

SOUTH WEBER CITY PLANNING COMMISSION MEETING WORK MEETING

DATE OF MEETING: 14 December 2017

TIME COMMENCED: 6:02 p.m.

PRESENT: COMMISSIONERS:

Tim Grubb
Debi Pitts
Rob Osborne
Wes Johnson
Taylor Walton

CITY ENGINEER:

Brandon Jones

CITY PLANNER:

Barry Burton

PLANNING COORDINATOR:

Lisa Smith

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES:

Approval of Meeting Minutes – Commissioner Pitts

- November 6, 2017
- November 9, 2017

Public Hearing on Rezone: application at approx. 2355 E South Weber Drive (parcel 13-034-0060), approx. 10.9 acres from agriculture (A) to Residential High Density (R-H) by applicant Matrix Capital Advisors, LLC: Barry said he isn't saying this rezone isn't good, but it doesn't follow the general plan and he isn't sure the Planning Commission is ready to make this type of decision. Commissioner Johnson brought up the fact that the sewer system in that area needs to be upgraded. Brandon Jones, City Engineer, said we must plan by going with the master plan. He said densities identify what the needs are and when there are areas considered to do something different, sometimes it is okay, but in this case the use is more than what was planned for. Commissioner Osborne said the master plan was updated three years ago. Brandon pointed out that the Capital Facilities Plan was just completed in September 2017. Commissioner Johnson identified the study from 2009 for commercial development.

Public Hearing on Rezone: rezone application at approx. 7482 Cornia Drive, (parcel 13-174-0001) of approx. 1.3 acres from Commercial highway (C-H) to light industrial (L-I) by applicant Shawn Durrant: Barry Burton, City Planner, said this rezone request does not meet the recommendations of the current General Plan which calls for the land to be used for Commercial Highway purposes. He said this lot lies adjacent to Sure Steel which is zoned Light

Industrial and is across Cornia Dr. from an active gravel pit. This proposal seems to make sense for this particular property. It is quite likely that a General Plan update would recommend light industrial use in this area. Commissioner Grubb discussed the decision made for Sure Steel. Commissioner Osborne is concerned about rezoning to an L-I Zone with a home next door. Commissioner Walton identified those types of businesses allowed in the L-I Zone Section 10-5L.4. Commissioner Grubb asked about a development agreement in conjunction with the rezone request. Barry read the list of conditional uses in the L-I Zone Section 5-L.5.

Final Subdivision: application for Freedom Landing phase 2 (26 lots) located at approx. 400 E Old Maple Road (parcel 13-006-0031) 11.9 acres by applicant Peter Matson:

Brandon Jones, City Engineer, said in speaking with Ovation Homes, they aren't in favor of a trail going through a Home Owner's Association (HOA). Commissioner Grubb said if they have another option that is viable, we will listen to it. Barry said as far as he understands, they haven't been able to come up with another option.

Barry Burton, City Planners, review of 7 December 2017 is as follows:

APPLICANT: Ovation Homes

REQUEST: Final approval for Phase 2 of the Freedom Place Townhomes Development.

GENERAL INFORMATION: This is a 26-unit phase that conforms to the approved Preliminary Plat and meets the requirement of a maximum of 30 units with a single access. Open space requirements have been met and the landscape plans appear to be adequate. There is no buffer yard requirement in this phase. The improvement plans indicate the existence of the trail that is the extension of the I-84 frontage trail, but indicates that it will be built by others, not the developer. I have been under the impression we expected the developer to build the trail through the project. PLAT: The plat appears to be in order with two exceptions. There are two signature blocks for PacifiCorp that should be removed. Once again, this appears to give the right to approve (or deny) the plat to the utility company when they have no such right. We should receive approval for their easement via letter or other means than a signature on the plat. The second issue is that there is a 25' easement shown for an existing sewer line along the east property line. That is the same area to be used for the public trail. The easement does not indicate that it is for a public trail as well, but it should. Or at least 15' of it should.

STAFF RECOMMENDATION: I recommend the Planning Commission forward this proposal to the City Council with a recommendation of approval subject to: 1. Resolution as to who is responsible for building the trail. 2. Removal of the PacifiCorp signature blocks from the plat. 3. Showing a public use easement for the trail on the plat. These things should all be done and verified by staff prior to presenting the proposal to the City Council.

