

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 26 September 2019

TIME COMMENCED: 6:00 p.m.

LOCATION: Field Trip: The Knolls at Valley View located at approx. 7200 South / South Weber Drive

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

ATTENDEES: Cole Rowser, Nate Reeve, Mike Ford, Diane Ford, Paul Sturm, Michael Grant, Franz Fisher, Blair Halverson, and Karen Cordon.

Commissioner Osborne welcomed everyone. He explained that the Planning Commission and those in attendance will be participating in a field trip to the proposed development “The Knolls at Valley View” located at approximately 7200 South/South Weber Drive.

Field Trip: The Knolls at Valley View Located at approx. 7200 South / South Weber Drive to view the site of the proposed development by Mike Ford: Diane Ford explained the layout of the large piece of property and how they would like to keep the country feel with larger lots. She described the berms in between each lot with a winding lane. She mentioned they have received an amazing amount of interest.

Nate Reeve, of Reeve & Associates, is the developer’s engineer. He described the Hill Air Force Base flight overlay zone. He pointed out the development will not extend to the top of the hill. He reported they have met with UDOT and discussed the one access from South Weber Drive. They have met with Fire Chief Tolman and he is acceptable of the proposed design. There will be intermediate turnarounds and the grade will not exceed 10%. There will be 100% on-site detention. The developer is proposing 28’ asphalt with 2’ concrete shoulder. This allows for the storm water to be captured. The utilities will include secondary water with a connection to the Weber/Davis Canal. The roadway will be private and maintained by a Home Owner’s Association. It will not be officially gated but there will be a gate for aesthetics. Nate pointed

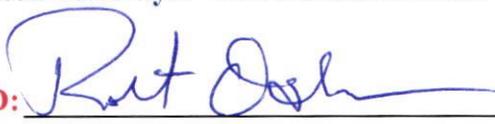
out there is a plume of which he has met with HAFB to gather information. He has also received approval from HAFB. He explained there will be a roadway dedication. The developer is not interested in a rezone as the property will remain agricultural. Nate mentioned they will be doing a PUD overlay. He described nine parking stalls along the street for visitor parking and the one side of the roadway will be designated no parking.

Barry Burton, City Planner, stated the developer will be requesting a development agreement for a variance to the ordinance because the private streets in the development do not meet the standard width as per city code. Also, the length of the cul-de-sac is 1,500 ft. and city code is 400 ft.

Brandon Jones, City Engineer, suggested at some point the city needs to address low impact development and narrowing the width of the street. He pointed out right now the city doesn't have standards for such. He explained low impact development also includes keeping the water retention on-site.

Nate pointed out the separate storm drain and discussed the roadway construction to South Weber Drive. Commissioner Grubb asked about sidewalk, curb, and gutter. Brandon explained there is no drainage which makes it difficult to go to the expense of curb and gutter when someday it may need to be removed. He suggested the developer escrow for it. It was stated the detention basin will be maintained by the subdivision in the CC&R's. Nate stated there is an acoustic overlay from HAFB and the geotechnical report has been completed.

ADJOURNED: Commissioner Grubb moved to adjourn the Planning Commission meeting at 6:46 p.m. Commissioner Taylor seconded the motion. Commissioners Grubb, Osborne, Pitts, Johnson, and Walton voted aye. The motion carried.

APPROVED:  Date OCT 10, 2019
Chairperson: Rob Osborne


Transcriber: Michelle Clark


Attest: Development Coordinator: Kimberli Guill