

**CITY COUNCIL  
& PLANNING COMMISSION  
Work Meeting**

**DATE OF MEETING:** 22 October 2019

**TIME COMMENCED:** 6:00 p.m.

**LOCATION:** HighMark Charter School, 2467 E. South Weber Dr.

**PRESENT: MAYOR:**

**Jo Sjoblom**

**COUNCIL MEMBERS:**

**Blair Halverson  
Kent Hyer  
Angie Petty  
Merv Taylor  
Wayne Winsor**

**PLANNING COMMISSION:**

**Tim Grubb  
Taylor Walton  
Wes Johnson  
Debi Pitts  
Rob Osborne**

**CITY PLANNER:**

**Barry Burton**

**CITY ENGINEER:**

**Brandon Jones**

**FINANCE DIRECTOR:**

**Mark McRae**

**CITY RECORDER:**

**Lisa Smith**

**CITY MANAGER:**

**David Larson**

**CITY TREASURER:**

**Paul Laprevote**

**DEVELOPMENT COORDINATOR: Kimberli Guill**

**Transcriber: Minutes transcribed by Michelle Clark**

**ATTENDEES:** Kathy Devino, Linda Marvel, Ivan Ray, Val Byram, Kenny Carson, Haley Alberts, Paul Sturm, Lacey Westbroek, Lynn Poll, Childers, R.L. Cope, Harts, Amy Mitchell, Raesen Marvel, Ann & Bob Turner, Rick & Kristine Eder, Wendy Dahl, Linda Stark, Chris Pope, Koby Saurey, Brian Kemp, Lisa Sweatfield, Kory Sweatfield, Kathy Poll, Tammy Long, Corinne Johnson, Julie Ann Kemp, Deann Hoggan, Dave Hoggan, Rob Tesch, Landy Ukena, Shawn Byram, Elizabeth Rice, Darrell Dickson, Cheryl Bambrough, Matt & Teri Hatch, Marlene Poore, Traci Wiese, Marci Poll, John Grubb, Jordan Love, Tracie Turner, Candace Mikesell, Kaila Alvey, Jan Ukena, Amy Hayes, Melinda Osborne, Helen Schenck, Gary Schenck, Michael

Grant, Terry George, Ember Davis, Mike Sampson, Farrell Poll, Brandyn Bodily, Steve Rice, Adam Peek, Randy & Sharee Kap, Amy Young, Sherrie West, Sandra Layland, Brianna Traverso, Julie Losee, Mindi Smith, Charles Poll, Natalie Browning, Tim Delamare, Stacey Delamare, and Becky Merrill.

**Mayor Sjoblom called the meeting to order and welcomed those in attendance. She stated for the past three months the City Council, Planning Commission, and City staff has listened to public comments at meetings, two open houses, etc. She hoped everyone understands they take the public comments seriously. She explained tonight's meeting is an opportunity for the City Council and Planning Commission to review those comments together. She asked for the audience to please refrain from applause. She thanked HighMark for allowing use of the school.**

**PLEDGE OF ALLEGIANCE:** Councilwoman Petty

**PRAYER:** Councilman Taylor

**Discussion: General Plan Public Comments Review & Draft Revision**

David Larson, City Manager, compared tonight's meeting to snorkeling and scuba diving. He outlined the procedure: review of each section beginning with the draft, survey comments and then discussion. There were approximately 489 responses to the City survey. There were 213 responses for the Introduction and Master Goal section of the General Plan with the common themes being 1) maintain rural, small-town charm, 2) gateway & small town don't match, 3) limit commercial to edges of the City, and 4) resist development pressure.