Brandon Jones, City Engineer's, review of 8 December 2017 is as follows:

Our office has completed a review of the Final Plat and Improvement Plans for the Freedom Landing Townhomes Phase 2 dated, November 15, 2017. We recommend approval, subject to the following items being addressed prior to final approval from City Council.

PLAT

1. The street needs to be given a name. Our office will also provide the addresses for the lots.
2. A 15' public access easement is needed for the trail.
3. Our office has some minor redline comments (additional dimensions, misc. text corrections, etc.) that we will provide to the developer's engineer for revision.

IMPROVEMENT PLANS

4. A fire hydrant is required on the north end of the culinary waterline for blow-off purposes. This can be considered permanent or could be relocated in the next phase.
5. The 10' wide asphalt trail needs to be installed with this phase, as it was originally agreed to with the first proposal. A cross section of the proposed trail improvements also needs to be provided.
6. It is no longer required to provide a buffer yard. The plans may be revised accordingly.

Final Subdivision: application for Riverside Place phase 3 (28 lots) located at approx. 6650 S 475 E (parcel 130180072) 2.92 acres by applicant Tim Grubb: Commissioner Osborne doesn't see anything that should hold this back from moving forward. Brandon said the developer needs to clean up some minor items.

Barry Burton, City Planner's, review of 6 December 2017 is as follows:

APPLICANT: Miller Bates LLC

REQUEST: Final approval for Phase 3 of Riverside Place Subdivision.

GENERAL INFORMATION: This Phase 3 is lot different than the last Phase 3 we saw. This 28-lot phase is the same area we saw previously as Phases 3 and 4 plus a little more. They have resolved the issues I had before with corner lots that did not have complete streets along both frontages. Lots 301-312 and 324-328 are within the R-P zone and the rest of the lots are within the R-M zone; all of them conform to the approved preliminary plan and zoning requirements. PLAT: The plat appears to be in order with one exception. The signature block for Rocky Mountain Power should be removed. This appears to give the right to approve (or deny) the plat to the utility company when they have no such right. Even if this were okay, we would need to include all utility providers.

STAFF RECOMMENDATION: I recommend the Planning Commission forward this proposal to the City Council with a recommendation of approval.

Brandon Jones, City Engineer's, review of 8 December 2017 is as follows:

Our office has completed a review of the Final Plat and Improvement Plans for the Riverside Place Phase 3 dated, December 5, 2017. We recommend approval, subject to the following items being addressed prior to final approval from City Council.

GENERAL

1. A letter approving the proposed improvements in this phase is needed from the South Weber Irrigation Company.

PLAT

2. Our office will provide the addresses for the lots.

3. The surveyor needs to minimize the number of survey monuments in the street. Only those absolutely necessary should be installed.

4. The 15' landscape buffer along lots 324-R to 328-R can be removed and is no longer a requirement in the R-P zone.

IMPROVEMENT PLANS

5. A fire hydrant is required at the ends of all stubbed roads for blow-off purposes. This can be considered permanent or could be relocated in the next phase.

6. An Air/Vac is required on the culinary water line at the high point on Green Springs Way (approx. 14+50).

7. Our office has some minor redline comments that we will provide to the developer's engineer for revision.

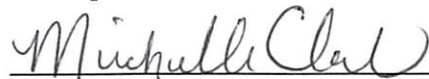
Visual Buffer (V-B Zone): Commissioner Osborne asked if the City Council made a decision at their last meeting concerning the V-B Zone. Barry Burton, City Planner, said the Council tabled this item. He said there are some language changes that need to be made to the Ordinance and a decision needs to be made concerning the alignment of Old Fort Road. Barry then reviewed Option 1 and Option 2 for the road alignment that was put together by Brandon Jones.

ADJOURNED: 6:30 p.m.

APPROVED:


Date 8 FEB 2018

Chairperson: Rob Osborne



Transcriber: Michelle Clark

Attest:


Planning Coordinator: Lisa Smith

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 14 December 2017

TIME COMMENCED: 6:30 p.m.

PRESENT: COMMISSIONERS:

Tim Grubb
Debi Pitts
Rob Osborne
Wes Johnson
Taylor Walton

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones

CITY MANAGER:

Tom Smith (excused)

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 Pitts

ATTENDEES: Rod Westbroek, John McCall, Brad Brown, Elizabeth Rice, Mary Ann Callister Day, Nathan Bringhurst, Chris Clifford, Peter Matson, Shawn Durrant, Louise Cooper, and Danette Christensen.

