

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 14 November 2019

TIME COMMENCED: 6:00 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

ATTENDEES: Blair Halverson, Paul Sturm, Kathy Devino, Tracie Turner, Lydia Turner, Julie Losee, Pam Eppel, Hayley Alberts, Jeffrey Judkins, and Neldon Higgs.

PLEDGE OF ALLEGIANCE: Commissioner Johnson

PUBLIC COMMENT:

- a. State your name and address
- b. Each person may speak one time
- c. Keep public comments to 3 minutes or less per person
- d. Address the entire Planning Commission
- e. Planning Commission will not respond during the public comment period
- f. No comments allowed from the audience

APPROVAL OF CONSENT AGENDA:

- 10 October 2019 Minutes
- 23 October 2019 Minutes

Commissioner Taylor moved to approve the minutes of 10 October 2019. Commissioner Grubb seconded the motion. Commissioners Grubb, Osborne, Walton, and Johnson voted aye. Commissioner Pitts abstained as she was excused from the meeting. The motion carried.

Commissioner Johnson moved to approve the minutes of 23 October 2019. Commissioner Pitts seconded the motion. Commissioners Grubb, Pitts, Osborne, and Johnson voted aye. Commissioner Walton abstained as he was excused from the meeting. The motion carried.

Commissioner Pitts moved to open the public hearing for General Plan: Moderate Income Housing. Commissioner Johnson seconded the motion. Commissioners Grubb, Pitts, Osborne, Walton, and Johnson voted aye. The motion carried.

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

Public Hearing & Action on General Plan: Moderate Income Housing Recommendation

Commissioner Osborne explained Utah Code Annotated 10-9a-403 (2) (b) (iii) requires the City to choose at least three from a list of 23 ways, A through W, in which it can and will pursue the encouragement of moderate-income housing in the next five years. South Weber chooses the following:

(B) Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate-income housing;

South Weber is currently in Phase One of a multi-year plan that will increase the sewer system capacity which will handle potential future multi-family and mixed-use developments in this area.

(L) Preserve existing moderate-income housing;

South Weber will take no action that would put the continued existence of moderate-income housing at risk. Existing housing areas will not be rezoned in such a way as to jeopardize their status as legal permitted uses. The zoning ordinance will not be modified in any way that jeopardizes their continued existence as legal permitted uses. South Weber will make every effort to keep costs of municipal services to these 80 dwellings within reasonable bounds.

(U) Apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance;

South Weber plans on utilizing Wasatch Front Regional Council grants wherever possible. We have partnered and applied for planning assistance in the past, have received great value, and intend to partner and apply again.

Commissioner Osborne asked if there was any public comment.

Paul Sturm, 2527 Deer Run Drive, attended the meeting in which this was discussed and fully agrees with the decision of options (B), (L), and (U).

Commissioner Grubb moved to close the public hearing for General Plan: Moderate Income Housing. Commissioner Johnson seconded the motion. Commissioners Grubb, Pitts, Osborne, Walton, and Johnson voted aye. The motion carried.

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

City Planner, Barry Burton explained the city survey results with 64% in agreement with options B, L, & U and 19% strongly in disagreement. He reviewed positive and negative comments received from the survey. He discussed two major areas that have changed since the initial draft. He stated it is interesting that according to census data 24% are households are moderate income housing yet 5% qualifies as meeting the level of rent that can be afforded by the moderate income housing. 79% of current moderate-income households are residing in existing single-family dwellings; 326 dwelling units. Barry explained it is reasonable to expect that, as existing residents age in-place (stay in their current homes as they move into higher age categories), there will be a significant number of owner-occupied dwellings that transition into moderate-income housing. The number of dwellings that will do this is difficult to predict, but if the current percentages persist, there would be an additional 257 additional owner-occupied dwellings move into moderate-income status within the 123 next 20 years for a total of 583 such dwellings.

Barry defined moderate income in South Weber as follows: According to the U.S. Census Bureau, the 2017 median household income for Davis County is \$75,961 (\$95,000 for South Weber City). Eighty percent of that County median income is then \$60,768. Information extrapolated from the Utah Affordable Housing Manual indicates that a household with this income level could afford to purchase a dwelling which has a maximum purchase price of 3.1 times the annual income. In the case of South Weber that translates to a maximum purchase price of \$188,380. The same manual indicates that 27% of the monthly income could be spent on rent which would mean a maximum monthly rent of \$1,367.

