

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 23 October 2018

TIME COMMENCED: 6:00 p.m.

LOCATION: South Weber City Office at 1600 East South Weber Drive, South Weber, UT

PRESENT: MAYOR:

Jo Sjoblom

COUNCILMEMBERS:

Blair Halverson

Kent Hyer

Angie Petty

Merv Taylor

Wayne Winsor

FINANCE DIRECTOR:

Mark McRae

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones

CITY MANAGER:

Dave Larson

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Bruce Nilson, Stan Cook, and James Cook.

Mayor Sjoblom called the meeting to order and welcomed those in attendance.

PLEDGE OF ALLEGIANCE: Council Member Taylor

PRAYER: Council Member Halverson

CONFLICT OF INTEREST: None

APPROVAL OF CONSENT AGENDA:

- Approval of 9 October 2018 City Council Meeting Minutes

Council Member Hyer moved to approve the minutes of 9 October 2018 as written. Council Member Winsor seconded the motion. Council Members Halverson, Hyer, Petty, and Winsor voted yes. Council Member Taylor abstained as he was excused from the meeting. The motion carried.

PUBLIC COMMENTS: Mayor Sjoblom said anyone who would like to participate in public comment may come to the pulpit, state name and address, and keep comments to three minutes. There was no public comment.

Approval of Conditional Use 18-08 - PUD Overlay for Harvest Park at approximately 725 E 6640 S (34 lots): Mayor Sjoblom stated at the Planning Commission Meeting on September 13, 2018, Nilson Homes requested approval of a revised preliminary plan that included a PUD Overlay on the R-M zoned portion resulting in smaller lots, similar in size to those in the R-P zoned portion. Mayor Sjoblom stated in exchange, the development would dedicate 4.0 acres of open space adjacent to the Posse Grounds. She stated the benefits are as follows:

BENEFITS

4. Significant public open space (4.0 Acres).
5. The open space is located next to the Posse Grounds, creating nearly 6.5 acres of public park area.
6. The open space is adjacent to a future major collector road, thus providing good access for traffic without impacting local roads or neighborhoods.
7. The open space provides a significant buffer between I-84, South Bench Drive and residential neighborhoods.
8. With the open space, the Posse Grounds will only have residential homes adjacent on the south and west, rather than on all three sides; providing a good buffer for the public uses of the park.
9. There are existing restrooms at the Posse Grounds, thus providing public facilities for all future public uses of the open space (e.g. dog park, etc.).
10. There is an existing parking lot at the Posse Grounds that can accommodate the use of the park without parking on local streets.
11. With the construction of streets in the Riverside Place and Cook developments, the proximity between the Canyon Meadows Park and the Posse Grounds makes the two parks more viable for larger public events (e.g. Country Fair Days, etc.).

Council Member Taylor would like to make sure there is plenty of parking for the public park. Council Member Halverson asked if it has been determined what to do with the smaller open space area. Brandon Jones, City Engineer, stated it is possible to have the owner of the adjacent lot maintain the smaller open space, but that would be finalized in the next phase.

Council Member Hyer moved to approve Conditional Use 18-08 - PUD Overlay for Harvest Park at approximately 725 E 6640 S (34 lots). Council Member Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted yes. The motion carried.

Approval of Harvest Park Development Agreement (Cook Property): Mayor Sjoblom stated the city met with Nilson Homes and the Planning Commission met last week and approved the development agreement. Also requested was a change in maximum structure height from 25' to 35' in the area zoned R-P. This was discussed with the City Attorney, Doug Ahlstrom. He indicated that different structure heights could be allowed through the Development Agreement as long as the City received something in return for the variation to the zone's requirements.

Mayor Sjoblom reviewed Brandon Jones memo.

Brandon Jones, City Attorney's memo of 17 October 2018 is as follows:

DEVELOPMENT AGREEMENT

1. None of the items, previously agreed to, are being changed.

2. Only 50% of the lots in the R-P zone would be allowed to have a structure height of up to 35'. This calculates to be 17 lots. Therefore, 17 lots would remain restricted to a structure height of 25'. 10 of those 17 lots are specifically restricted to be lots 6-12 and 51-53, in response to input received at the public hearing. These are the lots that back along the existing homes in the Canyon Meadows Subdivision.

3. In exchange for the structure height allowance, the Developer is proposing the following improvements in the Open Space:
 - a. The Open Space will be dedicated as Public Open Space, hereafter to be owned , maintained, and developed by the City as determined to be in the best interest of the public.
 - b. The detention basin portion of the open space can be used as a public dog park and will install a six-foot chain link fence (non-screening) around the perimeter of the detention basin with a double gated entry.
 - c. Will provide a six-foot (6') wide natural surface trail (approx. 1,170 lineal feet) around the perimeter of the open space, also accessing Pebble Creek Drive. No trail will be required along South Bench Drive due to the presence of the sidewalk. The final trail location will be determined with the final design of Phase 1. The trail will either be installed by the Developer or the cash equivalent paid to the City.