APPROVAL OF MEETING MINUTES

- November 6, 2017
- November 9, 2017

Commissioner Pitts moved to approve the meeting minutes of 6 November 2017 and 9 November 2017 as written. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, Pitts, and Walton voted yes. Commissioner Grubb abstained as he was excused from the meeting. The motion carried.

APPROVAL OF THE AGENDA: Commissioner Johnson moved to approve the agenda as written. Commissioner Grubb 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 the Final Subdivision application for Riverside Place phase 3 (28 lots) located at approx. 6650 S 475 E (parcel 130180072) 2.92 acres.

Commissioner Grubb moved to open the public hearing for the rezone application at approximately 2355 E South Weber Drive (parcel 13- 034-0060), approximately 10.9 acres from agriculture (A) to Residential High Density (R-H) by applicant Matrix Capital Advisors, LLC. Commissioner Johnson seconded the motion. Commissioners Grubb, Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.

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

Public Hearing on Rezone: application at approx. 2355 E South Weber Drive (parcel 13-034-0060), approx. 10.9 acres from agriculture (A) to Residential High Density (R-H) by applicant Matrix Capital Advisors, LLC: Chris Clifford, of Matrix Capital Advisors,

Brad Brown, stated he is a commercial real estate agent and said he has been working on this property for quite a while. He said owners have pursued commercial, but the reception is limited with a parcel this size. He said there are geographical limitations to this property and limited potential for growth. He said the best scenario would be local businesses. He said the multi-family demand is there. He sees cities that use that to their advantage.

Commissioner Osborne asked if there was any public comment.

Liz Rice, 7975 S. 2310 E., said she has pursued commercial development. She said the biggest challenge is the location of stores in Layton and South Ogden. She said South Weber doesn't have the population to support a grocery store. She feels they have a rich heritage that they want to preserve with their farm.

Rod Westbroek, 7903 S. 2800 E., said he served on the Planning Commission for ten years and in that ten years there were many who fought hard for commercial property and once it is given up, there is nowhere else to get it. He said the General Plan was amended three years ago and at that time citizens were asked what they would like to see and one thing that stood out was that they don't want to see anymore high density in South Weber. He estimates South Weber has enough high density to meet the requirement.

Barry Burton, City Planner's, review of 5 December 2017 is as follows:

GENERAL INFORMATION: The rezone request does not meet the recommendations of the current General Plan which calls for the land to be used for Commercial Highway purposes. The applicant will be making the argument that the demand for commercial development in South Weber will never fully occupy all of our commercial zoned properties. This may be true; the Planning Commission and City Council will be hearing more about this in the near future. But, that doesn't mean that this piece of property isn't viable for commercial uses, nor does it mean that high density residential uses would be any more appropriate. Also, we know there are some sewer service issues in this area and allowing high density residential on this property would significantly impact the sewer system. I believe the correct thing to do here is to decide if we

want to revisit the General Plan and if upon doing so; this property is slated for high density residential, only then would such a rezone be appropriate.

STAFF RECOMMENDATION: I recommend this rezone application be given a recommendation of denial to the City Council. This proposal is contrary to the General Plan and even if it might be appropriate to make a change to the General Plan in this area, we don't know what that change might be.

Commissioner Johnson moved to close the public hearing for the rezone application at approximately 2355 E South Weber Drive (parcel 13- 034-0060), approximately 10.9 acres from agriculture (A) to Residential High Density (R-H) by applicant Matrix Capital Advisors, LLC. Commissioner Grubb seconded the motion. Commissioners Grubb, Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.

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

Barry read an email he received from Dan Murray. Mr. Murray's email is as follows:

As a neighboring landowner within 300 feet of the Matrix Capital rezone application, Murray Holdings was notified of their public hearing on Thursday, December 14, 2017. Unfortunately, I cannot attend Thursday's meeting, but I would like to register my support for their application. Based on the responses that I have received on both our undeveloped commercial property in the area and our first retail building, along with my retail real estate experience, I believe a multi-family use is the highest and best use for the subject parcel. It would also appear from a planning perspective that keeping multi-family along the main corridor provides a good buffer to traffic along South Weber Drive and that it will hopefully benefit from future public transportation enhancements.

