

# SOUTH WEBER CITY PLANNING COMMISSION WORK MEETING

**DATE OF MEETING:** 9 May 2019

**TIME COMMENCED:** 6:10 p.m.

**LOCATION:** South Weber City Office at 1600 East South Weber Drive, South Weber, UT

**PRESENT: COMMISSIONERS:**

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

**CITY ENGINEER:**

**Brandon Jones**

**CITY PLANNER:**

**Barry Burton**

**DEVELOPMENT COORDINATOR:**

**Kimberli Guill**

**Transcriber: Minutes transcribed by Michelle Clark**

**ATTENDEES:** Blair Halverson

## **Approval of Consent Agenda**

- **Minutes 11 April 2019**

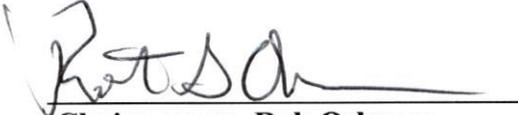
## **Public Hearing and Action on ORD 19-12: Amending City Code 10-7A-3 and 10-7A-4 Regarding Approval of Conditional Use Permits for Preschools and Day Cares:**

Commissioner Osborne stated because of significant State regulation over preschool and day care facilities, in 2018 the City Council adopted Ordinance 18-06 allowing conditional use permits for in-home preschools and day cares to be issued administratively rather than by the Planning Commission. The Council desires to amend Sections 10-7A-3, 10-7A-4 and 10-5A-3 of the South Weber Code to comply with that position and to make other technical amendments to those sections. Commissioner Pitts asked about the parking and whether or not it is off-street parking. Commissioner Osborne asked about fencing around the backyard. Barry Burton, City Planner, said it is not part of the State requirement. Commissioner Osborne feels a fence should be required. Commissioner Johnson questioned if the type of fence needs to be specified next to agriculture.

**General Plan Review: Review Section 4, Transportation:** The Planning Commission reviewed the projected land use and vehicle transportation web map put together by Brandon Jones, City Engineer. Brandon explained the land use legend, land use changes, and projected land use zones. He reviewed how the commissioners will be able to include comments. Barry said the public hearing comments can be added to this as well.

**ADJOURNED:** 6:30 p.m.

**APPROVED:**

  
Chairperson: Rob Osborne

Date 6/13/2019

  
Transcriber: Michelle Clark

  
Attest: Development Coordinator: Kimberli Guill

# SOUTH WEBER CITY PLANNING COMMISSION MEETING

**DATE OF MEETING:** 9 May 2019

**TIME COMMENCED:** 6:32 p.m.

**LOCATION:** South Weber City Office at 1600 East South Weber Drive, South Weber, UT

**PRESENT: COMMISSIONERS:**

Tim Grubb  
Debi Pitts  
Rob Osborne  
Wes Johnson  
Taylor Walton

**CITY PLANNER:**

Barry Burton

**CITY ENGINEER:**

Brandon Jones

**DEVELOPMENT COORDINATOR:**

Kimberli Guill

**Transcriber:** Minutes transcribed by Michelle Clark

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*A PUBLIC WORK MEETING was held at 6:00 p.m. to REVIEW AGENDA ITEMS*

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**ATTENDEES:** Blair Halverson

## **APPROVAL OF CONSENT AGENDA**

- **Minutes of 11 April 2019**

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

## **DECLARATION OF CONFLICT OF INTEREST: (None)**

Commissioner Pitts moved to open the public hearing for Ordinance 19-12. Commissioner Johnson seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted aye. The motion carried.

\*\*\*\*\* PUBLIC HEARING \*\*\*\*\*

**Public Hearing and Action on ORD 19-12: Amending City Code 10-7A-3 and 10-7A-4  
Regarding Approval of Conditional Use Permits for Preschools and Day Cares:**

Because of significant State regulation over preschool and day care facilities, in 2018 the City Council adopted Ordinance 18-06 allowing conditional use permits for in-home preschools and day cares to be issued administratively rather than by the Planning Commission. The Council desires to amend Sections 10-7A-3, 10-7A-4 and 10-5A-3 of the South Weber Code to comply with that position and to make other technical amendments to those sections.

