

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 8 October 2020

TIME COMMENCED: 6:01 p.m.

LOCATION: Electronic Meeting through Zoom

PRESENT: COMMISSIONERS:

Tim Grubb
Gary Boatright
Rob Osborne
Wes Johnson
Taylor Walton

CITY ENGINEER: Brandon Jones

CITY PLANNER: Barry Burton

CITY ATTORNEY: Jayme Blakesley

DEVELOPMENT COORDINATOR: Kimberli Guill

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Nicholas Jensen, Blair Halverson, Tanya Jensen

PLEDGE OF ALLEGIANCE: Commissioner Grubb

Read Electronic Meeting Declaration: Commissioner Osborne

Order on Public Meetings of the South Weber City Planning Commission

I, Robert Osborne, as the Chair of the South Weber City Planning Commission, do hereby find and declare as follows:

1. Due to the Emergency conditions which currently exist in the State of Utah, and specifically in Davis County and South Weber City as a result of the COVID-19 Pandemic and the recent surge in COVID-19 infections across the state and in Davis County, the holding of public meetings with an anchor location as defined in the *Utah Open and Public Meetings Act*, presents a substantial risk to the health and safety of those who may be present at the anchor location; and
2. The risk to those who may be present at an anchor location can be substantially mitigated by holding public meetings of the Planning Commission pursuant to electronic means that allow for public participation via virtual means; and
3. The City has the means and ability to allow virtual participation in the public meetings in accordance with the *Utah Open and Public Meetings Act*;

NOW THEREFORE, BASED UPON THE FOREGOING,

For thirty days from the date of this Order, meetings of the South Weber City Planning Commission shall be conducted by virtual means without an anchor location.

DATED this 26 day of August 2020.

PUBLIC COMMENTS:

Anyone requesting to comment live via Zoom must pre-register at the following <https://forms.gle/PMJFhYFJsD3KCi899> before 5 pm on the meeting date. Comments will also be accepted at publiccomment@southwebercity.com

- a. Individuals may speak once for 3 minutes or less
- b. State your name and address
- c. Direct comments to the entire commission
- d. Note planning commission will not respond during the public comment period

CONSENT AGENDA:

- 27 August 2020 Minutes
- 2 September 2020 Minutes
- 10 September 2020 Minutes

Commissioner Johnson moved to approve the consent agenda. Commissioner Boatright seconded the motion. A roll call vote was taken. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

Commissioner Grubb moved to open the public hearing for 2020 South Weber City General Plan. Commissioner Johnson seconded the motion. A roll call vote was taken. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

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

Public Hearing & Action on 2020 South Weber City General Plan

The planning commission recommended approval of the South Weber City General Plan to the city council on September 10, 2020. The planning commission is required by state law to hold a public hearing after recommendation but prior to the city council’s final review and decision. After the public hearing, the planning commission has the option of making changes based on the public hearing before forwarding it to the city council for review and decision.

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

Commissioner Walton moved to close the public hearing for 2020 South Weber City General Plan. Commissioner Grubb seconded the motion. A roll call vote was taken. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

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

Commissioner Grubb asked if the projected land use map shows the residential zone up to the Morty's Carwash. Upon further review, City Engineer, Brandon Jones stated the map needs to be amended and he will make that change.

Commissioner Grubb moved to recommend to the city council the 2020 South Weber City General Plan with the amendment to the land use map concerning extending the residential all the way to Morty's Carwash. Commissioner Walton seconded the motion. A roll call vote was taken. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

Commissioner Walton moved to open the public hearing for Preliminary/Final Plat South Weber Commercial Subdivision 2nd Amendment located at approx. 2530 E South Weber Drive Parcel# 13-312-0001/13-312-0002 (4.2 acres). Commissioner Boatright seconded the motion. A roll call vote was taken. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

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

Public Hearing & Action on Preliminary/Final Plat South Weber Commercial Subdivision 2nd Amendment located at approx. 2530 E South Weber Drive Parcel# 13-312-0001/13-312-0002 (4.2 acres): Commissioner Osborne asked if there was any public comment. There was none.

City Engineer, Brandon Jones review of 30 September 2020 is as follows:

Our office has completed a review of the Preliminary Plat (dated September 22, 2020) for the South Weber Drive Commercial Subdivision 2nd Amendment and the Site & Improvement Plans (dated September 23, 2020) for the Salon Suites. Some comments are included just for information.

GENERAL

E1. UDOT Approval. The western access was approved by UDOT back in 2015 and constructed shortly thereafter. It is a 40' wide driveway. Any construction occurring as part of this project inside the UDOT ROW will require the necessary encroachment permit filed by the contractor doing the work.

