

SOUTH WEBER CITY COUNCIL WORK MEETING

DATE OF MEETING: 12 December 2017

TIME COMMENCED: 5:02 p.m.

PRESENT: MAYOR:

Tammy Long

COUNCILMEMBERS:

Scott Casas
Kent Hyer (arrived at 5:11 p.m.)
Jo Sjoblom
Merv Taylor
Wayne Winsor

CITY RECORDER

Mark McRae

CITY MANAGER:

Tom Smith

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones

CITY ATTORNEY:

Doug Ahlstrom

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES:

CONSENT AGENDA:

- **Approval of 21 November 2017 Meeting Minutes**
- **Approval of 28 November 2017 Work Meeting and Meeting Minutes**
- **Approval of October 2017 Budget to Actual**

Mayor Long asked if there were any questions on the minutes. There were none. She also asked if there are any questions on the October 2017 Budget to Actual. There were none.

ACTIVE AGENDA:

Ordinance 17-17 Adopting Code Section 10.5QV Visual Buffer Overlay Zone (V-B Zone):

10.5Q.1 Purpose

The purpose of this overlay zone is to promote and provide for the preservation of open space and natural vegetation important to reducing the visual and noise impacts of Interstate 84 on adjacent residential development. This overlay zone provides incentives to property owners to develop in a way that will accomplish these objectives. This overlay zone establishes special provisions that apply only to those properties that receive this overlay designation and which override the applicable provisions of the underlying zone.

10.5Q.2 Description of Area to Be Preserved

The open spaces to be preserved under the provisions of this article are those areas immediately adjacent to and on the south side of the Interstate 84 Right of Way from The Rocky Mountain Power Substation to 1100 East.

This area will be between the I-84 Right of Way and the right of way for Old Fort Rd. as it is proposed and primarily land that contains native vegetation.

10.5Q.3 Description of Area Overlay Zone Allowed

With the Planning Commission recommendation and City Council approval, this overlay zone may be applied to land that lies adjacent to the south side of Interstate 84 between The Rocky Mountain Power substation and 1100 East and that is at least ten (10) acres in area.

10.5Q.4 Special Provisions

Density Increase and Transference: The density of the development that would be allowed by the underlying zone within the area being preserved may be increased by 100% and all of the density thereby generated may be transferred to that part of the same property that is not being preserved, and to no other property.

Lot Width adjustment: The minimum lot width required by the underlying zone shall be reduced by five feet (5').

Minimum Side Yard Adjustment: The minimum side yard required by the underlying zone shall be reduced by two feet (2'), but in no case, shall the minimum side yard be less than five feet (5').

Land preserved by this Overlay Zone shall not count toward the total allowable area of any underlying zone that has area limits.

10.5Q.5 Requirements of Underlying Zone

All other provisions of the underlying zone not modified by this overlay zone remain in full force and effect.

Brandon Jones, City Engineer, discussed the V-B (Visual Buffer) Overlay Lay Comparison Lot constraints by zone. It is as follows:

	R-P Zone		R-M Zone	
	Base	w/ V-B	Base	w/ V-B
Min. Lot Size	6,000	6,000	9,000	9,000
Min. Lot Width	65	60	80	75
Front Setback	20	20	20	20
Side Setback	6	5	10	8
Rear Setback	10	10	25	25

Council Member Casas said Council Member Hyer sent an email concerning the 10 ft. side yard with the overlay. Brandon said yes that is as small as it can be. Council Member Casas said according to Chief Tolman is an acceptable amount to fight a fire. Council Member Winsor is concerned about window wells and what that allows for activity in a backyard. Tom said Chief Tolman doesn't have a problem with the 5 ft. side setback. Brandon reviewed the V-B (Visual Buffer) overlay comparison and discussed the lot constraints by zone. Council Member Casas said he has seen this type of development in condo developments. Barry said it is common as lot sizes are shrinking across the State. He said there isn't much land left along the Wasatch front. He said there is also a cost associated with street maintenance and so more homes allow for more money to pay for the streets. He said the current residential development pattern in South Weber City doesn't pay for itself. Brandon reviewed Option 1 (Current Alignment – No Open Space).

Unit Calculation							
Base				without V-B Overlay			
Zone	Area (Ac.)	Density (Units/Ac)	Total Units	Open Space (Ac.)	Density Bonus (100%)	Additional Units	Total Units
R-P	10	4.00	40	0.4	--	--	40
R-M	60	2.80	168	1.2	--	--	168
R-LM	47	1.85	86	--	--	--	86
	117		294	1.6			294

** These numbers represent the maximum allowable units based on density calculations per zone. The number of units that would actually be constructed will be based upon geometric conditions of street alignments and developable ground (likely less than the maximum allowable).*

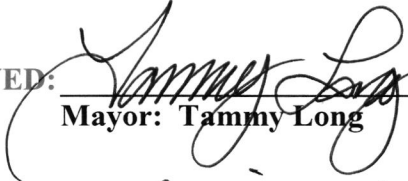
Mayor Long asked if Old Fort Road will interfere with UDOT’s right of way. Brandon said it does not. He then reviewed Option 2 (New Alignment – Open Space).