Commissioner Osborne stated since there is no public, he asked for a motion to close the public hearing.

**Commissioner Johnson moved to close the public hearing for Ordinance 19-12. Commissioner Grubb seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted aye. The motion carried.**

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

**Commissioner Grubb moved to recommend approval of Ordinance 19-12: Amending City Code 10-7A-3 and 10-7A-4 Regarding Approval of Conditional Use Permits for Preschools and Day Cares with the addition of requiring a fenced outdoor use area. Commissioner Pitts seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted aye. The motion carried.**

**General Plan Review: Review Section 4, Transportation:**

Barry Burton, City Planner, asked if there are any questions from the last meeting. Commissioner Walton questioned the emphasis on Weber River corridor. Barry said that is for access and recreational activities. Commissioner Johnson suggested at the beginning of the general plan adding a paragraph discussing South Weber being a gateway to recreational activities. Discussion took place regarding the amendments to commercial zones. Commissioner Osborne doesn't feel the Stephens property should have the asterisk of commercial overlay. Commissioner Pitts asked about the Ray property. Barry explained why the identification of high density residential. He said this property is no longer a fit for commercial development. He then explained that the current city office will not be at this location forever and therefore the property could be a possible location for high density. Discussion took place regarding the city owned property on South Weber Drive. It was stated this property could be a location for a city hall, fire station, etc. Brandon explained the change to the land fill property along the bench from business commerce to commercial recreation. It was decided to add an asterisk to the south bench property to include commercial.

**SECTION 4 TRANSPORTATION**

**South Bench Drive:** Barry asked if South Bench Drive should be identified as a minor arterial road. The Planning Commission agreed it should be a minor arterial road all the way to Highway 84. Brandon suggested a feasibility study on the alignment of South Bench Drive along the hillside to Layton. It was stated this area is affected by vegetation, the canal, operable unit #1, etc.

**Highway 89:** Barry said this section should state that improvements are already funded and under way.

**1900 East:** Barry asked if there is really a hazard. He said we need to mention the future connection to South Bench Drive.

**South Weber Drive:** Barry said UDOT says it will never be widened or have bike lanes. It was stated the general plan should encourage UDOT to widen South Weber Drive for bike lanes.

**6650 South:** It was stated 6650 South is now a dead end but as soon as Old Maple Farms connects to South Weber Drive, the temporary dead end at Silver Oak Lane & 6650 South will be reopened.

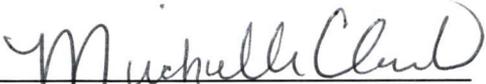
**View Drive:** Barry asked are we giving up on the idea that it should be connected to 7800 South. Brandon suggested including the same information for View Drive as is stated for 6650 South.

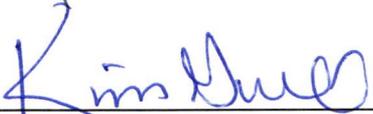
**TRAILS:** Barry said we should separate trails into a separate section from vehicle transportation.

- **Bonneville Shoreline Trail:** Barry explained that we are currently working to solidify the alignment and contacting property owners.
- **Canal Trail:** Continue to support the possibility which may become a little more feasible with the extension of South Bench Drive through a difficult area for the trail, due to property owner reluctance.
- **Old Fort Trail:** Continue to support its expansion. We now have more in existence, but there is a lot to do. We are meeting soon with UDOT to explore the possibility of extending this trail east to Hwy 89 utilizing the I-84 right-of-way.
- **Weber River Trail:** We have already addressed this somewhat in the open space section, but the importance of this trail needs to be emphasized. Also, we need to express our willingness to cooperate with Weber Pathways, Uintah City and others.

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

**APPROVED:**  Date 6/13/2019  
Chairperson: Rob Osborne

  
Transcriber: Michelle Clark

  
Attest: Development Coordinator: Kimberli Guill