Commissioner Johnson said Highway 89 and Highway 84 is a crossroad that brings business. He said currently, the city's infrastructure can't support high density in this area. He isn't sure the city should step away from commercial which would help bring a tax base to the city. Commissioner Pitts is concerned about the impact this type of development would have on the city's sewer system in this area. Commissioner Taylor the city needs the rooftops to drive commercial development. He is also concerned about the infrastructure. He feels the city isn't ready for this type of development based upon the Capital Facilities Plan. Commissioner Grubb understands it is nice to put high density on the fringe of the city; however, the city isn't looking for more high density. He feels the city needs to see what changes will come from Highway 89. He said at some point it will be important to review the General Plan, but it needs to go through the proper channel before this property is rezoned. Commissioner Osborne said he would like to see an entertainment type business. He feels there are other possibilities outside a grocery store.

Chris Clifford said he feels the city has plenty of commercial property. He said Dan Murray has only leased 40% of his commercial space. He said people move here because of the rural feel of this city. He said this area doesn't get the traffic that can support entertainment. He understands the infrastructure concerns. He feels this application may be a little bit premature and he would like to see what comes out of the Council and Planning Commission Retreat in January. He requested the Planning Commission table this rezone request.

Barry Burton said this is not the right time to make this rezone request. He said the city needs to look at the infrastructure and possibly review the General Plan. Commissioner Osborne said there is also a concern for residential in this area with the dust coming from the gravel pits.

Brandon Jones said this area was not anticipated to be high density and we would need to go back and review the sewer model. He suspects it would require an upsizing of the sewer line.

Commissioner Johnson moved to recommend to the City Council to table the rezone application at approximately 2355 E South Weber Drive (parcel 13- 034-0060), approximately 10.9 acres from agriculture (A) to Residential High Density (R-H) by applicant Matrix Capital Advisors, LLC until get an updated General Plan and because the current infrastructure does not support this development. Motion died due to lack of second.

Commissioner Grubb moved to recommend the City Council deny the rezone application at approximately 2355 E South Weber Drive (parcel 13- 034-0060), approximately 10.9 acres from agriculture (A) to Residential High Density (R-H) by applicant Matrix Capital Advisors, LLC. based that it doesn't fit the current General Plan. Commissioner Walton seconded the motion. Commissioners Grubb, Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.

Commissioner Walton moved to open the public hearing for rezone application at approximately 7482 Cornia Drive, (parcel 13- 174-0001) of approximately 1.3 acres from Commercial highway (C-H) to light industrial (L-I) by applicant Shawn Durrant. Commissioner Pitts seconded the motion. Commissioners Grubb, Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.

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

Public Hearing on Rezone: rezone application at approx. 7482 Cornia Drive, (parcel 13-174-0001) of approx. 1.3 acres from Commercial highway (C-H) to light industrial (L-I) by applicant Shawn Durrant: Shawn Durrant said he has a property located in Ogden and they are a small excavation company that is growing. He would like to build a nice office with a timber and glass entrance. He feels this development would fit in with the area.

Commissioner Osborne asked if there was any public comment.

Nate Bringhurst, employee of Sure Steel, said he is not opposed to this rezone request. He said in 2009 approached the city about their business. He said Sure Steel went through an architectural review process. He said they had to produce artist renderings. He said they also had to conduct a geotechnical report. He said the report found a slow-moving river below the property for which Sure Steel had to design and engineer a drain system.

John McCall, 2735 W. 4375 S. Roy, Utah, said he currently owns the property. He is looking for the highest and best use. He said because Sure Steel is already there, he went with the L-I Zone. He said there are five different zones in this area.

Rod Westbroek, 7903 S. 2800 E., suggested a development agreement be attached to the rezone request.

Barry Burton, City Planner's, review of 6 December 2017 is as follows:

GENERAL INFORMATION: The rezone request does not meet the recommendations of the current General Plan which calls for the land to be used for Commercial Highway purposes. However, there is a precedent for making this zone change. This lot lies adjacent to Sure Steel which is zoned L-I and is across Cornia Dr. from an active gravel pit. This proposal seems to make sense for this particular property. It is quite likely that a General Plan update would recommend light industrial use in this area.

STAFF RECOMMENDATION: I recommend this rezone application be given a recommendation of approval to the City Council. Light industrial use is not dissimilar to a commercial highway use in terms of its impact on the community and adjacent properties contain industrial uses.

Commissioner Johnson moved to close the public hearing for rezone application at approximately 7482 Cornia Drive, (parcel 13- 174-0001) of approximately 1.3 acres from Commercial highway (C-H) to light industrial (L-I) by applicant Shawn Durrant. Commissioner Walton seconded the motion. Commissioners Grubb, Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.

