

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 27 March 2014

TIME COMMENCED: 6:32 p.m.

PRESENT: COMMISSIONERS:

Delene Hyde
Rob Osborne
Wes Johnson
Rod Westbrook (excused)
Wayne Winsor

CITY PLANNER:

Barry Burton

DEPUTY RECORDER:

Emily Thomas

Transcriber: Minutes transcribed by Michelle Clark

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

VISITORS: Jed Schenck, Melanie Schenck, Jared Bryson, Erika Ahlstrom, Reuel Alder, Ryan Mikesell, and Brandon Jones.

Commissioner Hyde excused Commissioner Westbrook from tonight's meeting.

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

APPROVAL OF MINUTES OF 27 FEBRUARY 2014 and 13 MARCH 2014: Commissioner Johnson moved to approve the minutes of 27 February 2014 and 13 March 2014. Commissioner Winsor seconded the motion. Commissioners Hyde, Osborne, Johnson, and Winsor voted yes. The motion carried.

DECLARATION OF CONFLICT OF INTEREST:

Commissioner Osborne moved to open the public hearing for Rezone Application #2014-01A & 2014-01B. Commissioner Winsor seconded the motion. Commissioners Hyde, Osborne, Johnson, and Winsor voted yes. The motion carried.

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

Rezone Application #2014-01A & 2014-01B: An Application to Rezone Parcel #13-030-004, located at 1643 East South Weber Drive, from Residential Low (RL) to Agricultural (A);

and Parcel #13-030-0096, located at 1671 East South Weber Drive, from Residential Low (RL) to Residential Moderate (RM); Applicants Gary & Helen Schenck:

Jed Schenk, 1650 East Bateman Way, stated the plan is to take down one house and put up two. He described the location of the two homes, driveway, and direction the homes will be facing. Commissioner Hyde asked if there was any public comment. There was none.

Barry stated this proposal involves two adjacent parcels of land, both of which are already partly zoned Agriculture. The goal is to reconfigure two lots plus part of a third so that it can be divided into three lots, one of which is on a private right-of-way. The rezone proposals are both in conformance with the General Plan and will facilitate the proposed reconfiguration of properties. The actual roadway portion of the 30’ wide right-of-way would need to be at least 20’ in width with a minimum of 8” of compacted road base. There would need to be a turnaround for a fire truck incorporated into the lot design.

Commissioner Osborne moved to close the public hearing for Rezone Application #2041-01A & 2014-01B. Commissioner Winsor seconded the motion. Commissioners Hyde, Osborne, Johnson, and Winsor voted yes. The motion carried.

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

Commissioner Osborne moved to approve Rezone Application #2014-01A & 2014-01B: An Application to Rezone Parcel #13-030-004, located at 1643 East South Weber Drive, from Residential Low (RL) to Agricultural (A); and Parcel #13-030-0096, located at 1671 East South Weber Drive, from Residential Low (RL) to Residential Moderate (RM); Applicants Gary & Helen Schenck. Commissioner Winsor seconded the motion. Commissioners Hyde, Johnson, Osborne, and Winsor voted yes. The motion carried.

Commissioner Winsor moved to open the public hearing for Conditional Use Application #2014-02. Commissioner Osborne seconded the motion. Commissioners Hyde, Osborne, Johnson, and Winsor voted yes. The motion carried.

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

Conditional Use Application #2014-02: An Application for a private drive on Parcel #13-030-0004, located at 1643 East South Weber Drive; Applicants: Gary & Helen Schenck:

Ryan Mikesell, 1671 East South Weber Drive, stated the conditional use permit is for an easement to access the property. Barry Burton, City Planner, said the conditional use permit will run with the land as long as it is used within a year. It runs with the land and the land that it serves. Barry said the easement will be recorded on the other parcel that permanently grants the right of access to the other lot. Commissioner Osborne discussed requiring the hammerhead turnaround as part of the conditional use permit. Jed stated he has something drawn up with a 50 ft. x 50 ft. driveway. Commissioner Hyde asked for public comment. There was none.

Commissioner Winsor moved to close the public hearing for Conditional Use Application #2014-02. Commissioner Osborne seconded the motion. Commissioners Hyde, Osborne, Johnson, and Winsor voted yes. The motion carried.

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

Commissioner Osborne moved to approve Conditional Use Application #2014-02: An Application for a Private Drive on Parcel #13-030-0004, located at 1643 East South Weber Drive; Applicants: Gary & Helen Schenck with the following conditions:

- 1. Subject to rezone approval by the City Council.**
- 2. 20' minimum width for private drive with a minimum 8" compacted road base.**
- 3. Fire turnaround as per Fire Department code.**

Commissioner Winsor seconded the motion. Commissioners Hyde, Osborne, Johnson, and Winsor voted yes. The motion carried.

Discuss Proposed Ordinance 14-XX, An Ordinance Amending Title 10 Zoning Regulations, Chapter 5 Zoning Districts, Addition of Article P: Residential Moderate High Zone (*A public hearing for this item will be held April 24, 2014): This item was discussed in the work meeting prior to this meeting.

