

SOUTH WEBER PLANNING COMMISSION MEETING

DATE OF MEETING: 23 January 2014

TIME COMMENCED: 6:35 p.m.

PRESENT: COMMISSIONERS:

Delene Hyde
Tim Grubb
Rob Osborne
Rod Westbroek
Rorie Stott

CITY PLANNER:

Barry Burton (excused)

DEPUTY RECORDER:

Emily Thomas

TRANSCRIBER:

Michelle Clark

A WORK MEETING WAS HELD PRIOR TO THE REGULAR PLANNING COMMISSION MEETING
AT 6:00 P.M. TO DISCUSS AGENDA ITEMS, CORRESPONDENCE, AND/OR FUTURE AGENDA ITEMS

VISITORS: Scott Casas, Jared Bryson, Mandy Hendrick, Chad Gray, Logan Gray, Mandy Hedrick, Jerry Preston, Mark Christensen, and Carol Christensen.

DECLARATION OF CONFLICT OF INTEREST: There was no conflict of interest declared by the Planning Commission.

APPROVAL OF THE AGENDA: Commissioner Grubb moved to approve tonight's agenda as written. Commissioner Stott seconded the motion. Commissioners Hyde, Grubb, Osborne, Stott, and Westbroek voted yes. The motion carried.

APPROVAL OF 12 DECEMBER 2013 MEETING MINUTES: Commissioner Grubb moved to approve the minutes of 12 December 2013 as amended. Commissioner Westbroek seconded the motion. Commissioners Hyde, Grubb, and Westbroek voted yes. Commissioners Osborne and Stott abstained. The motion carried.

Commissioner Grubb moved to open the public hearing for Conditional Use Permit Application #2014-01. Commissioner Westbroek seconded the motion. Commissioners Grubb, Hyde, Osborne, Stott, and Westbroek voted yes. The motion carried.

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

Conditional Use Permit Application #2014-01, model home to be located at 7258 South Old Fort Road; Applicant, D.R. Horton, Inc. Emily Thomas, Deputy Recorder, stated D.R. Horton has applied for a model home for the Cottonwood Cove Subdivision. The model home is to be located at 7258 South Old Fort Road. The applicants are currently operating the model home.

The Cottonwood Cove Subdivision has 55 approved building lots, with 8 total building permits issued (14.5% built out). Emily said the only issue is the off-site signs.

City Code 10-7J-2 states:

“A conditional use for a model home to be used for a sales office for sale of real estate within the same development and the construction management office that the model home resides in may be permitted for a period of one year provided the following conditions are met:

A. Time extensions may be granted by the Planning Commission provided that a maximum of two (2) extensions of six (6) months each may be granted. Extensions may only be granted if not more than eighty percent (80%) of the subdivision is sold.

B. Adequate off-street parking is provided for employees working in the model home, as well as at least two (2) parking spaces for visitors touring the model home.

*Have a 3 car driveway plus available on-street parking.

C. A signage and lighting plan is provided showing size and location of all signs and associated lights.

*Have a sign on the property and lighting comes from garage/home.

D. The hours of operation must be noted and approved.

*Not noted, needs to be addressed. Current hours have not been an issue.

E. A model home shall not be used for a general real estate office.

*Will be used for showing home finishes, etc. that are available in this development.

F. A business license must be obtained to operate a business in a model home in the City.

*A fire inspection and business license must be completed upon approval of this license.

G. All infrastructure should be completed as per the Subdivision Ordinance requirements prior to the construction of the model home. (Ord. 98-16, 7-28-1998)”

*Complete and okay to have model home.

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

Commissioner Grubb moved to close the public hearing for Conditional Use Permit #2014-01. Commissioner Stott seconded the motion. Commissioners Grubb, Hyde, Osborne, Stott, and Westbrook voted yes. The motion carried.

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

Commissioner Osborne moved to table Conditional Use Permit #2014-01 until a representative from DR Horton is available. Commissioner Grubb seconded the motion. Commissioners Grubb, Hyde, Osborne, Stott, and Westbrook voted yes. The motion carried.

Final Subdivision Application: Canyon Vista (11 lots) Revised Plat, located at approximately 7250 South 1730 East; Developers, Mike Bastian & Mike Schultz (Public Hearing for this item was held on December 10, 2013):

Brandon Jones, City Engineer's letter of 15 January 2014 states the following:

Since the last meeting where this subdivision was reviewed and approval recommended, the City Staff has been informed that Questar Gas has agreed to buy the former Lots 3-R and 4.

