

CITY COUNCIL & PLANNING COMMISSION Work Meeting

DATE OF MEETING: 3 December 2019

TIME COMMENCED: 6:02 p.m.

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

PRESENT: MAYOR:

Jo Sjoblom

COUNCIL MEMBERS:

Blair Halverson
Kent Hyer
Angie Petty
Merv Taylor (excused)
Wayne Winsor

PLANNING COMMISSION:

Tim Grubb
Taylor Walton
Wes Johnson
Debi Pitts
Rob Osborne

CITY PLANNER:

Barry Burton

FINANCE DIRECTOR:

Mark McRae

CITY RECORDER:

Lisa Smith

CITY MANAGER:

David Larson

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Hayley Alberts, Mike Szymanski, Quin Soderquist, Lynn Poll, Linda Marvel, Paul Sturm, Corinne Johnson, Elizabeth Rice, and Jeff Judkins.

Mayor Sjoblom called the meeting to order and welcomed those in attendance. She explained this meeting will be the same format as the previous City Council and Planning Commission meeting held to discuss the amendments to the General Plan. She requested the public listen quietly, as this is the time for the City Council and Planning Commission to have a discussion. She recommended if anyone has any questions to take notes and speak to the City Council or Planning Commission following the meeting.

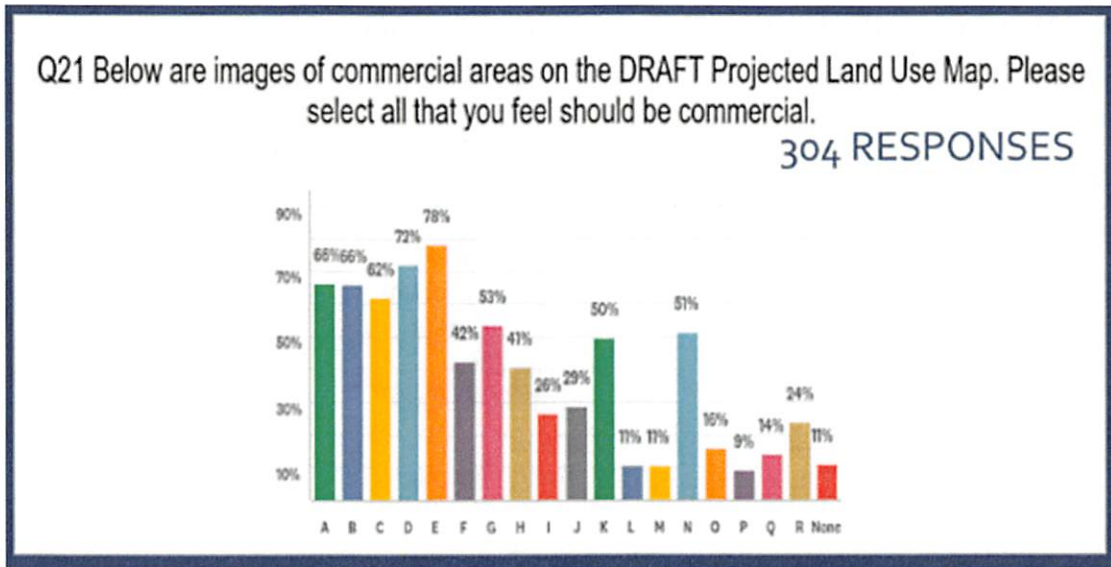
Mayor Sjoblom excused Councilman Taylor from tonight's meeting.