Discuss & Work on General Plan Update **Public comments are welcome in person and/or in writing. The official public hearing will be held at April 24, 2014 regular Planning Commission meeting: The Planning Commission discussed the areas map. Barry discussed #9 on the areas map and stated this summer UDOT will be changing the ramp from Highway 193 to Highway 89. In the process of doing this there will be a frontage road for all homes on east side. Barry said it would be very marginal to develop this property. He feels the Agriculture or Residential Low Zone is probably all the city should go. Barry said a commercial zone would be difficult to access. Commissioner Osborne suggested identifying #9 as projected R-L-M. #8 on the area map was discussed. Commissioner Hyde suggested identifying #8A as projected R-M-H. #8B was suggested as R-M-H. #7 on the areas map is currently agriculture but projected R-M. #6 is currently projected R-L-M and the Planning Commission suggested amending it to Agriculture because of the contamination concerns. #5 is suggested R-M. #4 is suggested R-M-H. The Spaulding property will be identified #10 with R-M and R-M-H. #3 is suggested R-L-M. #2 is suggested R-M. #1 is suggested R-L.

April 5, 2014 – City Survey will go live.

April 10, 2014 – Public Open House at Family Activity Center from 6-9 p.m.

April 24, 2014 – Public Hearing for Maps

May 20, 2014 – Planning Commission & City Council Work Meeting at 5:30 p.m.

ADJOURNED: Commissioner Winsor moved to adjourn the Planning Commission meeting at 7:58 p.m. Commissioner Osborne seconded the motion. Commissioners Hyde, Johnson, Osborne, and Winsor voted yes. The motion carried.

APPROVED: _____ Date
Chairperson: Delene Hyde

Transcriber: Michelle Clark

Attest: _____
Deputy City Recorder: Emily Thomas

**Planning Commission Work Meeting
March 27, 2014**

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

Attendance: Commissioners Hyde, Osborne, Winsor, and Johnson, Deputy Recorder Emily Thomas, City Planner Barry Burton, City Engineer Brandon Jones, and City Recorder Erika Ahlstrom.

Visitors: Jared Bryson

Public Hearing for Rezone Application #2014-01A & 2014-01B: An Application to Rezone Parcel #13-030-004, located at 1643 East South Weber Drive, from Residential Low (RL) to Agricultural (A); and Parcel #13-030-0096, located at 1671 East South Weber Drive, from Residential Low (RL) to Residential Moderate (RM); Applicants Gary & Helen Schenck

Commissioner Hyde turned the time over to City Planner Barry Burton. Barry explained that the applicants have decided to only rezone one lot to Agricultural because that is all that is required for the private drive. The remaining will be rezoned to Residential Moderate (RM); which allows them to do what they want in the future. The request fits with the General Plan. The private drive is allowed in the Agricultural zone. It does go through the RM zone, but there is nothing in the City Code that states it all has to be in Agricultural, just that the home access must be. There is no reason to deny these requests.

Commissioner Osborne asked if land had to be added since the last request. Barry stated that they did add a little bit of land and are in compliance.

Public Hearing for Conditional Use Application #2014-02: An Application for a Private Drive on Parcel #13-030-0004, located at 1643 East South Weber Drive; Applicants: Gary & Helen Schenck

This request goes hand in hand with the rezone. Barry stated that they will need to ensure that the travel width of the lane is at least twenty feet (20') wide and constructed at eight inches (8") of compacted road base. Commissioner Osborne inquired about a fire access turn around. This will be required and will be checked with the building permit and approved by the Fire Chief.

Discuss Proposed Ordinance 14-XX, An Ordinance Amending Title 10 Zoning Regulations, Chapter 5 Zoning Districts, Addition of Article P: Residential Moderate High Zone (*A public hearing for this item will be held April 24, 2014).

Commissioner Winsor provided typo corrections. The minimum and maximum area were also clarified. Barry stated that when he came up with the numbers for the minimum and maximum he did so by looking at surrounding communities with developments of this nature. He then took the average size of each development and came up with the proposed numbers. It was determined that the minimum should remain

two (2) acres and the maximum should be rounded up to ten (10) acres. This provides a maximum of sixty (60) units for this type of development.

Commissioner Osborne asked about the setbacks. Barry stated that there is a six foot (6') side yard, ten foot (10') rear yard, and a twenty foot (20') front yard. The public utility easement (PUE) requirement has not changed.

Discuss & Work on General Plan Update **Public comments are welcome in person and/or in writing. The official public hearing will be held at April 24, 2014 regular Planning Commission meeting.

Commissioner Osborne stated that he is fine with planning the 475/6650 interchange re-configuration, but would like to see this wait to be constructed until the road connects all the way through to Cottonwood Cove. He added that he is concerned about the road becoming a dead-end and suggested leaving the road as it currently is and leaving room for the curve.

City Engineer Brandon Jones stated that this new road configuration will encourage commercial development. When a developer looks at this corner as it currently sits, there is a lot of infrastructure that has to be built. He added that until the remaining portions of the frontage road connecting into Cottonwood Cove is completed, signage could be added.

Commissioner Johnson added that it would be beneficial to develop now. Brandon stated that the reconfiguration could occur by working with the five or six property owners. Commissioner Osborne stated that this should be brought up with residents during the April 10 Open House.

The work meeting adjourned at 6:30 p.m. Work meeting minutes transcribed by Deputy Recorder, Emily Thomas.