Commissioner Walton asked if there is some kind of adjustment as the city grows. Barry explained the moderate-income housing is expected to grow with the community. Commissioner Walton feels the three options have been identified but he is concerned about assumptions for an aging population. Commissioner Johnson asked if it is possible to show current rental costs in South Weber City. The decision was made to not include this information because it isn't necessary. Barry discussed the common misconception that new development affects existing development property values. He stated values are based on local comps and taxable value is based on what is happening on that property.

Commissioner Walton recommended removing everything but the first sentence on line 75 as follows:

(L) Preserve existing moderate-income housing;

South Weber will take no action that would put the continued existence of moderate-income housing at risk. Existing housing areas will not be rezoned in such a way as to jeopardize their status as legal permitted uses. The zoning ordinance will not be modified in any way that jeopardizes their continued existence as legal permitted uses. South Weber will make every effort to keep costs of municipal services to these 80 dwellings within reasonable bounds.

He is also concerned about lines 116-123 and feels the analysis above it stands on itself.

As previously stated, 79% of current moderate-income households are residing in existing single-family dwellings; 326 dwelling units. It is reasonable to expect that, as existing residents age in-place (stay in their current homes as they move into higher age categories), there will be a significant number of owner-occupied dwellings that transition into moderate-income housing. The number of dwellings that will do this is difficult to predict, but if the current percentages persist, there would be an additional 257 additional owner-occupied dwellings move into moderate-income status within the next 20 years for a total of 583 such dwellings.

Commissioner Pitts moved to recommend to the City Council Moderate Income Housing Plan as written. Commissioner Grubb seconded the motion. Commissioners Grubb, Pitts, Osborne, and Johnson voted aye. Commissioner Walton voted no. The motion carried 4 to 1.

Commissioner Grubb moved to open the public hearing for ORDINANCE 19-16 Amending South Weber City Code Title 10 Chapter 5 Article C: (R-H) Residential High-Density Zone . Commissioner Johnson seconded the motion. Commissioners Grubb, Pitts, Osborne, Walton, and Johnson voted aye. The motion carried.

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

Public Hearing & Action on ORDINANCE 19-16 Amending South Weber City Code Title 10 Chapter 5 Article C: (R-H) Residential High-Density Zone: City Planner, Barry Burton stated the reason this proposal is before the Planning Commission is two-fold. First, to give the zone a new name that will be more descriptive of what the zone allows and is less controversial than “high density.” He pointed out many cities name their zones based on the minimum lot size allowed; R-1-10 for a zone allowing one dwelling per lot and requiring a minimum of 10,000 sq. ft. etc. Those cities have a lot size-based ordinance. South Weber City’s ordinance is density based. Meaning, the minimum lot size allowed in any zone is far less than the average lot size must be achieved in order to meet the maximum density. For instance, the minimum lot size in the R-M zone is 9,000 sq. ft. while the maximum density is 2.8 dwellings per acre. In order to meet that density requirement, the average lot size would be closer to 12,000 sq. ft. As a result, naming the zone R-1-9 would be somewhat confusing.

Barry explained another option would be to name the zone based on the maximum density; R-1-2.8 instead of RM. Or, R-M-13 instead of R-H. In this instance the M stands for multi-family and 13 the density. We could also simplify all the zones to something like R-1, R-2, R-3, where the number simply designates a different residential zone and has nothing to do with the lot size allowed or the type of residential units allowed. The other purpose in amending the R-H zone is to designate a density that is less than the 13 dwelling units per acre now allowed.

Barry presented visual examples of various residential densities to consider. Cambridge Crossing in South Weber City is 13 units per acre. Briar Ridge in South Ogden is 10.9 units per acre. Freedom Landing Townhomes in South Weber City is 10.6 units per acre. Seasons at the Ridge

in South Ogden is 8.7 units per acre with a total of 106 units. Riverside Place in South Weber City is 4.2 units per acre.

Commissioner Osborne asked if there was any public comment.

Julie Losee, 2541 E. 8200 S., voiced 13 units, such as Cambridge Crossing, is a maximum number that the city needs.

Kathy Devino, 2480 E. 8300 S., asked about the density for the Lofts. Barry stated this won't affect the Lofts Subdivision.

Hayley Alberts, 7560 S. 1740 E., suggested the maximum number of units to be 4 to 5 units per acre. She feels South Weber needs to have more open space with a country feel. She feels larger lots can be what this city has to offer individuals looking for that.