Unit Calculation							
Base				with V-B Overlay			
Zone	Area (Ac.)	Density (Units/Ac)	Total Units	Open Space (Ac.)	Density Bonus (100%)	Additional Units	Total Units
R-P	10	4.00	40	1.6	8.00	12	52
R-M	49	2.80	137	11.4	5.60	63	200
R-LM	47	1.85	86	--	3.70	--	86
	106		263	13.0		75	338

** These numbers represent the maximum allowable units based on density calculations per zone. The number of units that would actually be constructed will be based upon geometric conditions of street alignments and developable ground (likely less than the maximum allowable).*

Council Member Winsor asked if there are other options to preserve the trees rather than incentivize with density. Brandon said you can take park impact fees and pay the developer for the open space. It was stated the Visual- Buffer Zone preserves the trees and the city doesn’t lose the park impact fees. Council Member Casas said this corridor is a nice area for a trail. Brandon said eventually this trail can connect to the Weber River Parkway Trail. Council Member Hyer asked if there is an intent or desire as to why we want to preserve the trees. Council Member Casas said the trees add to the country feel of the city along with the vegetation that exists along Interstate 84. Barry said the preservation of this area has been in the city’s master plan for twenty years. Council Member Winsor asked who is responsible to build the trail. He asked with the overlay is it making it more difficult for a developer to make it work. Tom said in creating this overlay zone we did consult the developer of the Cook property and his understanding is that they can make something work. Council Member Hyer suggested straightening Old Fort Road. Council Member Sjoblom said there is a ravine and asked if it costs more to straighten Old Fort Road. It was stated the developer would be responsible for the cost. Barry said keep in mind traffic slows down with a meandering road verses a straight road. Council Member Casas said if we adopt Option 1, the trail will need to be reconstructed. Discussion took place regarding changing the language from “may” to “shall”. Doug Ahlstrom recommended making sure any “may” is “shall”. It was suggested there should be an Option 3 to follow the power line with a constant setback.

Adjourned at 6:00 p.m.

APPROVED:  Date January 2, 2018
Mayor: Tammy Long


Transcriber: Michelle Clark

Attest: 
City Recorder: Mark McRae

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 12 December 2017

TIME COMMENCED: 6:04 p.m.

PRESENT: **MAYOR:** Tammy Long

COUNCILMEMBERS: Scott Casas
Kent Hyer
Merv Taylor
Jo Sjoblom
Wayne Winsor

CITY RECORDER: Mark McRae

CITY MANAGER: Tom Smith

CITY PLANNER: Barry Burton

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Doug Ahlstrom, Angie Petty, and Steve Rowley.

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

PLEDGE OF ALLEGIANCE: Council Member Casas

PRAYER: Council Member Winsor

AGENDA: Council Member Sjoblom moved to approve the agenda as written. Council Member Taylor seconded the motion. Mark called for the vote. Council Members Casas, Hyer, Taylor, Winsor, and Sjoblom voted yes. The motion carried.

CONFLICT OF INTEREST: None

CONSENT AGENDA:

- Approval of 21 November 2017 Meeting Minutes
- Approval of 28 November 2017 Work Meeting and Meeting Minutes
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Council Member Taylor moved to approve the consent agenda as written. Council Member Hyer seconded the motion. Mark called for the vote. Council Members Casas, Hyer, Taylor, Winsor, and Sjoblom voted yes. The motion carried.

ACTIVE AGENDA:

Ordinance 17-17 Adopting Code Section 10.5QV Visual Buffer Overlay Zone (V-B Zone):**10.5Q.1 Purpose**

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10.5Q.5 Requirements of Underlying Zone

All other provisions of the underlying zone not modified by this overlay zone remain in full force and effect.

Council Member Taylor moved to table Ordinance 17-17 Adopting Code Section 10.5QV Visual Buffer Overlay Zone (V-B Zone) to amend the language “may” to “shall”. Council Member Winsor seconded the motion. Mark called for the vote. Council Members Hyer, Taylor, Winsor, and Sjoblom voted yes. Council Member Casas voted no. The motion carried 4 to 1.