Therefore, there is no longer a need for these lots to be platted and they have consequently been removed from the plat. We were also informed that Questar Gas agreed to install the following:

1. A 6-foot high concrete fence along their new property line adjacent to Lots 3, 2-R and along the street right-of-way.
2. Weed barrier and gravel in the parkstrip.
3. Trees planted in the parkstrip and spaced at no greater than 30' apart.

Our office has reviewed the plat and associated improvement plans. The items mentioned above have been addressed and are included in the submitted plans. We have no additional comments, and therefore recommend approval.

Commissioner Grubb stated note #7 on subdivision needs to be verified concerning the lots. Jerry Preston, representing Mike Bastian, stated Lot R-3 needs to be eliminated and add Lot R-2 from the plat under note #7.

Commissioner Grubb moved to recommend approval of the final subdivision application for Canyon Vista (11 lots) located at approximately 7250 South 1730 East for developers, Mike Bastian and Mike Schultz subject to the City engineer's letter of 15 January 2014 as well as amend note #7 on the plat to eliminate Lot R-3 and add Lot R-2. Commissioner Stott seconded the motion. Commissioners Grubb, Hyde, Osborne, Stott, and Westbrook voted yes. The motion carried.

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: Commissioner Hyde said the general plan hasn't really been updated since 2008. She asked if there was any public comment. There was none. Commissioner Hyde said discussion did take place in the work meeting on this item.

Jared Bryson, of Uintah Land Company, said he has looked at more statistics and transportation plans in South Weber City than any other cities. He questioned the noise ordinance concerning the Environmental Study taking place from Hill Air Force Base with the F-35 coming to the base. He also questioned the connection from Adams Avenue through 475 East to HAFB. He attended a recent meeting in Washington Terrace where discussions took place regarding that becoming a public road. He suggested the city take a look at the EIS study. He stated concerning their property, he doesn't think it is good development practice to go from RH Zone to RL Zone. He would suggest the buffer of RM Zone. He also discussed commercial areas in the west end of town and suggested it being an area for the city to relocate the city offices.

Emily addressed the road connection from Adams Avenue and stated there are a lot of concerns with how that would be accomplished. Commissioner Osborne said he is sure HAFB would be interested in that connection. Commissioner Hyde suggested Brandon take a look at water and infrastructure.

Commissioner Osborne suggested taking a look at a small trail from View Drive to the Charter School. Emily asked if a sidewalk is a trail. Commissioner Stott said in most areas a sidewalk, asphalt, etc. are included in the trail. Emily suggested clarifying that in the general plan. Commissioner Grubb said concerning the Uintah Land Company subdivision and the Spalding property, the city staff needs to decide what constitutes a trail through new development. Commissioner Osborne suggested defining a trail as 10' and sidewalk 8'. Commissioner Stott asked if they can get a copy of Layton City's general plan. The Planning Commission discussed the annexed area on the top of the hillside and the request to have that area as business commerce.

Jared Bryson suggested the city look at the cost to maintain a trail behind homes in a subdivision. Commissioner Osborne said he doesn't necessarily care the width to define a trail or sidewalk, but the need to some how define it. Jared also asked about the note on the general plan concerning the "no access from 6650 South allowed". Commissioner Hyde said that will be addressed.

Mandy Hedrick, 2128 Deer Run Drive, asked about the Layton City area. The Planning Commission identified the annexed area. Commissioner Hyde said the city would like to see some commercial property in that area because the city desperately needs it. Commissioner Osborne asked about the road from 1900 East. Commissioner Grubb said it would be too costly for the city to install that road.

Commissioner Westbroek asked about the status of the gravel pits. Commissioner Grubb said it would be nice to get an update from the gravel pit companies.

OTHER BUSINESS:

Planning Commissioners attendance at 2014 City Council meetings:

Commissioner Osborne will attend in February
Commissioner Westbroek will attend in March
Commissioner Stott will attend in April
Commissioner Grubb will attend in May
Commissioner Hyde will attend in June
Commissioner Osborne will attend in July
Commissioner Westbroek will attend in August
Commissioner Stott will attend in September
Commissioner Hyde will attend in October
The new Commissioner will attend in November
Commissioner Osborne will attend in December

ADJOURN: Commissioner Grubb moved to adjourn the Planning Commission meeting at 7:26 p.m. Commissioner Stott seconded the motion. Commissioners Grubb, Hyde, Osborne, Stott, and Westbroek voted yes. The motion carried.

