

# SOUTH WEBER CITY PLANNING COMMISSION SPECIAL MEETING

**DATE OF MEETING:** 13 March 2014

**TIME COMMENCED:** 6:00 p.m.

**PRESENT: COMMISSIONERS:**

Delene Hyde  
Rob Osborne  
Wes Johnson  
Rod Westbroek  
Wayne Winsor

**CITY ENGINEER:**

Brandon Jones

**CITY PLANNER:**

Barry Burton

**DEPUTY RECORDER:**

Emily Thomas

**Transcriber:** Minutes transcribed by Michelle Clark

---

**VISITORS:** Jared Bryson.

**Discuss & Work on General Plan Update \*\*Public comments are welcome in person and/or in writing. The official public hearing will be held at a later date:**

The Planning Commission decided there will be a Public Open House Meeting: April 10, 2014 from 6:00 p.m. to 9:00 p.m. at the Family Activity Center. The maps will be presented for the public to review. Electronic survey will be available as well as written public comments.

Brandon Jones, City Engineer, reviewed the future water use vs. land use analysis. From Weber Basin the city has contracted 700 acre ft. and the well has 400 acre ft. Currently, the city has 1750 ERC's. The city has 335 acre ft. in excess. In the future, the currently proposed land use, ERC's is 1308. Brandon said the city needs another 236 acre ft. with the proposed land use. He then reviewed the cost to purchase water for District #3 and District #4. The cost for District #3 is approximately \$127,692 and District #4 if \$200,996. District #3 increase per month is \$3.48 and District #4 increase per month would be \$5.48. Barry suggested purchasing another 100 acre ft. for District #2. Concerning future proposed land use with moderate density, District #3 cost \$238,140 and District #4 is \$374,851. The cost would be \$5.63 per month and District #4 would be \$8.86. Commissioner Osborne doesn't feel the city should purchase now for someone who will live in the city twenty five years from now. Barry agreed. Brandon said this analysis affirms the fact that the city has access to available water. Commissioner Winsor asked how much contracted water will support ongoing construction, what is the time frame to invest in more water, and what is the philosophy in moving forward? He feels those are key questions as

the city moves forward. Emily said some of these questions would be addressed in the capital facilities plan verses the general plan.

The Planning Commission then reviewed the trails map. Brandon identified the school access walkway next to the Highmark Charter School. Commissioner Osborne suggested deleting the note on the map.

Barry reviewed the Residential Moderate High Density Zone (R-MH Zone). He discussed the minimum sq. ft. requirement, as well as side and rear setbacks. He said this would be geared for patio style homes. There wouldn't be large yards to take care of or play in. He said they are starting to see more of this type of housing in Davis County. Commissioner Osborne was concerned about where individuals would keep their "toys". He asked if requirements can be made. Barry said it is difficult to make those types of requirements in single-family dwellings. He said you have to be real careful about how you structure that. Barry stated the minimum area that may be zoned R-MH would be 2 acres and the maximum would be 9.5 acres. He identified possible areas that might fit this zone in the west end of town on the map. Discussion took place regarding whether or not to extend this zone along Highway 84 all the way to Old Fort Road. Barry then identified areas that might fit this zone in the east end of town. Commissioner Hyde is concerned about taking off any possible commercial zones.

Commissioner Winsor asked about the property south of Village at Valley Meadows. It was determined this area needs to be amended open lands. Property was then identified for a potential city office. The City Council has looked at several different properties. The Planning Commission discussed how ideal it would be to have a city complex in the area of Central Park.

The Planning Commission reviewed the Projected Land Use Map. They discussed the need for feedback from property owners and citizens. Brandon said the area map was created to give general group areas. He said this creates an ability to discuss general properties. Emily reviewed the survey which coincides with the designated areas.

The Planning Commission discussed the survey and possible questions. For example, How would individuals use a trail? Do you want small single family lots or attached retirement dwellings? What percentage of undevelopable land do you feel is acceptable for the city? If you were to buy a new home today, what size lot would you purchase? The survey format was discussed.

Barry suggested making a proposal for each area. Eliminate #1, #5, #6, #7, #8, #11, #12, #13, #15, #16, #19, Separate #9, and Keep #2, #3, #4, #10, #14 (eliminate small pieces on #14), #17, #18.

They reviewed the Transportation Map. The orange line is minor collector. Red is a local collector. Bryson Meadows would include a minor and local collector. The main concern is still the amount of traffic on 6650 South. In Area #4 show both a connection from 6650 South to South Weber Drive or from the property to 475 East. Primary route would be 475 East. Brandon reviewed the intersection from 475 East and the major collector going to Old Fort Road. They discussed amending the note to read "limited residential driveway connections allowed along frontage road". There is a need to route the traffic to use the major collector off the intersection off of 475 East and 6650 South. Commissioner Osborne is concerned about building

the intersection now and then not using the major collector for several years. Also, this major collector needs to be wider. Brandon identified the road going through Easton Village Subdivision. He identified South Bench Drive going to 1550 East. The objective would be to take traffic off of South Weber Drive when going to the elementary school. There will be challenges with the major collector going along the hillside and collecting to Layton. Brandon discussed the previous transportation plan along Highway 89.

**ADJOURNED: 9:20 p.m.**

**APPROVED:** \_\_\_\_\_ **Date**  
**Chairperson: Delene Hyde**

\_\_\_\_\_  
**Transcriber: Michelle Clark**

**Attest:** \_\_\_\_\_  
**Deputy City Recorder: Emily Thomas**