PLEDGE OF ALLEGIANCE: Councilman Winsor

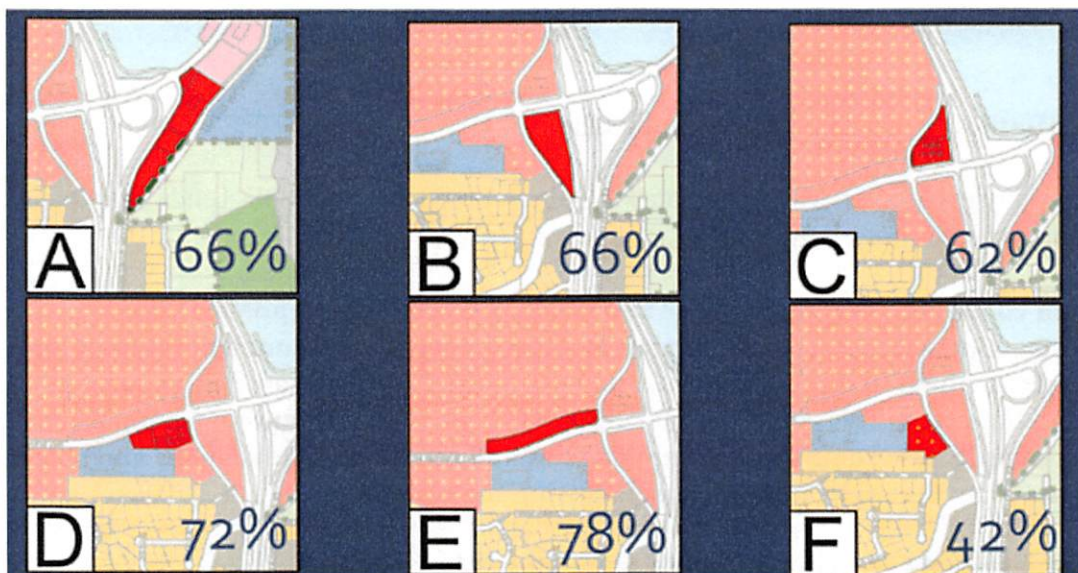
PRAYER: Councilman Hyer

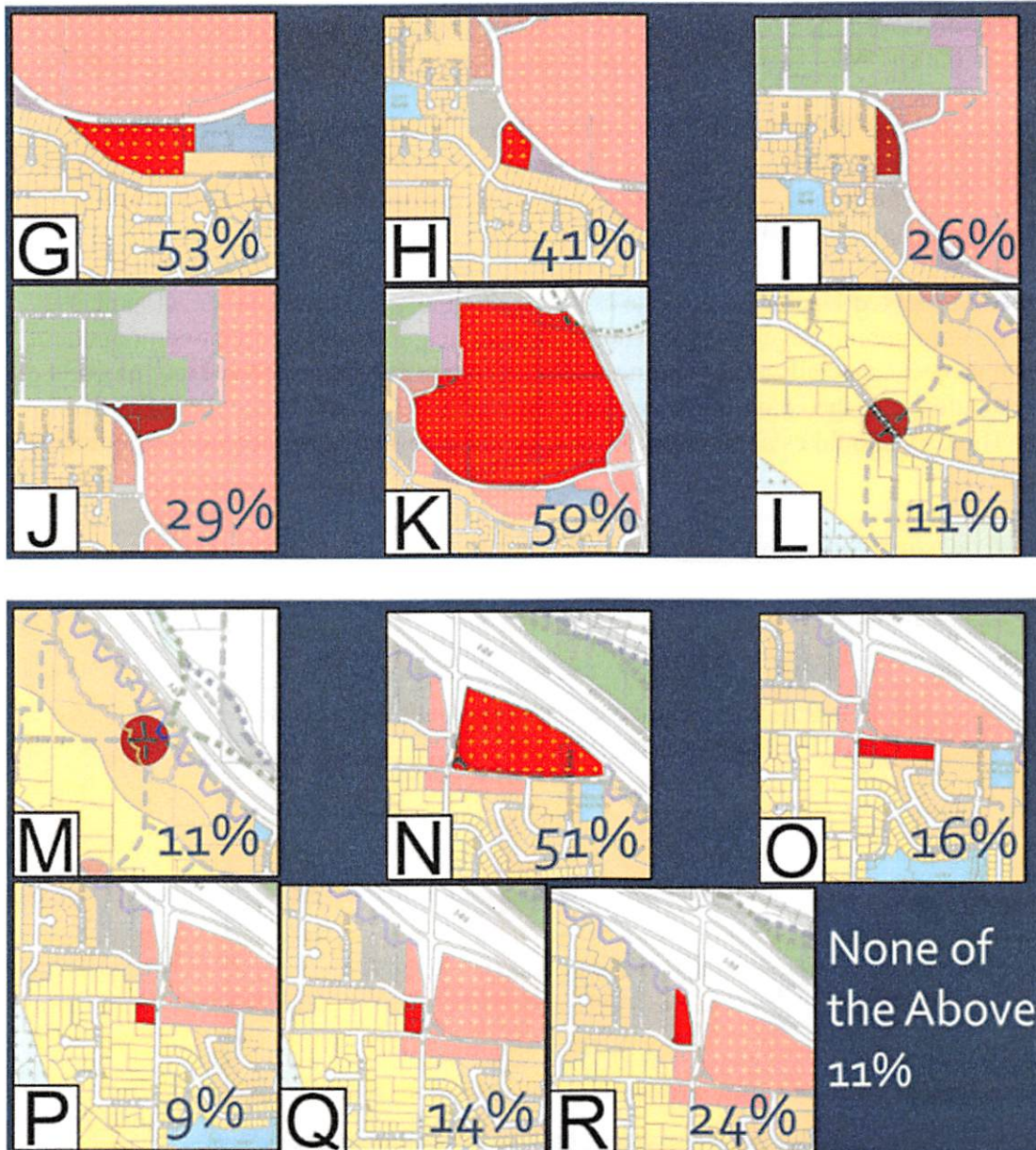
Discussion: General Plan Public Comments Review & Draft Revision: City Manager, David Larson, discussed the General Plan survey results for the land use goals and projections concerning commercial and mixed-use properties. He identified four main concepts: (1) commercial should be limited to areas near the US-89 & I-84 interchanges, (2) some commercial is important to the financial health of the City, (3) care should be given to any commercial planned near residential, and (4) a call to improve “walkability”.