**Gateway & small town don't match:** Commissioner Walton recommended defining the vision of a "gateway". Barry Burton, City Planner, related it was an economic development tool to try and brand the City to entice recreation businesses to the community. He agreed it wasn't defined but revealed that was the intent. Councilman Hyer discussed commercial along US-89 and I-84 and the possibility of working with developers to encourage recreation-oriented businesses i.e.: a bike shop, ski shop, fly fishing, etc. Councilman Winsor noted there is a great divide in public comments concerning how much commercial should be encouraged. He expressed the City needs to be selective as to what commercial is accepted. Councilwoman Petty communicated if commercial is on the outskirts there can still be a small-town feel. She liked the branding of South Weber as a gateway to recreation. Commissioner Osborne referenced ATV rental or boat shops and the possible revenue they could bring to the City. He acknowledged the Weber River could promote kayaking, fishing, etc. Commissioner Walton announced a connection needs to be made between the goals and each section. Mayor Sjoblom described small town charm and character and believed it is necessary for a City.

**Limit commercial to edges of the City:** Commissioner Johnson discussed red dots on map representing commercial areas. Responses were opposed to those being commercial locations. Commissioner Osborne recited the only consideration for inside the City should be where Ray's Market was located. Commissioner Taylor divulged the City needs more commercial for tax base. He suggested eliminating South Bench Drive. Mayor Sjoblom presented the idea of a gathering place for a city center and suggested Ray's as a possible spot. Councilwoman Petty didn't feel it would be a successful location for commercial. Councilman Halverson opined Ray's and City Hall should remain commercial. Councilman Winsor agreed. Councilman Hyer



disclosed perimeter commercial gives the first impression for the City. He addressed structuring the Code to control that impact. Commissioner Grubb commented Ray's store is currently zoned commercial. He considered allowing for moderate density in case the property owner doesn't want the commercial. Commissioner Winsor declared the property owner has the option to petition for a rezone. Councilman Halverson conveyed it should stay as commercial, if that is what the property owner wants.

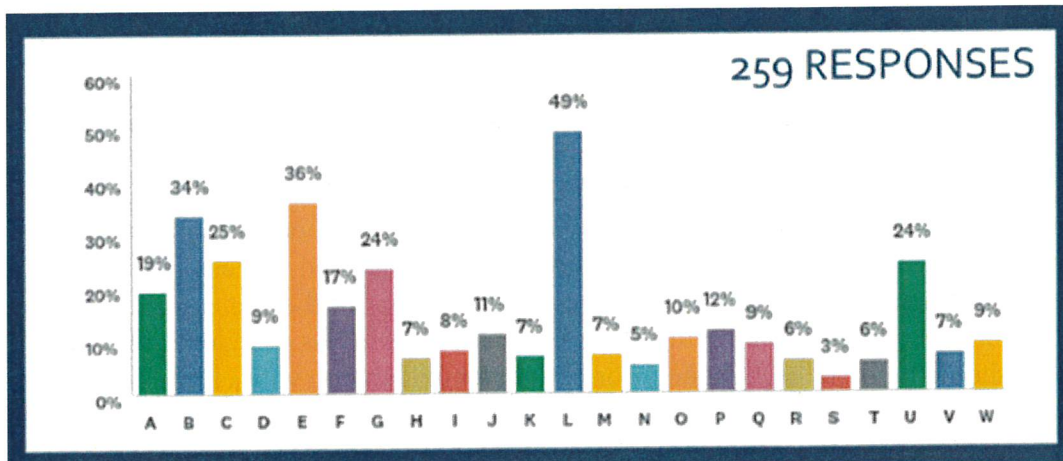
**Resist development pressure:** Councilman Taylor revealed the difficulty when a property owner wants to develop their property. Mayor Sjoblom referred to the state requirements as part of the confusion. Councilman Taylor didn't want the state telling the City what to do. Commissioner Walton asked why the City is being pressured for high-density by developers. Barry explained there is a big market and limited availability for entry-level housing, and it creates easy profit. Commissioner Walton recommended including "entry-level" instead of density as descriptions in the General Plan. Councilman Hyer portrayed any landowner may be approached by a developer and enticed by the money that can be made with the higher density. He proposed setting hard lines with maximum density. Commissioner Johnson explained after reading public comments most citizens don't want high density in the City and it should be eliminated. Councilman Halverson suggested amending the language on line 73 because it gives the impression that developers have power to pressure the City. Councilwoman Petty recommended larger lot sizes so that build out isn't as high. Commissioner Osborne related patio home zones can be nice and recommended focusing on that type of zone versus mixed-use or high-density. Barry explained when a large lot is developed with an expensive home cost of providing services is fairly high, but if you take that same lot and put ten homes on it then the value is even higher and supplying the services is easier and less expensive. Councilman Halverson added the utility capacity is much less. Mayor Sjoblom reminded every decision comes with consequences. Commissioner Walton asked Barry if there is data available for costs of services with various densities. Barry stated there are studies, but they aren't specific to South Weber. Councilman Hyer questioned the consequence from the state if the City doesn't provide a moderate-income housing plan. Barry explained current money from the state wouldn't be withdrawn but the State could withhold future funds from the City. He stated future legislators may change their focus, but the last couple of years it has been targeted. Councilman Winsor noted there is nothing in Senate Bill 34 that requires meeting a set percentage. Commissioner Grubb communicated there are other options and felt highway oriented commercial at each end of the City instead of adding more high density will help with tax base. Mayor Sjoblom asked Barry what percentage is needed to diversify the tax base to a healthy level for the City. Councilwoman Petty advised South Weber to not strive to be an entry-level community, but the next level.