E2. South Weber Drive Striping. We are concerned about the current striping for westbound traffic on South Weber Drive approaching the western access. We would recommend the striping for two lanes continue past the entrance and merge following the entrance. However, this will need to be approved by UDOT. This should be done before final approval.

E3. Parking. It was discussed with City Staff that a minimum of 24 stalls would be required based on the use as a salon with 12 suites in the building (2 stalls per suite). The site plan provides for 27 (2 of which are ADA), which exceeds the requirement. If in the future a different use is desired, the parking requirement will need to be re-evaluated.

E4. Fire Flow. Public Works will conduct a fire flow test with existing fire hydrants as close to the proposed development as possible. The results will be supplied to the Fire AHJ as needed for final review.

PLAT

E5. No Comments.

IMPROVEMENT PLANS

E6. The plans show a proposed secondary water service on Sheet 1. This needs to be deleted as culinary water is being used for outdoor irrigation purposes. Sheet 2 shows it correctly.

E7. An encroachment permit will be required by UDOT for the installation of the water service and cutting of the asphalt in South Weber Drive.

E8. Details of the proposed LID measures will be needed for final.

RECOMMENDATION

E9. Based on our review, the requirements for Preliminary Approval of the plat and site improvements have been met. Therefore, we recommend approval, subject to the items requiring additional action being addressed prior to the final submission.

City Planner, Barry Burton’s review of 2 October 2020 is as follows:

Proposal:

PL1 - This proposal is to create a third lot from the remainder parcel that was established earlier this year when the first amendment was approved. This subdivision was originally approved in 2016 with Lot 1 being for the strip mall where Burley Burger is located. In March of this year the first amendment was approved creating Lot 2 and a remainder parcel. Lot 3 will be the site of the Salon Suites development.

Development Considerations:

PL2 - All street improvements are already in place. There is no direct access to this lot, however, Mr. Murray has submitted a cross access agreement that will allow this property to utilize two existing access points from South Weber Drive. This is a very simple development proposal therefore this request is being processed as a preliminary/final subdivision plat combined.

Recommendation:

PL3 - I recommend the Planning Commission forward this preliminary/final to the City Council with a recommendation of approval as proposed.

Commissioner Johnson moved to close the public hearing for Preliminary/Final Plat South Weber Commercial Subdivision 2nd Amendment located at approx. 2530 E South Weber Drive Parcel# 13-312-0001/13-312-0002 (4.2 acres). Commissioner Boatright seconded the motion. A roll call vote was taken. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

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

Commissioner Walton asked about a LID detention basin and storm water retention. Brandon stated this agenda item is dealing with the preliminary plat, which does not have anything to do with the LID. There are requirements per state code, for the site plan; however, the specific LID measures will come back for final. The goal is to keep as much storm water onsite as possible. He pointed out there is also a water quality element. He needs more detail, but there is a draft of the LID standards for the city, and this is one of the first developments required to have it. He explained there is room and space designated for those measures, but the details and planting

aren't totally bedded yet. He has no concerns for a preliminary standpoint. Commissioner Grubb pointed out the developer has submitted preliminary/final plat. Brandon explained the plat is very straight forward and city staff feels the preliminary/final plat can be combined because it is so simple. Barry explained the architectural site plan review is a preliminary review only.

Commissioner Grubb addressed the easement and cross action agreement and asked if it is also for lot #2. Barry stated it is. Commissioner Grubb pointed out Dan Murray needs to sign off on the agreement. Barry stated he has seen it.

The planning commission discussed Brandon's request for South Weber Drive striping which states, "We are concerned about the current striping for westbound traffic on South Weber Drive approaching the western access. We would recommend the striping for two lanes continue past the entrance and merge following the entrance. However, this will need to be approved by UDOT. This should be done before final approval".

Commissioner Grubb moved to recommend to the city council approval of to Preliminary/Final Plat South Weber Commercial Subdivision 2nd Amendment located at approx. 2530 E South Weber Drive Parcel# 13-312-0001/13-312-0002 (4.2 acres) subject to the following conditions:

- 1. Submit signed Cross Access Agreement to city staff.**
- 2. City Engineer, Brandon Jones review of 30 September 2020.**
- 3. City Planner, Barry Burton's review of 2 October 2020.**

Commissioner Taylor seconded the motion. A roll call vote was taken. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

Preliminary Site & Improvement Plan for Style Street Studios located at 2526 E South Weber Drive (.5 acre): Commissioner Johnson is concerned about the door located on the east side with the canyon winds. He suggested moving it or install some sort of buffer. Barry pointed out there is a door located on the south side. It looks like they can close off the door on the east side when the wind is not blowing. Maverik and the Highmark Charter School both have doors located on the east side of their buildings.