David reviewed question #21 from the City’s web-site survey:



LAND USE GOALS & PROJECTIONS





The first 6 maps were reviewed. Councilman Halverson suggested leaving Maps A, B, C, D, E the same. David remarked the property owner of F had presented to the city staff a commercial use for this property that is more of a light industrial. The property south of the commercial property on Map F as well as F itself were slated as being transitional pieces of property. The consensus was to leave Maps A thru F as presented.

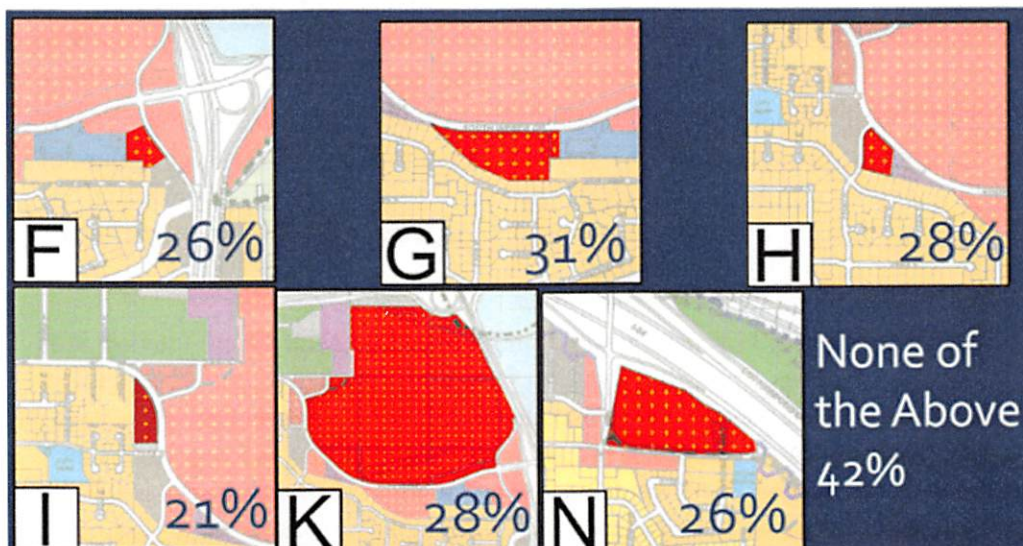
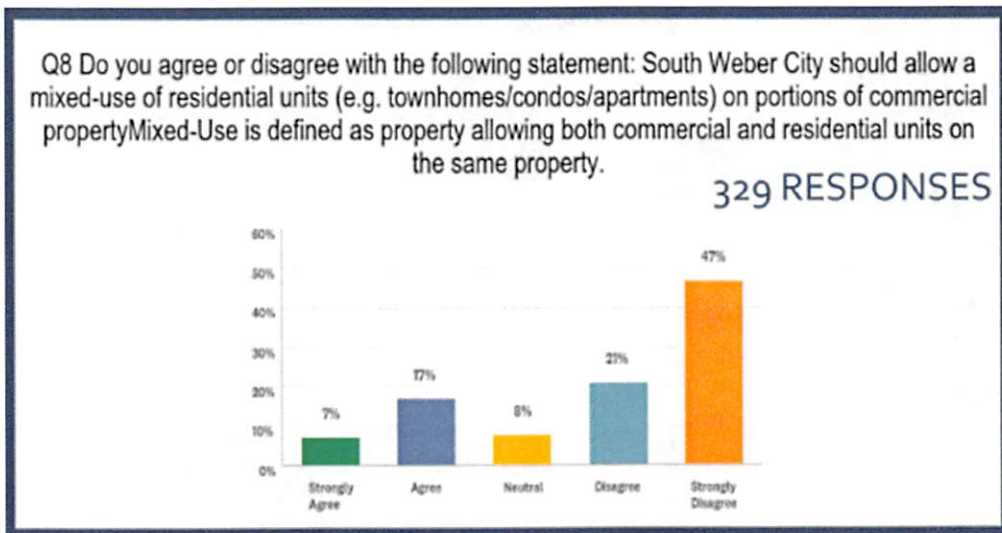
The next 6 properties were examined. Discussion took place regarding Map G and leaving it as commercial. Map H was identified as a possible location for a new city office, but access issues create difficulties. City Planner, Barry Burton proposed leaving it as commercial but placing an asterisk on this property to allow for different uses. The decision was made to leave Map I as commercial while the City maintains ownership. It was stated the use of this property is tied to the gravel pit. Map I & J will remain commercial. The suggestion was made to leave K as

commercial recreation with the possibility of some sort of smaller pond with amenities for recreation use. In the end Map K was left commercial. It was decided Map L would be removed.