**Citizen Involvement:** There were 210 responses to this survey question with general ideas 1) gratitude that citizen input is important, 2) hope our voices are heard, 3) elected officials represent the community, and 4) citizen input should continue after the General Plan update. Councilman Winsor petitioned "citizen input should continue after the general plan update" be included in the General Plan text. Councilman Hyer and Commissioner Johnson thanked the citizens who have been very involved. Commissioner Walton thanked citizens for all their research. He recommended forming an executive steering group for the General Plan to create a vision for the City. Mayor Sjoblom divulged the City is in the process of redoing the City website and it should be more user friendly for better communication with citizens. She also advocated a live feed for City Council and Planning Commission meetings for people who

cannot physically attend the meetings. Councilman Hyer suggested utilizing Facebook Live because it is free and simple to set up and utilize. Councilwoman Petty questioned the logistics of the executive steering committee. She feared this group would not represent the entire community. She didn't want it to undermine the current process. Commissioner Walton proposed the group give presentations to the Planning Commission. Councilwoman Petty warned those not involved with the committee might feel they could not talk because they weren't part of the select group. She opposed a middleman and preferred citizens come talk to her directly. Commissioner Osborne expressed the Planning Commission is already the citizens committee. Commissioner Pitts agreed. Commissioner Walton acknowledged the committee is permitted by City Code. Commissioner Johnson requested the agenda be posted three weeks prior to a meeting. Commissioner Osborne noted the need to educate the public on the process rather than change the process. He related in the legislature you can't stand up and tell them what you want. He opined recent issues in the City have come through one lens and has divided the City. Councilwoman Petty advised having hot topics on the City website. Commissioner Grubb added citizen comments should be placed on the City website. Councilman Hyer proposed citizens should be able to comment anonymously. Councilman Taylor lamented that only 210 people responded. Commissioner Johnson echoed the need to educate the citizens. Commissioner Osborne related the SWPCA has done a great job of getting information out there, but charged that should be the job of the City.

**Land Use Goals & Projections:** The current General Plan discussed the following Land Use Zones: Agriculture & Open Space, Residential & Mixed Use, Commercial, Industrial, and Recreation. Commissioner Walton noted in his research most cities don't include a moderate-income housing in their General Plan.

- David reviewed the August 28<sup>th</sup> Moderate Income Housing Plan draft included
- (A) Rezone for densities necessary to assure the production of MIH
  - (B) Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH
  - (E) Create to allow for, and reduce regulations related to, accessory dwelling units in residential zones
  - (F) Allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers
  - (U) Apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance.





