looks like there isn't sufficient parking, then we need to talk to the applicant again. He said the outdoor fields will not be lit. He said they must comply with any land use easements on the property. He said Kelly Parke agrees with these items. Brandon said there have been traffic concerns with 6650 South. He said the city is going to install a hammerhead turn around at 6650 South. Commissioner Johnson said he thought the original application was for training purposes only. Commissioner Osborne said it was talked about but not a part of the approval. Commissioner Grubb said he is more concerned about the negative impact than whether there are practices and games going on. It

Weber City and the USAF for Groundwater Monitoring. The City Council is requesting reports from HAFB when the wells are sampled. She reported the City Council approved RESOLUTION 18-18: Approval of Nilson Homes Rezone Application of Parcels 13-275-0005 and 13-275-0006. She said Bruce Nilson, of Nilson Homes, stated they dug down 11 ft. and in six of the nine test holes, they hit no groundwater. She said this area will have patio homes with no basements.

ADJOURNED: Commissioner Walton moved to adjourn the Planning Commission meeting at 9:30 p.m. Commissioner Grubb seconded the motion. Commissioners Grubb, Pitts, Johnson, Osborne, and Walton voted yes. The motion carried.

APPROVED:


Chairperson: Rob Osborne

Date MAY 10, 2018


Transcriber: Michelle Clark

Attest:


Planning Coordinator: Lisa Smith