The final group were considered. M would be removed, and N left as commercial. Further review of Maps O, P, Q, & R brought the idea of possibly changing to business commerce zone which was reviewed. The results were Map R was left commercial, Map P changed to low moderate, Map Q amended to moderate, and Map O also to moderate.

David described the Mixed-Use Overlay Zone as an area that allows residential development in conjunction with commercial development. The residential becomes an important component in the commercial project especially with funding. Currently, the City does not have any projects of this type. It is the desire of the community to create a mixed-use walkable area along South Weber Drive. The City should establish in code an acceptable ratio of commercial to residential square footage.

David reviewed question #8 from the City’s web-site survey:



David explained the City currently doesn't have any type of mixed-use option since the Commercial Overlay zone was removed. He communicated there are property owners who have presented plans for mixed use. On a couple of these properties it makes sense, but the needs may be very different from one property to another. He related city staff has met with property owners for Map F, G, H, and N who are desirous to have some type of mixed use. He expressed if the City wants to allow mixed use than it needs to be defined. He presented the design standards (look, feel, height restrictions, stacked or adjacent) must be clear. Also, the ratio of commercial and residential (acres, square feet, and units) needs to be set. Other items that need to be discussed include shared parking considerations, residential density, allowed & conditional uses, and public benefits (i.e. open space, enhanced elements). He supposed there are places in the City where mixed use makes sense. He professed the needs for one property in one area of the City can be very different for another property. He identified three tools to regulate mixed-use: Option #1 is an overlay with an additional set of rules that may be applied to a base zone, Option #2 is a development agreement outlining the developer's responsibilities and City's allowances. Barry discussed the difficulty of keeping a development agreement from being arbitrary. David presented option #3 being a small area development plan. He acknowledged there are pros and cons to all three tools. Mayor Sjoblom felt the City should stay away from subdividing large pieces of property. She suggested placing a minimum size of property stipulation. Barry discussed a hybrid of the options David had mentioned. He preferred an overlay zone because the City can cap the number of units per acre, etc. He also remarked an overlay zone allows for negotiation and customization. David stated not having anything codified creates a difficult situation which causes additional concerns.


Commissioner Johnson proposed the ratio of commercial to residential being 50/50. He expressed parking per unit should be a minimum of two even for apartments. He voiced concerns with trails not connecting to any City parks. He advocated the commercial and residential should be developed at the same time. He was not in favor of shared parking. Commissioner Grubb suggested amending the original mixed use. Councilman Hyer was in favor of the City having something to stand behind. He suggested requiring a development agreement. It was stated if the City is going to do a mixed use then it should be defined and approved prior to approval of the General Plan. Commissioner Osborne suggested creating a committee to create a draft drawing from City Council, Planning Commission, and city staff.

Maps G, N, & K were identified for possible mixed use. Commissioner Walton suggested looking at a small area development plan versus parcel by parcel. He expressed the City has resources such as Barry or Wasatch Front Regional Council to help put together a development plan. Mayor Sjoblom was concerned about the time that process could take to complete. Commissioner Walton remarked the corridor to the City needs to be laid out. He revealed there is computer software available that can draft out height of buildings, etc. Commissioner Pitts expressed the ratio of commercial and residential needs to be discussed first. Councilman Winsor opined whatever the City sets, the developer will push back. Barry suggested looking at controlling factors such as parking, height, open space, etc. David pointed out it isn't so much the density that defines the quality of the project but there are other things that drive quality. Deliberation took place regarding economics playing a part in getting whatever it is the City desires on the property. Mayor Sjoblom suggested drafting an idea for an overlay as well as a small area development to allow for options. David submitted the city staff could put together a draft overlay using the points vocalized in the meeting.

The projected land use map was reviewed. Councilman Walton pointed out the business commerce area located above the ridgeline on the map. Councilman Winsor suggested identifying it as green and/or open space. Councilman Halverson mentioned the City must plan for infrastructure. Commissioner Johnson recommended removing the road connection to Uintah. It was decided to keep the road on the map.

ADJOURNED: Councilman Hyer moved to adjourn the Council Meeting at 8:26 p.m. Councilwoman Petty seconded the motion. Council Members Halverson, Petty, and Winsor voted aye. The motion carried.


APPROVED:



Mayor: Jo Sjoblom

Date

1/14/20



Transcriber: Michelle Clark

Attest:



City Recorder: Lisa Smith