Commissioner Grubb moved to close the public hearing for ORDINANCE 19-16 Amending South Weber City Code Title 10 Chapter 5 Article C: (R-H) Residential High-Density Zone. Commissioner Walton seconded the motion. Commissioners Grubb, Pitts, Osborne, Walton, and Johnson voted aye. The motion carried.

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

Barry explained the proposal is to amend the existing R-H Zone by name and density. Commissioner Grubb asked about the effects of renaming, property already zoned, etc. Commissioner Osborne pointed out the R-H Zone allowed Petersen Farms to happen, but also allowed other developments that the city doesn't particularly like. Barry commented the City Council did direct the Planning Commission to look at the number or density. Commissioner Walton pointed out the slide examples are evidence of closed off neighborhoods. He is hoping with the zone there can be more open space reserved. Commissioner Osborne doesn't feel the city has enough large parcels in the city. Commissioner Walton disagreed. Barry explained most of the examples are PUD's. Commissioner Grubb pointed out the minimum lot size goes against minimum unit clustering. Commissioner Walton feels the general plan needs to identify areas the city wants to preserve as open space. Councilman Halverson discussed the bigger picture of this being a whole new philosophy for the city. Commissioner Osborne understands this decision will move us into looking at other areas. Commissioner Grubb believes in open space and feels the R-H Zone is good for multi-family units, but if the city needs to take it from 13 units down, he would suggest a number of 6 to 8 units per acre. He doesn't know if the details of all the high density need to be considered at this point. Commissioner Osborne and Johnson suggest 6 units. Commissioner Pitts and Grubb suggested 8 units. Commissioner Walton suggested 8 to 10 units. Commissioner Walton feels it is more important to define a vision for the zone verses the density.

Commissioner Johnson moved to amend ORDINANCE 19-16 Amending South Weber City Code Title 10 Chapter 5 Article C: (R-H) Residential High-Density Zone to no more than 6 units per acre. Motion died due to lack of a second.

Commissioner Grubb moved to amend ORDINANCE 19-16 Amending South Weber City Code Title 10 Chapter 5 Article C: (R-H) Residential High-Density Zone to no more than 8

units per acre. Commissioner Pitts seconded the motion. Commissioners Grubb, and Pitts voted aye. Commissioner Walton, Osborne, and Johnson voted no. The motion died 3 to 2.

Commissioner Walton voted no because he feels it is more than just defining a number but a bigger picture of the zone. Commissioner Osborne would like to establish this so that it can be talked about with the general plan. It was stated this is a larger discussion as it relates to the general plan. The Planning Commission suggested a possible moratorium during this period of review.

Commissioner Johnson moved to amend ORDINANCE 19-16 Amending South Weber City Code Title 10 Chapter 5 Article C: (R-H) Residential High-Density Zone to no more 7 than units per acre and title it R-U-7. Motion died due to lack of a second.

Commissioner Grubb moved to recommend to the City Council amend ORDINANCE 19-16 Amending South Weber City Code Title 10 Chapter 5 Article C: (R-H) Residential High-Density Zone to no more 7 than units per acre and title it the R-7 Zone with the recommendation no property be rezoned or developed during the moratorium period. Commissioner Walton seconded the motion. Commissioner Johnson, Pitts, Walton, Grubb, and Osborne voted aye. The motion carried.

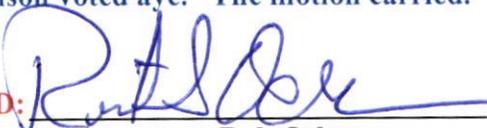
PLANNING COMMISSION ITEMS:

Commissioner Walton: reported there is a small gap on the sidewalk on the south side of 7550 South of Cambridge Crossing Apartments and needs to be repaired.

Commissioner Pitts: reported westbound on South Weber Drive on 475 East has not be re-stripped for a turn lane. Commissioner Grubb explained UDOT didn't stripe it that way and according to their maps it isn't supposed to be striped.

Commissioner Osborne: Bastian's development on 1900 East and South Weber Drive needs a bollard at the driveway to protect the utility box.

ADJOURNED: Commissioner Grubb moved to adjourn the Planning Commission meeting at 8:09 p.m. Commissioner Pitts seconded the motion. Commissioners Grubb, Pitts, Osborne, Walton, and Johnson voted aye. The motion carried.

APPROVED:  Date 2-13-2020
Chairperson: Rob Osborne


Transcriber: Michelle Clark


Attest: Development Coordinator: Kimberli Guill