**Top Responses:**

- 49% (L) preserve existing MIH
- 36% (E) create or allow for, and reduce regulations related to, accessory dwellings units in residential zones
- 34% (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH
- 25% (C) facilitate the rehabilitation of existing uninhabitable housing stock into MIH
- 24% (U) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance
- 24% (G) encourage higher density or moderate-income residential development near major transit investment corridors
- 19% (A) rezone for densities necessary to assure the production of MIH
- 17% (F) allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers

Barry explained there is a gap between single family homes or townhomes that fall into the category of rentals. David conveyed putting money into infrastructure for higher density may be a waste of money if the consensus is to have larger lots. Brandon was concerned for (B) with the wording of “expansion” “encourage construction” and if we are required do more than what we are now doing. Barry stated as he read through public comments there were several interested in (E) concerning accessory dwelling units in residential zones. He thought it was an option that is not out of favor with the community. Commissioner Walton suggested options (E), (U), (W). Councilman Winsor recommended submitting (L) (B), & (U) to the public. The staff was directed to produce a new survey.

*10 minute recess*

**Existing Environment:**

Land Use: Historically agriculture transitioning into predominately residential with limited commercial and other uses.

Population: Build-out projection of 13,042 by 2037.

Environmental Hazards: Faulting, flooding, landslides, wetlands, steep slopes, gravel pits, noise, accident potential, HAFB environmental impact.

Survey Summary: From 177 responses central ideas were (1) maintain current community feel by limiting development, 2) smaller buildout population/double check calculations, 3) gravel pits operation halted, and 4) limit high-density residential and protect agriculture with large lots and open space.

**Staff Requests:**

- Reevaluate buildout population projections
- Consider adding hazards of fire & railroad

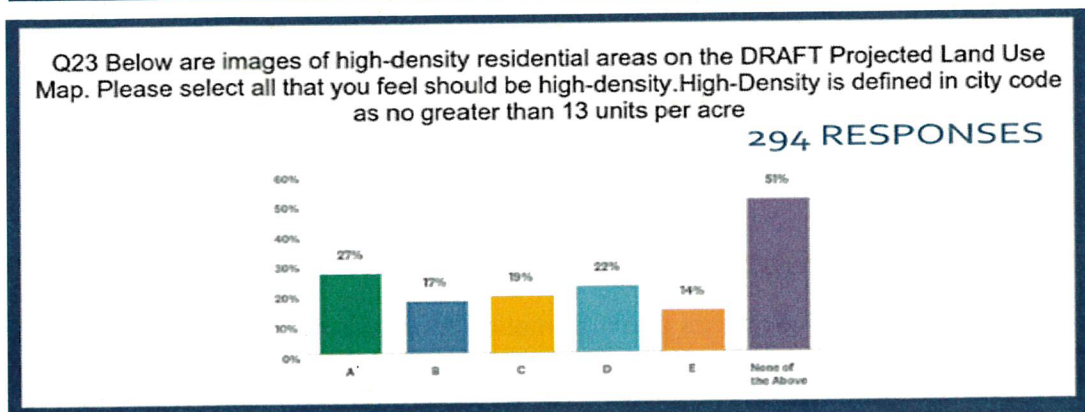
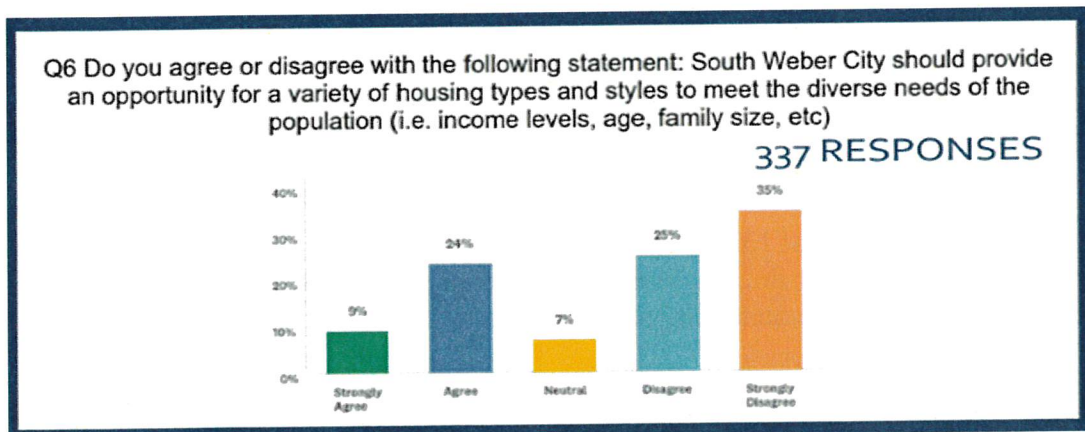
Mayor Sjoblom suggested including high winds and chemical hazards travelling along I-89 and I-84. Councilman Winsor discussed studies and information received concerning the instability along the hillside and opposed building on it. He asked where no-build easements from HAFB

