

SOUTH WEBER CITY CITY COUNCIL/PLANNING COMMISSION MEETING

DATE OF MEETING: 27 November 2018

TIME COMMENCED: 6:04 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 (excused) Wayne Winsor
PLANNING COMMISSION:	Taylor Walton Wes Johnson Debi Pitts Tim Grubb Rob Osborne
FINANCE DIRECTOR:	Mark McRae
CITY PLANNER:	Barry Burton
CITY ENGINEER:	Brandon Jones
CITY MANAGER:	Dave Larson

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES:

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

PLEDGE OF ALLEGIANCE: Council Member Halverson

PRAYER: Council Member Hyer

CONFLICT OF INTEREST: None

APPROVAL OF CONSENT AGENDA:

- Approval of September 2018 Budget to Actual
- Approval of 13 November 2018 City Council Minutes

Council Member Winsor moved to approve the consent agenda as written. Council Member Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, and Winsor voted yes. 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.

Approval of Purchase of Cab and Chassis for Streets through State Contract

Mayor Sjoblom stated the 2018 -19 includes two new trucks with a municipal package to replace the two Dodge Rams which are on a two-year lease. The Lease expires in February 2019. The budget is \$100,000 each. The first truck was previously purchased from Legacy a few months ago and was their show model. The price was \$95,244.50. We are able to buy an identical truck and package for a total of \$ 98,213.00. The cab and chassis will be purchased from Larry H Miller and the dump bed and plow package will be purchased from Legacy and put together by Legacy. Both quotes are thru State of Utah contracts. We have used Legacy Equipment and Young automotive group in the past and have a good working relationship with both. This truck is on state contract, so we know we are getting the best price possible. It will have a snow plow, removable sander and a dump bed. This truck will mostly be used in the streets department and at times it will be used to help on excavation and cleanup projects in the parks and storm drain. The anticipated delivery date is April 2019.

Mayor Sjoblom stated the second truck is in the current year budget and is identical to the truck bought previous. Both the chassis and the bed with accessories are on State of Utah contracts. The cost for the Cab and Chassis from Young Automotive is \$45,366. The tipper bed and snowplow package is \$52,847

Council Member Winsor moved to the purchase of cab and chassis for streets through State contract. Council Member Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, and Winsor voted yes. The motion carried.

Approval of Truck Municipal Package for Streets through State Contract

Council Member Halverson moved to the truck municipal package for streets through State contract. Council Member Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, and Winsor voted yes. The motion carried.

Discussion on Xeriscape

Mayor Sjoblom stated our current ordinance requires grass lawn landscaping. She said tonight, with both the City Council and Planning Commission, we would like to discuss the possibility of xeriscaping (landscaping that is more drought tolerant) in the city.

Barry Burton, City Planner, stated he has researched what other cities have done, but there are not a lot of communities that have such an ordinance. He said before we are able to begin to draft an ordinance regulating xeriscaping in South Weber, we must define our goal or purpose in having such an ordinance. Before we even begin to do that, perhaps we should define what we

mean by xeriscaping. There are numerous definitions in use out there, some of which are very detailed. He said for the purpose of this discussion we can say that xeriscaping is: Any landscape designed with water conservation as one of its primary goals.

Barry said we must decide what we want to accomplish with such an ordinance.

- Is it just to conserve water citywide?
- Is it to allow for some limited use of culinary water for landscaping, say when no secondary water is reasonably available?
- Do we believe promoting xeriscaping will help beautify the city?
- Are we trying to limit the amount of turf grass area?

Barry said once we have determined what it is we want to accomplish with such an ordinance, we can begin to outline how to do it. He would like to know what you want him to do. He asked are we conserving water and if we are just conserving water, how do we do that? Commissioner Johnson said he has noticed that the parking strips throughout the city have sprinklers running into and down the gutters. He would like to encourage xeriscaping. He feels the city needs something. He suggested looking at a tax break for those who xeriscape. Mayor Sjoblom said the problem is irrigation is not owned by the city. Commissioner Walton asked if there is a percentage of property that has to be landscaped or grass. Barry said on residential property is has to have grass. Commissioner Walton feels water conservation needs to be addressed whether through land use or ordinance. Council Member Winsor said it is difficult for the city to regulate a second party source. He said we can encourage, but if water isn't used it will get converted to municipal use. He said it can cost individuals to convert their park strip to xeriscape. Council Member Halverson said sometimes xeriscaping ends up with a weed control issue. Commissioner Osborne said there have been times when the Planning Commission has requested xeriscaping for development. He is in favor of suggesting but not requiring. Commissioner Grubb said we want to make sure there is nothing in the rules that it is required to have grass. He would recommend encouraging drought tolerant plants. He would also recommend examples. Barry suggested the city put out guidelines for xeriscaping. Dave Larson said the city can't control the incentive side of it, but we do have the opportunity to encourage. Barry suggested putting together a pamphlet that is handed out from the city for new development. Brandon Jones, City Engineer, said there is information out there. Dave said it sounds like there is a general consensus that the city should allow xeriscaping and gather some information. Commissioner Osborne said the city has a landscape ordinance for look only and not conservancy. He hates the part where we are looking at shaming people into it. Mayor Sjoblom said it takes a certain ability to plan out xeriscaping. Barry asked about commercial and industrial property and do you want to mandate it there. Council Member Petty doesn't feel it should be mandated. Brandon feels until the secondary water is metered, he doesn't think individuals will be conservative because they don't have to pay for it. Barry said the consensus seems to be that we want to encourage xeriscaping but not require it. Dave said the city has a landscape regulation section in the city code in Section 10-15-020.