2017 Financial Audit Report – Keddington and Christensen, LLC: Steve Rowley, of Keddington and Christensen, LLC approached the Council and Mayor and presented the 2017

Financial Audit Report. He said he has participated in this audit as well as Gary Keddington. Steve said the audit went very smoothly. He appreciates all the hard work by Mark McRae and Paul Laprevote. He said the financial statements have been audited. He said in their opinion the financial statements referred to present fairly, in all material respects, the respective financial position of the governmental activities, the business type-activities, each major fund, and the aggregate remaining fund information of South Weber City as of June 30, 2017, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America. He suggested the Council read the management discussion on page 3. He said the notes to the financial statements are very helpful as well. He then reviewed page 48 and discussed the internal control over financial reporting. He said they didn't find any deficiencies or potential weaknesses with those. He said they didn't find anything deficiencies regarding government standards either. He reviewed the Compliance Requirements that were tested. He reviewed the first finding being the City Council Meeting Minutes not being uploaded to the Utah Public Notice website within three days after approval. He also discussed the fact that there wasn't a public hearing for the FY2016-2017 budget. He said this seems to be a small oversight. He said none of these findings impacted the financial statements. Council Member Casas questioned page 12 concerning the fire fighting vehicle fund. He said for three years in a row the Council has adopted a \$85,000 to fire department vehicle fund. He said the total is \$181,228. It was stated some of that fund has been used for a down payment on the fire truck.

Council Member Hyer moved to accept 2017 Financial Audit Report – Keddington and Christensen, LLC. Council Member Winsor seconded the motion. Mark called for the vote. Council Members Casas, Hyer, Taylor, Winsor, and Sjoblom voted yes. The motion carried.

Council Member Hyer thanked Mark McRae and his team for the work that has been accomplished over the last couple of years.

PUBLIC COMMENTS: (None)

REPORTS:

Mayor Long: She thanked the city staff for the Christmas Party. She reported the refinancing of the bond is going well.

Council Member Taylor:

Council Member Hyer: He stated the Youth Council held the annual Breakfast with Santa. They also conducted the Christmas Light award and went to dinner at ABC Mandarin.

Council Member Sjoblom: She and Brandon Jones met with Mike Romero to talk about concerns with the bridge on Highway 89 and the possibility of widening to include a trail verses the trail going under the bridge. She attended the Utah League of Cities and Towns meeting yesterday. She said there are a number of bills that can impact local control. She will be attending multiple meetings during the Legislature. She said the ULCT is in favor of a

transportation fee. She said the Finance and City Management Orientation will be held on December 21, 2017 at 5:00 p.m.

Council Member Casas: He reported that the State is still analyzing the dust data. He said it has been a pleasure and privilege to serve with each one of you.

Council Member Winsor: He thanked the city staff for their performance with the audit. He also thanked Mayor Long and Council Member Casas for their service to the community. Council Member Taylor agreed.

City Recorder, Mark McRae: He said there have been two applicants for the Council vacancy.

City Manager, Tom Smith: He said Rocky Mountain Power is performing a geographical Targeted Program. He reported the Planning Commission will review the Clifford property rezone request as well as a rezone request on Cornia Drive this Thursday.

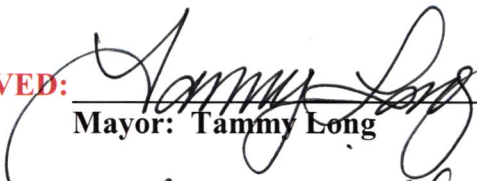
ADJOURNED: Council Member Sjoblom moved to adjourn the City Council meeting at 7:15 p.m. and go into a Closed Executive Session – as per UCA § Section 52-4-205(1)(D) to discuss the purchase, exchange or lease of real property, including any form of water right or water share. Council Member Hyer seconded the motion. All were in favor.

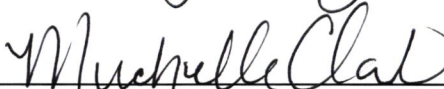
The closed session started at 7:23 pm. Present were: Mayor Long, Council Members Taylor, Hyer, Sjoblom, Casas, and Winsor. Tom Smith, City Manager, Mark McRae, City Recorder, and Dough Ahlstrom, City Attorney.

Council Member Hyer moved to end the closed session at 7:25 p.m. Council Member Taylor seconded the motion. Council Members Casas, Hyer, Sjoblom, Taylor, and Winsor voted yes. The motion carried.

The City Council reconvened the meeting at 7:26 p.m.

Council Member Taylor moved to adjourn the meeting at 7:26 p.m. Council Member Hyer seconded the motion. Council Members Casas, Hyer, Sjoblom, Taylor, and Winsor voted yes. The motion carried.

APPROVED:  Date January 2, 2018
Mayor: Tammy Long


Transcriber: Michelle Clark


Attest: City Recorder: Mark McRae