

# SOUTH WEBER CITY PLANNING COMMISSION MEETING

**DATE OF MEETING:** 13 January 2022

**TIME COMMENCED:** 6:01 p.m.

**LOCATION:** 1600 E. South Weber Drive, South Weber, Utah

**PRESENT: COMMISSIONERS:**

Gary Boatright (excused)  
Jeremy Davis  
Wes Johnson  
Julie Losee  
Taylor Walton (excused)

**COMMUNITY SERVICE DIRECTOR:**

Trevor Cahoon

**CITY ENGINEER:**

Brandon Jones

**DEVELOPMENT COORDINATOR:**

Kimberli Guill

**Transcriber:** Minutes transcribed by Michelle Clark

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**ATTENDEES:** Blair Halverson, Paul Sturm, Michael Grant, Dan Murray, Layne Kap, and Jeremy Draper.

Commissioner Davis welcomed those in attendance and excused Commissioners Walton and Boatright.

**PLEDGE OF ALLEGIANCE:** Commissioner Johnson

**2. Public Comment:** 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](mailto: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.

Paul Sturm, 2127 Deer Run Drive, thanked Wes Johnson for serving on the Planning Commission and his emphasis on wildlife preservation.

**ACTION ITEMS:**

**3. Approval of Consent Agenda**

- **Planning Commission Minutes of 9 December 2021**

Development Coordinator Kimberli Guill reported the public comment for 9 December 2021 was not included in the Planning Commission packet but will be attached to the final approval.

**Commissioner Johnson moved to approve the consent agenda with attached public comments from Paul Sturm. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Davis, Johnson, and Losee voted aye. The motion carried.**

**Commissioner Losee moved to open the public hearing for Preliminary Plat, Improvement Plans, and Rezone for The Meadows Subdivision (34 Lot Plat) (Combined R-P & R-M Zoning) 13.75 acres located at approx. 750 E Old Fort Rd. by Applicant: Duane Johnson. Commissioner Johnson seconded the motion. A roll call vote was taken. Commissioners Davis, Johnson, and Losee voted aye. The motion carried.**

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

**4. Preliminary Plat, Improvement Plans, and Rezone for The Meadows Subdivision (34 Lot Plat) (Combined R-P & R-M Zoning) 13.75 acres located at approx. 750 E Old Fort Rd. by Applicant: Duane Johnson**

Trevor Cahoon, Community Services Director, and Brandon Jones, City Engineer, have reviewed the preliminary application and found its contents to be consistent with City Code and recommend approval of the preliminary application and subsequent rezone of the property.

**Trevor noted the following items:**

- This property will be split zoned to maintain compliance with the zoning acreage restriction of the Residential Patio zoning district. This subdivision is consistent with the general plan.
- Landscape requirement request for a reduction to 10% required landscaped space for exceptional design. The minimum landscape that is required for a project utilizing the R-P zoning designation is 15% but with exceptional design the developer can request a 10% minimum. Developer has included a paved walking path, as well as many trees and a pavilion for the detention basin. Staff feels that these improvements will make this park more usable and will generate a better asset than a simple grassed detention basin. (See City Code 10-5P-10)
- Phasing for the project will have 3 components. Phase one will not have more than 30 units feeding through the single outlet and so would be permissible under the code requirements. Construction of Old Fort Road would be required prior to any other occupancy on the second two phases. This is set to happen in phase 2.
- 6' solid vinyl fence is proposed between R-P and R-M zones. 6' chain link is proposed along the east and south boundaries. 6' masonry fence is proposed along Old Fort Road.
- A turn around on Old Fort Road will be required for the construction of this road because the length exceeds the maximum required. This turn around will be temporary once the road continues through to the next property and will be removed.
- A Cost Share (Reimbursement) Agreement is needed before final approval. This will cover what the City owes the developer for the upsize of Old Fort Road, storm drain facilities, water facilities. This cost will be reimbursed to the developer through the collection of impact fees.

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

**Commissioner Johnson moved to close the public hearing for Preliminary Plat, Improvement Plans, and Rezone for The Meadows Subdivision (34 Lot Plat) (Combined R-P & R-M Zoning) 13.75 acres located at approx. 750 E Old Fort Rd. by Applicant: Duane Johnson. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Davis, Johnson, and Losee voted aye. The motion carried.**

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

Commissioner Johnson queried about the concrete trail leading to the detention basin and if a fence is going to be installed.

