

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 12 May 2016

TIME COMMENCED: 6:33 p.m.

PRESENT: COMMISSIONERS:

Debi Pitts
Rob Osborne
Wes Johnson
Taylor Walton
Wayne Winsor

CITY PLANNER:

Barry Burton

CITY RECORDER:

Elyse Greiner (excused)

CITY MANAGER:

Tom Smith

Transcriber: Minutes transcribed by Michelle Clark

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

PLEDGE OF ALLEGIANCE: Commissioner Osborne

VISITORS: Rusty Chowning and Cymbre Rowser.

APPROVAL OF THE MEETING MINUTES – Commissioner Osborne

- 14 April 2016

Commissioner Osborne moved to approve the meeting minutes of 14 April 2016 as written. Commissioner Winsor seconded the motion. Commissioners Johnson, Osborne, Pitts, Walton, and Winsor voted yes. The motion carried.

APPROVAL OF THE AGENDA: Commissioner Johnson moved to approve the agenda as written. Commissioner Pitts seconded the motion. Commissioners Osborne, Pitts, Johnson, Walton, and Winsor voted yes. The motion carried.

DECLARATION OF CONFLICT OF INTEREST: None

Review of Business License Application: C & A Plumbing, Inc. located at 7636 S. Cornia Dr. (C-H Zone); applicant Rusty Chowning: Rusty, 661 E. 3125 N. North Ogden, said he is trying to lease the building on Cornia Drive and then build on the lot next to the building.

Commissioner Winsor said the use has three parts: retail, storage, and service. Rusty said all of the construction will be off-site. Hours of operation are 6:00 a.m. to 5:00 p.m. There will be an employee in the building. He will be putting a sign on the building. He said he has eighteen employees. He doesn't want any materials or vehicles outside the shop. Barry said this is a similar and compatible use.

Commissioner Johnson moved to approve Business License Application: C & A Plumbing, Inc. located at 7636 S. Cornia Dr. (C-H Zone); applicant Rusty Chowning as a similar and compatible use for the zone pending the approval from the Fire Chief. Commissioner Winsor seconded the motion. Commissioners Johnson, Osborne, Pitts, Walton, and Winsor voted yes. The motion carried.

Discussion to Amend General Plan Projected Land Use Map; City Manage: Commissioner Osborne said this item was discussed in the work meeting prior to this meeting. Commissioner Johnson suggested keeping the posse grounds as its continued use. Tom said the use of it would be grandfathered in. Commissioner Osborne said out of any of the possible locations, he feels the posse ground is the best location for commercial. He feels residents that buy into that subdivision need to be aware of the possibility of commercial. Commissioner Winsor feels another location needs to be in place before any rezone. Commissioner Osborne discussed angler access road, which could be a location for the posse grounds and public works office.

Fire Protection Concerns: Commissioner Osborne asked what the City can learn from the recent home fire on Harper Way. Tom said the fire flow was not sufficient. Commissioner Osborne discussed looking into the possibility of Layton City taking over fire protection for South Weber City.

Possible Planning Commission/City Council Retreat: Commissioner Osborne suggested having a retreat in late summer to discuss the general plan, zoning, fire department, roads implementing projects etc.

Cymbre Rowser, 985 E. 7375 S., said if the posse grounds had lighting and more parking, it could be leased out. She said there are riding clubs always looking for a place to go.

PLANNING COMMISSION ITEMS:

Commissioner Johnson:

Brent Poll's email: He received an email of 23 April 2016 from Mr. Poll concerning proof of HAFB contamination. He said the maps are dated 1995 and that is not current data.

Commissioner Osborne:

26 May 2016 Planning Commission Meeting: Because of lack of agenda items, the meeting on 26 May 2016 will be canceled.

ADJOURNED: Commissioner Winsor moved to adjourn the Planning Commission meeting at 7:09 p.m. Commissioner Johnson seconded the motion. Commissioners Johnson, Osborne, Pitts, Walton, and Winsor voted yes. The motion carried.