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

Commissioner Johnson asked Mr. Durrant if he plans on moving his office headquarters here. Shawn said, "yes". He said his engineer is Sure Steel's engineer. Commissioner Pitt asked if there will be working and repair work on equipment at this area. Shawn said, "yes". He said he doesn't do major engine work. He has been in Ogden for 15 years and hasn't received one complaint. He has talked to the neighbor to the north and they told him they didn't have a problem with his plan. Commissioner Pitts asked about what type of equipment is stored. Shawn said he does store small amounts of pipe, but he does like a clean yard. Commissioner Grubb said what has been presented seems like an appropriate use. He would recommend tabling this until a conditional use application is presented with the rezone request application. He said there is a possibility the City Council can deny this request. Commissioner Osborne feels this request is a good idea but should be attached to a development agreement. Barry suggested the application include a landscape plan and site plan with the façade.

Commissioner Grubb moved to table the rezone application at approximately 7482 Cornia Drive, (parcel 13- 174-0001) of approximately 1.3 acres from Commercial highway (C-H) to light industrial (L-I) by applicant Shawn Durrant until the applicant goes through the process of preparing a development agreement through a Sketch Plan Meeting before coming back to the Planning Commission. Commissioner Johnson seconded the motion. Commissioners Grubb, Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.

Final Subdivision: application for Freedom Landing phase 2 (26 lots) located at approx. 400 E Old Maple Road (parcel 13-006-0031) 11.9 acres by applicant Peter Matson: Peter Matson said phase 1 is completed. He said phase 2 almost mirrors phase 1. He asked if there is a name for the trail. Barry Burton said it would be nice to have a name. It was stated the trail is identified on the General Plan as Old Fort Trail. Peter said he understands that they will construct the trail. He said they will make sure the trail is identified in the sewer easement. He said the signature blocks will be removed. Brandon Jones said there should be two signature blocks with one being PacifiCorp and one for Central Weber Sewer District. He said the signatures on the plat will memorialize these easements. Peter identified the PacifiCorp note on the plat. Commissioner Grubb asked about the temporary turnaround. Brandon said the temporary turnaround needs an easement. Brandon said he just needs a legal description from Reeves & Associates.

Barry Burton, City Planners, review of 7 December 2017 is as follows:

APPLICANT: Ovation Homes

REQUEST: Final approval for Phase 2 of the Freedom Place Townhomes Development.

GENERAL INFORMATION: This is a 26-unit phase that conforms to the approved Preliminary Plat and meets the requirement of a maximum of 30 units with a single access. Open space requirements have been met and the landscape plans appear to be adequate. There is no buffer yard requirement in this phase. The improvement plans indicate the existence of the trail (Does the trail have a name?) that is the extension of the I-84 frontage trail, but indicates that it will be built by others, not the developer. I have been under the impression we expected the developer to build the trail through the project. **PLAT:** The plat appears to be in order with two exceptions. There are two signature blocks for PacifiCorp that should be removed. Once again, this appears to give the right to approve (or deny) the plat to the utility company when they have no such right. We should receive approval for their easement via letter or other means than a signature on the plat. The second issue is that there is a 25' easement shown for an existing sewer line along the east property line. That is the same area to be used for the public trail. The easement does not indicate that it is for a public trail as well, but it should. Or at least 15' of it should.

STAFF RECOMMENDATION: I recommend the Planning Commission forward this proposal to the City Council with a recommendation of approval subject to: 1. Resolution as to who is responsible for building the trail. 2. Removal of the PacifiCorp signature blocks from the plat. 3. Showing a public use easement for the trail on the plat. These things should all be done and verified by staff prior to presenting the proposal to the City Council.

Brandon Jones, City Engineer's, review of 8 December 2017 is a follows:

Our office has completed a review of the Final Plat and Improvement Plans for the Freedom Landing Townhomes Phase 2 dated, November 15, 2017. We recommend approval, subject to the following items being addressed prior to final approval from City Council.

PLAT

1. The street needs to be given a name. Our office will also provide the addresses for the lots.
2. A 15' public access easement is needed for the trail.
3. Our office has some minor redline comments (additional dimensions, misc. text corrections, etc.) that we will provide to the developer's engineer for revision.

IMPROVEMENT PLANS

4. A fire hydrant is required on the north end of the culinary waterline for blow-off purposes. This can be considered permanent or could be relocated in the next phase.
5. The 10' wide asphalt trail needs to be installed with this phase, as it was originally agreed to with the first proposal. A cross section of the proposed trail improvements also needs to be provided.
6. It is no longer required to provide a buffer yard. The plans may be revised accordingly.