Jeremy Draper, of Reeves & Associates, replied he will include a fence for that location.

Commissioner Johnson asked about the temporary turnaround. Trevor replied, a temporary turnaround will be recorded so the adjacent property owners understand the future of the turnaround. Commissioner Johnson asked if the pavilion will be managed by the city. City Engineer Brandon Jones replied the city will maintain it.

Commissioner Losee asked how the turnaround affects the masonry fencing. Brandon replied, a vinyl fence will be installed by the turnaround and when it is extended the developer to the east will take down the vinyl fence, construct the curb, gutter, and sidewalk and install the masonry fence.

Discussion took place regarding the fencing around the regional detention basin. It was stated the fence is required to follow city standard.

Commissioner Losee suggested the landscape in the detention basin include more xeriscaping. It was suggested the construction vehicles use Old Fort Road.

Commissioner Johnson queried when the city will install the trail. Brandon estimated the trail to be installed when the Stephens property is developed.

Jeremy reported the 18" irrigation pipeline will be replaced.

**Commissioner Losee moved to approve the Preliminary Plat, Improvement Plans, and recommend the rezone for The Meadows Subdivision (34 Lot Plat) (Combined R-P & R-M Zoning) 13.75 acres located at approx. 750 E Old Fort Rd. by Applicant: Duane Johnson. Commissioner Johnson seconded the motion. A roll call vote was taken. Commissioners Davis, Johnson, and Losee voted aye. The motion carried.**

**5. Site Plan Amendment South Weber Commercial: The Shops (previously approved as alpha coffee) located at approx. 2532 E South Weber Dr. by Applicant: Dan Murray**

Trevor Cahoon reported this area has been previously approved for site plan. The applicant had a tenant remove their interest in the property and was approached by a new tenant. The developer now wishes to maintain ownership of the property and adjust the site to accommodate for the new tenant.

- An Encroachment Permit from UDOT will be required prior to construction for connection to UDOT's storm drain infrastructure in South Weber Drive.
  - The plans show the water service as existing. If not, it will need to be part of the UDOT encroachment permit.
- Culinary water will be used for outdoor use. The required backflow preventer on the culinary service line to the sprinkler system is being provided.
- Developer has proposed to xeriscape the property which equates to 13.7% of total landscaped area which is under the 15% required. The code does allow the Planning Commission to approve landscaping down to 10% for exceptional design.
- Access to the site will function off the main entrance that is already in place, however, the developer is proposing the creation of a secondary outlet for the property further down on the property. The developer will obtain a cross access agreement with the neighboring property owner to place the access. This secondary access will allow for better queuing in and out of the property.

Commissioner Davis asked about the garbage collection site and if there is enough space for a garbage truck to access. Dan Murray replied we hope it is not an issue and Robinson Waste will time it right. He feels this site may provide some parking relief from the commercial site to the east.

Commissioner Losee questioned if there is sufficient parking. Dan replied he owns both parcels and so the parking must be contained on them. The soda shop anticipates 98% of their customers will use the drive thru. The other tenant is a ski shop which may be closed a few months out of the year. Brandon pointed out in Chapter 8 of the city code the requirement 3.5 spaces per 1,000 sq. ft. of floor space and they have 29 parking spaces.

Commissioner Losee discussed her concerns with the spacing of the entrance in regard to Highmark Charter School. Brandon replied it is a valid concern. Dan understands that UDOT will be restriping the road. Brandon expressed UDOT may wait and see what concerns may arise before changing anything.

Mr. Murray thanked Commissioner Johnson for his service on the Planning Commission.

**Commissioner Johnson moved to approve the South Weber Drive Commercial - The Shops (Sodalicious & Ski N See) Site Plan Amendment. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Davis, Johnson, and Losee voted aye. The motion carried.**

**6. Architectural Review for: Davis Aqueduct Reach 1 Pump Station located at approx. 7692 S Hwy 89 by Applicant: Weber Basin Water Conservancy District**

Trevor Cahoon reported after review of the application for Davis Aqueduct Reach 1 Pump Station Architectural/Site Plan, staff would recommend approval. The following are items of note:

- The use classification for this project is found under Building, Public and is a permitted use within the commercial zone. Weber Basin Water Conservancy District is a public entity as designated by the State of Utah to distribute water for public use.