Council Member Hyer was excused at 6:45 p.m.

Dave suggested reaching out to Weber Basin Water and let them know the city is interested in conservation and supporting them.

Discussion on Mixed Use

Dave Larson stated our goal tonight is to brainstorm around each of these aspects and provide direction to staff on how to better define mixed use in our ordinances. He said the zone now is defined as a commercial overlay zone, in which he read 10.5N.1 as follows:

Section 10.5N.1 Purpose, Description, and General Limitation: Zone C-O has been established for the purpose of providing space within the city for the establishment of mixed use neighborhood shopping centers used primarily to provide the retailing of convenience goods, the furnishing of certain personal services and the weekly household or personal needs of the residents of abutting residential neighborhoods, while also providing for housing within the commercial development. C-O districts can be located on neighborhood feeder streets, on minor traffic streets, and on main arterial highways. Such districts should accommodate the pedestrian in their design, and be informed by the "South Weber Drive Commercial Design Guidelines".

Dave then read from 10.5N.6 (building lot requirements).

10.5N.6 Building Lot Requirements: All buildings must comply with the provisions of this section, except those exempted as provide in SWMC 10.11.

1. Density:

1. Minimum density: One unit per five thousand five hundred (5,500) square feet of lot area (plus or minus 8 units per acre).
2. Maximum density: One unit per one thousand seven hundred fifty (1,750) square feet of lot area (plus or minus 25 units per acre).

2. Lot Width: No particular requirements, as approved by the Planning Commission.

3. Lot Area: No particular requirements, as approved by the Planning Commission.

4. Development Components: Mixed use developments shall include a ground floor commercial component fronting all major streets, and are encouraged to include a vertical residential component. Residential and commercial are encouraged to be combined vertically; however upon Planning Commission recommendation, detached residential units shall be permitted. One hundred percent (100%) of the floor area on the first level shall be commercial.

Dave said we need to discuss the different areas the city may or may not include mixed use. He said we also need to discuss the ratio of commercial to residential. He said we also need to discuss parking with different uses in the same area. He said levels of service needs to also be a part of tonight's discussions.

Dave read the current definition of mixed use. Discussion took place regarding how to determine the percentage of commercial verses residential. Dave suggested identifying areas for an overlay. He suggested updating the projected land use map. Commissioner Walton feels mixed use development is to encourage a walkable area and so he is trying to decide if it makes sense and where.

Barry said the purpose is for convenience and services for a neighborhood. Commissioner Johnson said the population of the town is in the center of the city. Council Member Petty isn't against mixed use and doesn't feel it is a bad idea to have it. Commissioner Johnson said if we allow residential first, he doesn't think the commercial will come. Discussion took place regarding increasing residential impacts the city's infrastructure. Brandon suggested the City Council and Planning Commission let the city staff know what they envision. Commissioner

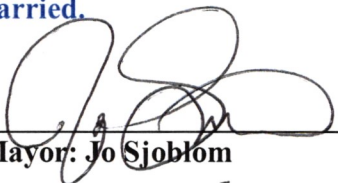
Osborne feels the idea of an overlay inside the city is a good idea but our gateway area may not be the place. Brandon pointed out that commercial in the heart of the city is going to be difficult to get developers interested. Commissioner Johnson is concerned about the parking issues with the school located next to the commercial area. He feels the city needs to brand the city as the gateway to northern Utah recreation. Dave feels the plan needs to be clearer for developers. He said what he is hearing is commercial first and a little bit of residential. Brandon asked those in attendance if they want a commercial tax base or services. Mayor Sjoblom feels the Stephens property should be strictly commercial. Council Member Winsor feels the city needs to put some thought into what types of services we would like to see. He said when developers come in they can be given a list of different types of businesses that the residents desire. Mayor Sjoblom suggested sending an email to the City Council and Planning Commission and have them submit a list of what types of services they want to see in this city. Commissioner Osborne asked if there needs to be a moratorium until the city knows what they want to do. Barry said you need more of a reason than that. He said a moratorium could be used for a general plan update.

Mayor Sjoblom asked if there are any parcels that we want strictly commercial. Brandon identified properties that have had some interest from developers. Dave said his understanding is that the city is planning commercial but will entertain mixed use for areas that have been identified on the map.

REPORTS:

Mayor Sjoblom: She met in a meeting concerning the US-89 project. She said UDOT is entertaining a box under the highway that can be used year round. She said it would be well lit. It would be completely built. She has had a resident ask for a bench or two at Cherry Farm Park. It was suggested that could be an Eagle Scout Project.

ADJOURNED: Council Member Winsor moved adjourn the Council Meeting at 8:09 p.m. Council Member Halverson seconded the motion. Council Members Halverson, Petty, and Winsor voted yes. The motion carried.

APPROVED:  Date 12/11/18
Mayor: Jo Sjoblom


Transcriber: Michelle Clark

Attest: 
City Recorder: Sheibie Cook