Commissioner Grubb moved to recommend approval to the City Council for the Final Subdivision application for Freedom Landing phase 2 (26 lots) located at approx. 400 E Old Maple Road (parcel 13-006-0031) 11.9 acres by applicant Peter Matson subject to the following items:

1. Complete items on Barry Burton's review of 7 December 2017.
2. Items completed from Brandon Jones review of 8 December 2017.
3. Separate easement document for temporary turnaround
4. Include Covenant Conditions & Restriction's Document for the common areas.
5. Include the easement approval signature blocks for PacifiCorp and Central Weber Sewer on plat.

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

Final Subdivision: application for Riverside Place phase 3 (28 lots) located at approx. 6650 S 475 E (parcel 130180072) 2.92 acres by applicant Tim Grubb: Commissioner Grubb excused himself from the Planning Commission. Tim Grubb, representing Riverside Place, said all the lots can stand alone and the turnaround easements are there. He is open to Brandon Jones and Barry Burton's recommendations in their review.

Barry Burton, City Planner's, review of 6 December 2017 is as follows:

APPLICANT: Miller Bates LLC

REQUEST: Final approval for Phase 3 of Riverside Place Subdivision.

GENERAL INFORMATION: This Phase 3 is a lot different than the last Phase 3 we saw. This 28-lot phase is the same area we saw previously as Phases 3 and 4 plus a little more. They have resolved the issues I had before with corner lots that did not have complete streets along both frontages. Lots 301-312 and 324-328 are within the R-P zone and the rest of the lots are within the R-M zone; all of them conform to the approved preliminary plan and zoning requirements. **PLAT:** The plat appears to be in order with one exception. The signature block for PacifiCorp

should be removed. This appears to give the right to approve (or deny) the plat to the utility company when they have no such right. Even if this were okay, we would need to include all utility providers.

Brandon Jones, City Engineer's, review of 8 December 2017 is as follows:

Our office has completed a review of the Final Plat and Improvement Plans for the Riverside Place Phase 3 dated, December 5, 2017. We recommend approval, subject to the following items being addressed prior to final approval from City Council.

GENERAL

1. A letter approving the proposed improvements in this phase is needed from the South Weber Irrigation Company.

PLAT

- 2. Our office will provide the addresses for the lots.
- 3. The surveyor needs to minimize the number of survey monuments in the street. Only those absolutely necessary should be installed.
- 4. The 15' landscape buffer along lots 324-R to 328-R can be removed and is no longer a requirement in the R-P zone.

IMPROVEMENT PLANS

- 5. A fire hydrant is required at the ends of all stubbed roads for blow-off purposes. This can be considered permanent or could be relocated in the next phase.
- 6. An Air/Vac is required on the culinary water line at the high point on Green Springs Way (approx. 14+50).
- 7. Our office has some minor redline comments that we will provide to the developer's engineer for revision.

Commissioner Johnson moved to recommend approval to the City Council for the Final Subdivision application for Riverside Place phase 3 (28 lots) located at approx. 6650 S 475 E (parcel 130180072) 2.92 acres by applicant Tim Grubb subject to the following items:

- 1. Complete items listed on Brandon Jones review of 8 December 2017.**

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

PUBLIC COMMENTS: (None)

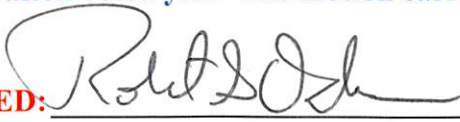
PLANNING COMMISSION:

Commissioner Walton: He asked about the rezone request process and if it is inconsistent with the General Plan having the applicant go to Sketch Plan prior to Planning Commission, if Barry and Brandon recommend.

Commissioner Johnson: He reported that the fence was reconstructed for the Angler's Access.

Commissioner Pitts: She thanked Commissioner Johnson for putting together the thirteen individuals who helped reconstruct the fence at Angler's Access.

ADJOURNED: Commissioner Grubb moved to adjourn the Planning Commission meeting at 8:20 p.m. Commissioner Walton seconded the motion. Commissioners Grubb, Pitts, Johnson, Osborne, and Walton voted yes. The motion carried.

APPROVED:  Date 8 FEB 2018
Chairperson: Rob Osborne


Transcriber: Michelle Clark

Attest: 
Planning Coordinator: Lisa Smith