APPROVED: _____ Date
Chairperson: Rob Osborne

Transcriber: Michelle Clark

Attest: _____
City Manager: Tom Smith

SOUTH WEBER CITY PLANNING COMMISSION MEETING WORK MEETING

DATE OF MEETING: 12 May 2016

TIME COMMENCED: 6:00 p.m.

PRESENT: COMMISSIONERS:

**Debi Pitts
Rob Osborne
Wes Johnson
Wayne Winsor
Taylor Walton**

CITY PLANNER:

Barry Burton

CITY RECORDER:

Elyse Greiner (excused)

CITY MANAGER:

Tom Smith

Transcriber: Minutes transcribed by Michelle Clark

VISITORS: Rusty Chowning

Approval of Minutes of 14 April 2016: (no discussion on this item)

Review of Business License Application: C & A Plumbing, Inc. located at 7636 S. Cornia Dr. (C-H Zone); applicant Rusty Chowning: Barry Burton reviewed his memo of 5 May 2016. He stated this is an unusual application for the Planning Commission to be reviewing; they don't usually see business license applications. The reason this one is before the Planning Commission is because the type of business being proposed is not clearly allowed as a permitted use in the C-H zone. The proposal is to locate a plumbing business in an existing building, the old Seward Motor Freight building. The business consists of three different aspects, only one of which is clearly permitted. The three aspects of the business are: (1) Plumbing Contracting (2) Plumbing Service and (3) Limited Retail Sales of Plumbing Fixtures. Only the limited retail sales are clearly permitted in the C-H zone and it is a minor part of the business. The other two aspects of the business, contracting and service, could be determined to be "similar and compatible" with the other permitted uses, but this must be determined by the Planning Commission as allowed by the ordinance. Though the application says these parts of the business take place off the premises, that statement is referring to the service call or construction sites. We can expect there will be storage of materials and equipment on site with service trucks and construction equipment that comes and goes.

Barry stated one other aspect of this proposal to consider is that the intent of the business is to locate in the existing building while building a new facility on an adjacent lot (assuming that lot receives approval.) He said this shows the applicant's intent to make a long term commitment.

Barry said in his opinion, this site is never going to be a good site for traditional retail development. Though it is right next to the South Weber Drive/Hwy 89 interchange, it is in a

location that gets very little traffic which is essential to most retail businesses. He said this proposal should create less impact than the motor freight business. The vehicles involved are usually pickup trucks or vans and the equipment is on the small side. The fact that there is a plumbing fixture showroom provides at least some connection to the retail uses permitted by the zone. He would recommend allowing the business as a similar and compatible use.

Rusty Chowning, applicant, said they want to keep all equipment inside the building where no one can see it.

Commissioner Osborne feels this building is located in the wrong zone. Barry said the Planning Commission can petition for a rezone. Commissioner Osborne said it is already happening and feels it should be attractive to that kind of industry. Barry said the actual property owner is not in attendance and he needs to be present to discuss rezoning. Commissioner Johnson said the value of that property would be double or triple in other areas verses South Weber. He feels the rezone would be a great idea.

Commissioner Osborne asked the Planning Commission their feelings concerning the business license application. He asked why the Fire Chief is waiting to do the fire inspection after the applicant moves in. It was stated the Fire Chief would like to inspect the equipment being used etc. Commissioner Winsor feels this use is consistent with the surrounding area. Barry said he will be meeting with the owner of the building on Monday.

Discussion to Amend General Plan Projected Land Use Map; City Manager: Tom Smith, City Manager, identified the posse grounds and three parcels of City owned property that are currently zoned T-1 at the bend of South Weber Drive and 2050 East that he would recommend rezoning to commercial. Commissioner Winsor said there are individuals in the City that would not be in favor of rezoning the posse ground. Commissioner Pitts said she has a hard time including the posse grounds. Commissioner Walton asked if there is another possible location for the posse grounds. Commissioner Winsor said he doesn't feel comfortable rezoning the posse grounds until another location is identified. Commissioner Pitts said we haven't filled in the area closer to Highway 89 yet. Tom feels what the City is doing right now isn't working. Commissioner Osborne discussed the business commerce zone up the hill.

ADJOURNED: 6:30 p.m.