Commissioner Walton discussed the deceleration/acceleration lane on South Weber Drive. Brandon explained because of the way it is currently striped, it appears that the road narrows, but there is approximately 60' of asphalt from Maverik to s-curve. There are currently two lanes. He stated re-striping needs to be approved by UDOT. He suggested the possibility of arrows showing straight and right turn to accommodate thru movements. Discussion took place regarding the city and developer making a duo request to UDOT. Commissioner Johnson commented there is going to be a safety issue if the striping is not done. Commissioner Osborne recommended keeping the no parking signs along South Weber Drive as well.

Nick Jensen, developer, stated he has reached out to UDOT and has left messages for striping and the easement for waterline. He is still waiting to hear from them. Brandon commented he will reach out to UDOT as well.

Discussion took place regarding storm water retention. Brandon explained the difference between detention and retention and the requirements associated. He pointed out the LID will make the determination.

Commissioner Walton asked whether the access point is sufficient. Barry explained it is difficult to determine before the business is developed, but he does not feel the entrance will be overwhelmed. Commissioner Walton addressed concerns with vehicles going north from Maverik into this development and whether a median is necessary to prevent that. Brandon explained UDOT makes that determination. He will ask UDOT their opinion when he meets them. Barry stated it is a common situation in urban environments. Commissioner Walton is very nervous about the amount of movement in a confined area. He requested more information from UDOT concerning this item.

Commissioner Osborne pointed out this development is a daytime and when this is developed there will be three entrances. Brandon expressed UDOT required Dan Murray to review access points with the entire property. He feels the layout works well and matches what UDOT has approved for access points. Commissioner Osborne suggested the possibility of dropping the speed limit on South Weber Drive. Commissioner Walton would like to identify the need before something bad happens. Commissioner Boatright feels the discussion needs to take place between the city and UDOT. Brandon will take information back to City Manager, David Larson, concerning this item.

Brandon discussed this development using culinary water because there is no secondary water available.

Commissioner Grubb suggested the motion clarify this is a permitted use in the C-H Zone. There will need to be a detailed landscape plan submitted and a detail list of finishes on all surfaces.

City Planner, Barry Burton's review of 28 September 2020 is as follows:

PL1 - The Planning Commission previously indicated they would consider this use "similar and compatible" with other permitted uses in the C-H Zone even though it is not specifically listed as a permitted use. Because this is considered a permitted use and the site is under 1 acre, it does not require conditional use approval, only architectural site plan approval from the Planning Commission. Chapter 10-12 of the zoning ordinance sets forth the issues the Planning Commission considers in reviewing an architectural site plan.

PL2 – Chapter 12 includes the following traffic considerations:

- 1. Traffic Safety and Congestion: Considerations relating to traffic safety and traffic congestion:*
 - a. The effect of the site development plan on traffic conditions on abutting streets.*
 - b. The layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exits, drives and walkways.*

- c. The arrangement and accuracy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of Chapter 8 of this Title.*
- d. The location, arrangement and dimension of truck loading and unloading facilities.*
- e. The circulation patterns within the boundaries of the development.*
- f. The surfacing and lighting of off-street parking facilities.*

Access and parking look sufficient in terms of number of parking spaces and width of access drives. There are necessary shared access drives on both the east and west sides of this site. They will be paved as part of this project. The adjacent road, South Weber Drive, is an arterial road and traffic associated with this site should have minimal impact on it. There are no truck loading/unloading facilities shown, but the proposed use would not require it. Both pedestrian and vehicular circulation within the site look good as does the surfacing and area lighting.

PL3 – Provisions related to signs in 10-12 are:

- 2. Outdoor Advertising: Considerations relating to outdoor advertising. Compliance with the provisions of Chapter 9 of this Title.*

The location of signage is shown with one wall sign on the building and one ground sign near the southwest corner of the site. Though the sign details are preliminary, size and lighting type have been provided and comply with the provisions of Chapter 9. Sign compliance will be checked again when building permits are pulled.

PL4 – The following provisions relate to landscaping:

- 3. Landscaping: Considerations relating to landscaping:*
 - a. The location, height and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development or to conceal storage areas, utility installations or other unsightly development.*
 - b. The placement of ground covers, shrubs, and trees.*
 - c. The unnecessary destruction of existing healthy trees.*
 - d. A layout plan for a sprinkling system.*

The planting plan looks good. There are no existing trees to be concerned with. No sprinkler or irrigation plan has been provided yet. Developers have requested that they be allowed to produce the plan when the Planning Commission has approved the landscaping plan, so they only need to do it once. I have no problem with a subsequent staff approval of the irrigation plan, if the PC so approves.

