

Minutes of the Western Weber County Planning Commission held on April 12, 2016, in the Weber County Commission Chambers, 2380 Washington Blvd., Ogden UT, 6:00 p.m.

Members Present: Mark Whaley, Roger Heslop, Lance Greenwell, John Parke
Member Excused: Wayne Andreotti, Jannette Borklund, Michael Slater
Staff Present: Rick Grover, Planning Director; Jim Gentry, Principal Planner; Courtlan Erickson, Legal Counsel;
Sherri Sillitoe, Secretary

*Pledge of Allegiance

*Roll Call

No Exparte Communication was expressed.

1. Approval of the meeting minutes
 - 1.1. Approval of the February 09, 2016 and the March 08, 2016 meeting minutes

Chair Whaley declared the February 09, 2016 and the March 08, 2016 meeting minutes approved as corrected.

2. Consent Agenda
 - 2.1. LVH051914 Consideration and action on a request for final approval of Henry Flats Cluster Subdivision consisting of 12 lots, located at 4300 West 400 South; Travis Wallace Agent for PAANC LLC

MOTION: Commissioner Heslop moved to approve the consent agenda Item 2.1 LVH051914 subject to agency staff and agency requirements with the requirement of curb, gutter and sidewalk. Commissioner Parke seconded the motion. The motion carried by a unanimous vote with Commissioners Roger Heslop, Lance Greenwell, John Parke, and Chair Whaley all voting aye.

3. Administrative Items
 - 3.1. Engineering presentation and discussion on sewer expansion in Western Weber County - Jared Andersen, Weber County Engineer

There is a lot of roadway construction going on in the western part of the county. As they have been discussing what they are going to do with the utilities, they discussed with the property owners whether they would like to upsize their utility lines now while the road is torn up. It is a good opportunity for all utilities because Weber County is already paying the dollars to take out the road and the material and paying to build the road back up. Every utility company is paying to upgrade their infrastructure; Rocky Mountain Power, Questar, Warren/West-Warren, Taylor-West Weber, Central Weber, etc.

As you know the County at times has responsibility for some sewer. They want to come up with a concept of possibilities if anything. Because it is outside of any sewer district boundary that currently exists. If a developer wanted to develop with a 25-lot subdivision, more than likely the county would take on the responsibility of sewer because there is no entity that controls that.

On 3500 W., most of the line is controlled by Central Weber and some parts are controlled by West Haven Sewer. There are a couple of parts that the county is responsible for and they are discussing with the other entities what could be done. 12th Street is a little bit different.

Commissioner Heslop stated that Central Weber Sewer comes along 4300 W. to the railroad tracks and then south of the railroad tracks to 4300 W. goes under the railroad tracks and proceeds north on 4300 W. 900 S. and then goes east.

Jared Andersen stated that regarding the Central Weber Sewer line, if they come up from 4700 W to the east, they can either bore under the tracks at 4300 W. where it is on the south or they can gravity flow it all the way east to 4700 W. where it is on the north side. The way it looks, they can gravity flow it all the way to the main Hooper Irrigation crossing on 12th Street. The best thing to do is gravity flow the sewer. From that location at least to the River is an area that they need to look at. They will need to look at location, cost, and how many lift stations. They would need approximately five lift stations

just to get it from the river up to the Hooper Irrigation Crossing. The other thought process is to use a suck-sewer system which is pulling a sewer up to a location which is the least expensive option because of not using lifts and gravity flow. They started looking at this option and asked if they can put a system outside a future roadway, and install different sections and would it require putting laterals across those sections. They are trying to get on board with all the other utility companies by coming up with a masterplan and determining what they need to get ready for. The full extent of the process is to look at the options all the way to the industrial park. In trying to look at responsible growth and what they can do right now and how they would make it work. He believes the least expensive option would be to at least install laterals at locations as they go down so they won't have to come back and dig up the road in four or five years.

He wanted to run this by the Planning Commission now. He has spoken with residents in the western part of the county for the past three years and has heard both negative and positive comments. He believes that responsible growth is to be efficient with their monies and evaluate this to understand what they can do. Right now, the construction on 12th Street would be from 4700 W. to the river. The next phases would be anywhere from two to four years from now and they are planning on getting the rest of the funding from WACOG or other funding mechanisms.

Commissioner Heslop indicated that most of the existing lots are on septic systems. He has heard many times that if the Health Department wanted to force the sewer system through, all they would have to do is show up on a cold morning and look for all the steam that is coming from the drain ditches. As they are tearing up 1150 S. between 4700 S. to the river, he is sure there are houses whose waste is coming out of the septic tank and draining into the drainage ditches. He suspects that that might be part of the opposition the county is facing because all of a sudden this has been found out that the excess water is flowing out of the septic tanks. For the people living along the 1150 S. and 4700 S. to the river, the road construction is a mess. He cannot imagine that those same home owners would want to repeat the same process in two to four years to build the sewer. The question comes back to the financing. If the sewer comes in, do they connect immediately to the main sewer trunk line on 4300 or 4300 W.? Would they be required to hook to that sewer immediately or would they stub in for when it becomes active? He personally believes they should do it when the road is torn up.