are shown. David explained the City is still gathering information that identifies those. He advised listing information that is on the sensitive lands map and then requiring a developer to prove that the property is developable. Councilman Halverson suggested identifying slide areas on the sensitive land maps. Barry recommended identifying hazards on separate maps. Commissioner Johnson wanted wetlands included. David noted some of those types of hazards are reviewed at the construction meeting. Mayor Sjoblom commented on the gravel pits and the health hazards from the dust. She explained the gravel pits are the biggest point of sales tax for the City, which doesn't take away the dust hazards. Councilman Hyer related dust being inherent with the work they do and the wind coming out of the canyon, but they have been very responsive to City requests. He said they are doing more than required by the State and EPA. Commissioner Walton mentioned identifying high water tables. Brandon reminded those are discussed through the development process, but it can be added. Councilman Winsor recommended putting together a mitigation plan as well.


**Land Use Section:**

**Residential:**

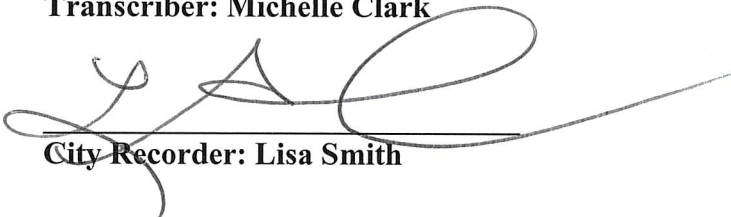
Units/Acre	Zone Name
.9	Very Low Density Residential (A)
1.45	Low Density Residential (R-L)
1.85	Low Moderate Density Residential (R-LM)
2.8	Moderate Density Residential (R-M)
4	Residential Patio (R-P)
13	High Density Residential (H-D)