PL5 – Provisions related to curb, gutter, and sidewalk on public streets:

The applicant for site plan approval for multiple dwellings, commercial or industrial structures and all other business, public and semi-public buildings requiring motor vehicle access shall provide high-back curb, gutter and sidewalks along the entire street frontage of the property of any City road or street, except for entrances to the property, at which places the applicant shall provide curb cuts or private street entrances. (1989 Code § 12-18-004)

The adjacent public street, South Weber Drive, is already fully improved in this location. The curb cuts for this project are existing and are 40' wide or more.

PL6 – A storm drainage plan including a low impact development (LID) component has been provided and will be addressed by the City Engineer, Brandon Jones.

PL7 – Area lighting has been included in the plans and a photometric analysis provided. It appears this project should not generate any negative light impacts.

PL8 – Chapter 12 includes the following design considerations:

4. Design Approval; Conditions: The Planning Commission or the Zoning Administrator, when authorized, shall decide all applications for design review. Design approval may include such conditions consistent with the considerations of this Chapter as the Planning Commission or Zoning Administrator deem reasonable and necessary under the circumstances to carry out the intent of this Chapter.

This provision isn't very helpful in considering architectural design as there are no standards or guidelines. However, the Planning Commission has been interested in seeing a more rustic look in other commercial developments. This building has a more modern design, although they propose to use the same material and color palette as the commercial building to the east and the proposed Alpha Coffee building.

PL9 – Recommendation: I recommend granting Architectural Site Plan approval to this proposal with staff approval of a final irrigation plan, however; if significant architectural changes are required, this should be tabled until those changes are made.

Commissioner Grubb moved to recommend approval of the Preliminary Site & Improvement Plan for Style Street Studios located at 2526 E South Weber Drive (.5 acre) subject to the following:

- 1. City Engineer, Brandon Jones review of 30 September 2020.**
- 2. City Planner, Barry Burtons review of 8 October 2020**
- 3. UDOT clarification concerning restriping of South Weber Drive to at least the west entrance being proposed.**
- 4. UDOT clarification on whether or not striping needs to continue further west.**
- 5. UDOT opinion on cross traffic impacts with this development.**
- 6. Note: This development is a permitted use in the C-H Zone.**
- 7. Submit detailed landscape plan.**
- 8. Submit detail list of finish on all sides of buildings with similar finishes.**

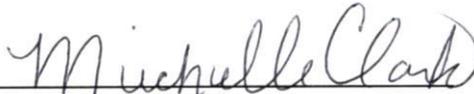
Commissioner Boatright seconded the motion. A roll call vote was taken. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

REPORTS:

Commissioner Johnson: He received a copy of the Weber River Trail Extension Feasibility Study. The Parks and Trails Committee is currently reviewing it. Box culvert preference for access to 1375. Also, reviewed Canyon Meadows Park area with 8 pickle ball courts, playground equipment, and possible zip line. The dog park construction is underway.

ADJOURNED: Commissioner Grubb moved to adjourn the Planning Commission meeting at 7:16 p.m. Commissioner Johnson seconded the motion. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

APPROVED:  Date 11/12/2020
Chairperson: Rob Osborne


Transcriber: Michelle Clark


Attest: Development Coordinator, Kimberli Guill

From: [Julie](#)
To: [Public Comment](#)
Subject: Planning Commission Meeting - Oct 8th, 2020 - Public Comment
Date: Thursday, October 8, 2020 2:44:44 PM

Planning Commission Members,

For the Salon Suites proposal portion of the discussion this evening, I would really like to hear what the Planning Commission thinks about the drive way access currently in place and the Developers suggestion that UDOT weigh in on and possibly extend the merge lane further to the West to allow for 2 lanes of travel passed the point of the existing driveway. I personally do not see how this is possible given how the road narrows before you hit that driveway and the current travel and traffic lanes in place and especially with the congestion and current traffic flow into and out of Highmark. Will the northern lane of travel become a dedicated turn lane into the parking area? How can we make this as safe as possible? I have huge concerns about this and would like to make sure all is done to ensure the future safety of our citizens.

Also, I would like to make sure that there will be no crossings to the new development permitted on South Weber Drive. We already have a huge problem with parents parking all along the south side of South Weber drive during afternoon pick-up and at Maverick and I can only imagine what would happen if parents decided to park in the parking lots of the future coffee shop and now the salon suites with the intent of having their child walk over and meet them there. I already see kids and grownups all the time running across South Weber Drive to get to Little Caesars and Burly Burger even with the cross walk 100 ft down the road.

Thanks for taking my input/concerns.

Julie Losee
2541 E 8200 S