Jared Andersen indicated that he agrees with Commissioner Heslop but he understands the concerns and feelings of those in opposition due do what they would have to face and what costs could be involved to change.

Commissioner Parke and Greenwell indicated that they agree with Commissioner Heslop.

Chair Whaley indicated that oftentimes the most resistance comes with those with a lot of frontage. He suspects the comments Commissioner Heslop referred to, the county will be hearing about from concerned residents.

Jared Andersen indicated that the next step would be to say that it feels like it is a good thought to look at and then figure out what they need to do going forward, what steps they can take, and look at any different funding options. They have already had a meeting with Lance Wood of Central Weber regarding what sewer he could take in from the west and he sounded positive at least on the upper section from 4700 W. to the river. They are under construction at this point, and it would need to be something they would have to get moving along with any discussion or plans. They would like to look at running the main line in the road shoulder so they wouldn't have to dig up the main road.

3.2. LVM031016 Consideration and action on an administrative application, for final approval of McLean Subdivision, 1 lot, located at approximately 771 South 4100 West; Susan McLean, Applicant

Jim Gentry presented a report and indicated that the property is an eight-acre agricultural parcel with a 1.65 acre lot being divided off and the remaining parcel will remain in agricultural. There is approximately 280 ft. of frontage. The subdivision meets the area and lot width requirements of this Zone. The subdivision is within walking distance (892 feet) of West Weber Elementary school. Curb, gutter, and sidewalk needs to be installed as part of this subdivision. The review by the school districts states that "only secondary students are eligible for bus service". The property is outside of any Agricultural Protection Areas.

Taylor-West Weber water gave preliminary approval with the condition that secondary water is provided by Hooper Irrigation and Environmental Health Department has approved the At-Grade septic system as means of waste water disposal. The Weber Fire district is requiring one new fire hydrant.

Jim Gentry read the Land Use Code 106-2-1(a) regarding block lengths where the street arrangement must be such as to cause no unnecessary hardship to owners of adjoining property when they plat their own land and seek to provide convenient access to it. Weber County Land Use Code 106-2-3 Blocks talks about areas of flat land where topography presents no development barriers, minor terminal streets or cul-de-sacs proposed in subdivisions shall have a maximum length of 650 feet to the beginning of the turnaround and block lengths shall at a maximum be 1,300 feet with a minimum block length of 500 feet. The lot is 510 feet to the intersection to the south and 1,700 feet to the intersection to the north. There is a 50 foot space between this subdivision and the next parcel to the north that a future road could utilize; however the County Engineering Division wants this space to be 66 feet wide for a future road. The Engineering Division also wants a utility easement along the frontage.

Staff recommends final approval of McLean Subdivision with 1 lot, subject to staff and agency requirements, with a recommendation concerning curb, gutter, and sidewalk including the requirements of the Weber County Engineering Division, requirements of Taylor West Weber Water which includes those from Hooper Irrigation, and the impact fees; the requirements of the Weber Fire District. All improvements need to be either installed or escrowed for prior to recording of the subdivision including curb, gutter, and sidewalk.

Commissioner Heslop asked if the curb, gutter and sidewalk could be escrowed when the subdivision is approved. Commissioner Parke asked if they defer the curb, gutter and sidewalk. Jim Gentry indicated that currently they do not have provisions for curb gutter and sidewalk escrows. Deferrals would put future owners on notice that at some point it could be required. Rick Grover indicated that at this point, typically it is wiser to put the responsibility on the developer rather than the home owners. Jim Gentry indicated that the applicant is requesting a deferral.

MOTION: Commissioner Greenwell moved to recommend final approval of LVM0106 subject to staff and agency recommendations subject to the existing conditions of approval that are set forth by the County staff and agency recommendations and subject to having the appropriate curb, gutter and sidewalk. Commissioner Heslop seconded the motion. A vote was taken and Chair Whaley indicated that the motion carried with a unanimous vote with Commissioners Roger Heslop, Lance Greenwell, John Parke and Chair Whaley voting aye. Motion Carried (4-0).

4. Public Comment for Items not on the Agenda – None
5. Remarks from Planning Commissioners

Commissioner Parke indicated that it is Jim Gentry's last meeting and the Western Weber Planning Commissioner wishes him well.

6. Planning Director Report

On Tuesday, May 24th they will have a special training for the Planning Commissioners and 4:00 p.m. for the Board of Adjustment members. There were some concerns expressed by other members regarding that this is the date for Weber High's Graduation. Commissioner Whaley indicated that he may be out of town that day. The other members present indicated that May 24, 2016 was fine for the proposed training.

7. Remarks from Legal Counsel

Courlan Erickson indicated he was filling in for Chris Crockett and had nothing to add to tonight's meeting.

8. Adjourn

There being no further business, the meeting was adjourned at 6:33 p.m.

Respectfully Submitted,

Sherri Sillitoe, Secretary
Weber County Planning Commission