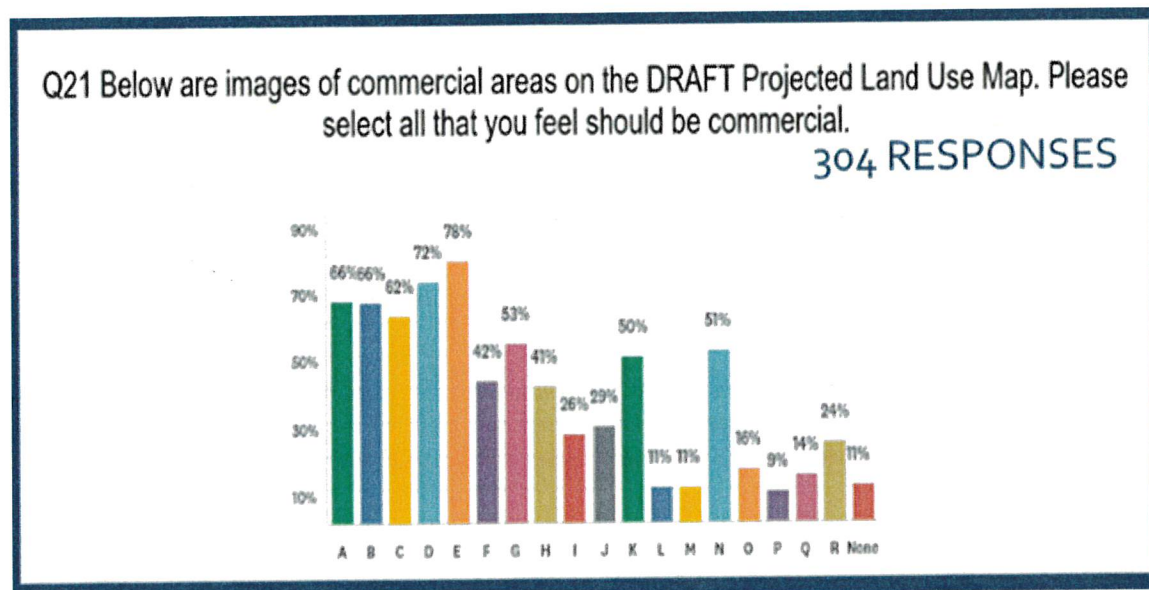
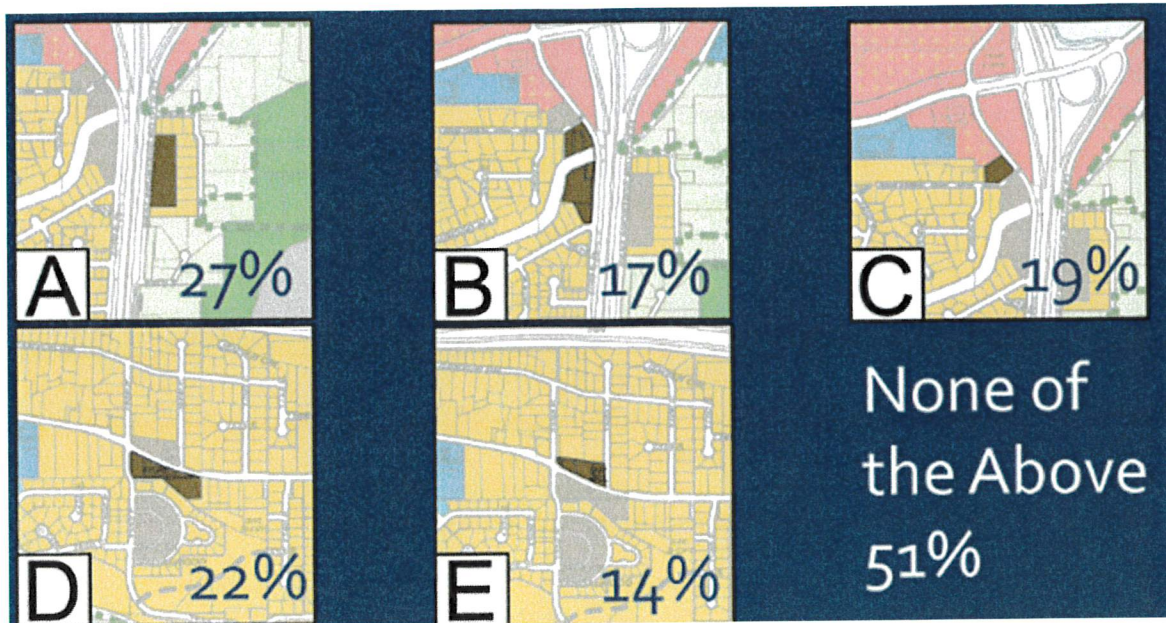
**ADJOURNED:** Councilman Winsor moved to adjourn the Council Meeting at 9:33 p.m. Councilman Hyer seconded the motion. Council Members Halverson, Hyer, Petty, Taylor and Winsor voted aye. The motion carried.

**APPROVED:**  Date 11/19/19  
Mayor: Jo Sjöblom

  
Transcriber: Michelle Clark

**Attest:**   
City Recorder: Lisa Smith





Commissioner Osborne discussed Graph C being a buffer between commercial and residential. Commissioner Grubb disclosed some of these areas are commercial and expressed high density can be a transition between commercial. He articulated some of these areas may still work at residential but maybe not high density. Barry explained these parcels are currently zoned commercial and by changing them to high density it would reduce the number of units. David related there are restrictions in the code for setbacks etc. Councilman Hyer suggested finding some level of units per acre that allows for adequate parking, snow removal, etc. It was suggested changing the number of units and the name of the High-Density Residential zone. Mayor Sjoblom directed the City staff to look at the possibilities. The next City Council meeting was scheduled for 12 November 2019.