Council Member Winsor questioned the cash equivalent paid to the City for the trail. He is concerned about costs going up before the trail is installed. Brandon Jones said if the City Council prefers, the trail can be required during Phase 1. Dave Larson said the intent is the flexibility of timing. Brandon said the Developer is willing to install the trail or pay the City the cash equivalent. He feels the approval process of each phase can address the trail. Council Member Winsor would like to see the trail become a priority and not forgotten down the road. Council Member Halverson feels it is important to master plan this trail. Council Member Petty agreed. Mayor Sjoblom asked Bruce Nilson when the development of the detention basin will happen. Bruce Nilson said as soon as spring hits, they want to begin development of it. Council Member Petty is concerned about item #3a from Brandon's memo. Brandon explained the city will maintain and have the authority to master plan it. Council Member Winsor asked when the cost sharing breakdown was put together. Brandon said it was approximately six months ago. Council Member Winsor said the city may have to take on the inflated cost. Brandon said there is a 15% contingency which would include inflation and any change orders.

Council Member Halverson moved to approve Harvest Park Development Agreement (Cook Property). Council Member Taylor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted yes. The motion carried.

Award of Salt Trucking Bid to Kastle Rock Excavation & Development 2018-2019 Season

Mayor Sjoblom stated this item will be tabled until further notice.

Award of Easement Preparation Proposal Bid to Hansen and Associates, Inc.

Dave Larsen, City Manager, stated this isn't a true award of bid process. He said this easement preparation is one part of the project. He said a portion of the project will require Jones & Associates to go outside their firm. Dave said after going through this process it was made known that the city needs to update its procurement policy. He said it is a mistake in bringing this item before the council at this time.

REPORTS:

Mayor Sjoblom: She stated she attended a meeting last week with the public coordination team working on public outreach for the US-89; Farmington to I-84 construction project. She stated the city is to provide recommendations for residents to be on a committee to meet monthly to discuss progress of the project. Mayor Sjoblom reported that the Legislative Policy Committee meeting last week in anticipation of the legislative session coming up. She said the emphasis is on affordable housing. She stated the Utah League of Cities and Towns recommends providing incentives for cities who work to incorporate more affordable housing, not penalties to cities who don't incorporate more affordable housing. She stated that Central Weber Sewer Improvement District passed a motion to increase municipal sewer payments by 2% for next year. She is not sure whether or not this will affect South Weber residents' monthly bills. She said the city met with Geneva and Parsons Pits last week in two separate meetings. She said Council Member Hyer or Dave Larson may elaborate on those meetings.

Council Member Taylor: He said the residents on Daniel Drive are pleased that the street has been completed. He thanked Mark Larsen for getting the streets cleaned up on Old Post Office Road.

Council Member Halverson: He stated the HAFB RAB Council will meet this Thursday. He said they are doing a complete time progression study on OU1 and OU2. He said Planning Commission approved the duplex on 1900 E. South Weber Drive for Mike Bastian. He said the Planning Commission is requesting a combined meeting with the council to discuss mixed use. He said the Planning Commission is considering an ordinance for xeriscaping. He said they are also requesting that the City Manager attend Planning Commission. It was stated that Dave will discuss that item with Rob Osborne.

Council Member Hyer: He met with Geneva Rock and Staker Parson's Gravel Pit this past week. He said Dave Larson and Chris Tremea were in attendance. He said there has been some ambiguity with Geneva, but they are working to plan meetings at a more appropriate time for them. He said there is a sincere effort on both pits concerning trying to meet requirements. He said they are both committed to working with the city. He said there is an incredible amount of effort to try to control the dust. He said a South Weber resident did come to the meeting with a jar of dust and said it has never been as bad as this year. Council Member Hyer is aware that there have been a number of residents complaining. He said in the meeting they discussed more effort in communicating with the city. Dave Larson said at the end of the meeting Staker Parsons brought up an idea that hasn't been presented before. He said they are aware that dust is building up in window seals, gutters etc. He said Parsons said they put a lot of money into

different parts of the city. They discussed the possibility of taking some of that money to help residents with clean up and remediation.

Council Member Petty: She stated the Parks and Recreation Committee will be meeting in the next few weeks to discuss master planning the trails. She thanked Curtis Brown for the Mother Son Halloween Party at the Family Activity Center.

Council Member Winsor: He said the Municipal Utilities Committee will meet November 1st at 5:00 p.m. He said the Mosquito Abatement District passed a tentative budget with one no vote, which was him. He will meeting with them to discuss further.

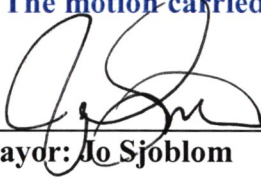
Dave Larson, City Manager: He has the noise modeling on disc from Hill Air Force Base, if anyone is interested. He said affordable housing and a definition of it is being discussed at the Legislative level. Dave said he will be watching to see if the city needs to hit a certain percentage for affordable housing. He said a developer has approached the city about mixed use on the property west of Highmark Charter School. Council Member Winsor said the county would be interested in participating if there is a library at this location. Dave said the city is researching short term rentals. He said a policy needs to be crafted to help handle these types of rentals.

Brandon Jones, City Engineer: He will be bringing a sewer report to the council concerning the Poll property. He said construction has started on Skyhaven Cove. They are scheduled to asphalt on November 3rd.

Mark McRae, Finance Director: He reported that the auditors have been at the city office this week. He said there have been no concerns.

ADJOURNED: Council Member Winsor moved adjourn the Council Meeting at 7:06 p.m. Council Member Hyer seconded the motion. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted yes. The motion carried.

APPROVED:



Mayor: Jo Sjoblom

Date 11/13/18



Transcriber: Michelle Clark

Attest:

City Recorder: Mark McRae