- o Definition Public Building: A building owned and operated or owned and intended to be operated by a public agency of the United States of America or the State of Utah or any of its subdivisions in connection with public use. (See 10-1-10 of city code.)
- It is proposed that the site be irrigated primarily by a connection to the new aqueduct utilizing secondary water. A second connection is proposed that would connect to the culinary service. This would only be used during times when the aqueduct is down for maintenance. The required backflow preventer on the culinary service line to the sprinkler system is being provided.
- The park strip will be landscaped with trees and decorative gravel.
- A 6' black vinyl-coated chain link fence will be provided all along the street frontage. Both street entrances will have gates. The fencing along the canal will be regular galvanized chain link fence. The fence along the north side of the site will be a masonry fence, as required by code.
- A buffer yard is required along the north property line. With the masonry fence, proposed trees and decorative rock mulch, it appears that project complies with the requirements of the code.
- According to review, the project complies with City Code 10-15 (Landscape Regulations).
- An Encroachment Permit from UDOT will be required prior to construction for connection to UDOT's storm drain infrastructure in the frontage road.
- All new piping outside of the site that is inside South Weber City Street ROW's will need to be approved separately prior to any construction.
- It does not look like a lighting plan was provided. There are lights on the building itself, but it doesn't appear that there is lighting anywhere else. However, based on the use, any other site lighting would not be necessary.
- As it relates to City Code 10-12 (Architectural Site Plan Review), the Planning Commission "shall determine if the proposed architectural and development plans submitted are consistent with this Chapter and with the purpose and objectives of this Title."
  - o Upon staff review, the project complies with City Code 10-12, architectural review falls under the purview of the Planning Commission and a certain level of subjectivity can be used.

### **CONSIDERATIONS FOR ARCHTECTORIAL SITE PLAN REVIEW**

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.

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

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.

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.

Commissioner Johnson asked the time frame. Brian Jacobson, of Weber Basin, reported they have applied for FEMA funding and are waiting to hear back. He estimated the earliest this will happen is fall 2022 or spring of 2023. He then reviewed the location of the pipeline. Brandon reported the city has been working with Weber Basin concerning the piping and finalizing agreements. Brian estimated construction of the pump station in one to two years.

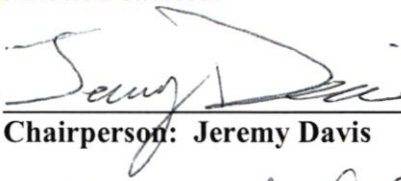
**Commissioner Johnson moved to approve the Davis Aqueduct Reach 1 Pump Station Architectural/Site Plan. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Davis, Johnson, and Losee voted aye. The motion carried.**

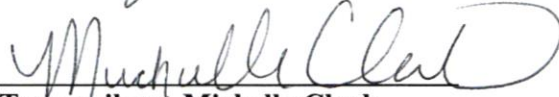
**7. Planning Commission Comments (Boatright, Davis, Losee, Johnson, Walton) - None**

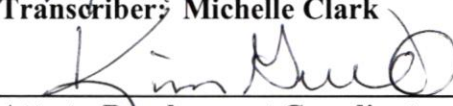
**8. Special Recognition for Outgoing Planning Commissioner Wes Johnson (2014-2021)**

Trevor Cahoon recognized Commissioner Johnson’s service on the Planning Commission and thanked him for his service to the community. Commissioner Johnson expressed it has been a fun seven years. He encouraged the city to complete the trails.

**ADJOURNED: Commissioner Johnson moved to adjourn the Planning Commission meeting at 7:14 p.m. Commissioner Losee seconded the motion. Commissioners Davis, Johnson, and Losee voted aye. The motion carried.**

**APPROVED:**  2/10/22  
 Chairperson: Jeremy Davis      Date

  
 Transcriber: Michelle Clark

  
 Attest: Development Coordinator, Kimberli Guill