APPROVED: _____ Date
Commissioner: Delene Hyde

Attest: _____
Deputy Recorder: Emily A. Thomas

Transcriber: Michelle Clark

**Planning Commission Work Meeting
January 23, 2014**

Time: Work meeting began at 6:08 p.m.

Attendance: Commissioners Hyde, Grubb, Osborne, Stott, and Westbrook, Deputy Recorder Emily Thomas

Visitors: Jared Bryson, Chad Gray, Logan Gray

Public Hearing for Conditional Use Application #2014-01: Model Home to be located at 7258 South Old Fort Road; Applicant: D.R. Horton Inc.

Commissioner Hyde inquired about this application. Emily stated that they are already in operation and have been for about a month. They have already pulled quite a few building permits. Commissioner Westbrook asked if any were sold. Emily stated that she wasn't aware of any that have sold.

Commissioner Osborne stated that he is concerned about their off-premise signs. Emily stated that the Public Works Department takes them away and they reappear week after week. Commissioner Osborne stated that compliance with City sign regulations should be part of their permit approval.

Commissioner Hyde asked about the hours of operation. This is something that the Planning Commission will address during the regular meeting. Commissioner Stott agreed that the City needs to consistent in hours of operation permitted for model homes.

Final Subdivision Application: Canyon Vistas (11 lots) Revised Plat, located at approximately 7250 South 1730 East; Developers: Mike Bastian & Mike Schultz

Commissioner Hyde stated that it appears that Questar is going to purchase the building lots. She asked if the City had received a letter stating this decision. Emily stated that it is not required as they are removing these lots from the development. This re-approval involves changing the subdivision boundary to accommodate the removal of the lots purchased by Questar.

Commissioner Stott stated he does not see an issue with this request – seems quite straightforward.

Discuss & Work on General Plan Update

Commissioner Stott began the discussion by asking what the objectives for the update are. Commissioner Hyde stated that there are property owners, particularly in the West-end of the City, that want to increase their density. By doing this, we need to look at how it impacts the rest of the General Plan. Most of the West-end is currently projected to remain Agricultural. Commissioner Hyde stated that she has spoken with the Bambrough and Spaulding families and they would like to have a projected zone that allows 1/3 acre lots.

Commissioner Stott stated that in general, the demographics are changing. People no longer want large yards and many who were farming are no longer doing so. He would like to receive factual data from City Planner Barry Burton that demonstrates this. If the data can back these claims, then it warrants an update in our General Plan.

Commissioner Hyde added that with increased density, there is also increased traffic and impacts on infrastructure and our overall projected total population could go up.

Emily inquired about creating a zone that is in-between the Residential Moderate (RM) and the Residential High (RH) zones. Currently, there are limited options for developments that want to do smaller lots and maximize the land use. It is either 2.8 dwelling units per acre or 13 dwelling units per acre. While the developer does not have to maximize the 13 dwelling units per acre, they are limited by the floating asterisk for the RH zone.

The Commission recommended the creation of the in-between zone that allows for five (5) dwelling units per acre. Commissioner Grubb added that the size should allow for different types of structures (i.e. townhomes, condos, duplex, single family). The lots don't necessarily have to be tiny – the Commissioners suggested an average lot size of 5,000 square feet. They also suggested a twenty (20) foot front set back and a ten (10) foot side yard setback. This zone should only be allowed in areas of the City that are in proximity to transition areas (i.e. major collectors, freeways, commercial areas).

Commissioner Osborne inquired about how the zoning code went from acreage size to density. Commissioner Grubb explained this change.

Commissioner Grubb stated that the floating asterisks zones should be more specific. Place the asterisks, but explain why it was chosen for the area or remove the asterisk and update the verbiage in the zone to be more specific on approved locations.

Commissioner Stott stated that the floating zoning can play havoc on the projected numbers and should be better clarified so projected numbers are more accurate.

Commissioner Grubb stated that the projected numbers are calculated at the maximum number of lots allowed and not every development will maximize the number permitted.

Commissioner Osborne stated that we should look at keeping the current projected population of 13,171. This may mean we decrease density in some areas and increase density in others.

The Planning Commissioners would also like to know the projections for culinary water. Will there be enough water if the City is built-out as projected? The City Engineer will be asked to provide this information.

Commissioner Hyde inquired about the Sensitive Lands Map. Emily stated that the City Engineer has identified areas throughout the City that are sensitive in nature for one reason or another (i.e. soil liquefaction, hillsides, slope). This map triggers the requirement for a Geotechnical Engineer's soil report to be required for the new development.

The work meeting adjourned at 6:28 p.m. Work meeting minutes transcribed by Deputy Recorder, Emily Thomas.