

CITY COUNCIL & PLANNING COMMISSION WORK MEETING

DATE OF MEETING: 21 January 2020

TIME COMMENCED: 6:00 p.m.

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

PRESENT: MAYOR:

Jo Sjoblom

COUNCIL MEMBERS:

Hayley Alberts
Blair Halverson
Angie Petty
Quin Soderquist
Wayne Winsor

PLANNING COMMISSION:

Tim Grubb
Wes Johnson
Rob Osborne
Debi Pitts (excused)
Taylor Walton

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones

CITY RECORDER:

Lisa Smith

CITY MANAGER:

David Larson

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Kathy Devino, Jeffrey Judkins, Paul Sturm, Gary Boatwright, Steve Westbroek, Marci Poll, Traci Wiese, Amy Mitchell, Michael Grant, Tammy Long, and Sandra Layland.

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

PLEDGE OF ALLEGIANCE: Councilman Winsor

PRAYER: Councilwoman Alberts

DISCUSSION: Mixed-Use Overlay: City Manager David Larson explained the city staff has tried to create a starting point for discussion. The purpose of the mixed-use overlay is to modify the requirements of the underlying zone by allowing certain additional land uses. It establishes supplemental regulations that would allow those additional land uses to coexist in a harmonious design that encourages vibrant active centers with a village-like feel through high quality design

of buildings and the site. A development agreement between the developer and the City shall be required to establish the basis on which such a development may be approved.

Councilman Winsor shared his concerns regarding a mixed-use overlay. Councilman Halverson expressed an overlay does not obligate the City but changing the base zone does. He acknowledged a master plan for the mixed-use could be required. Councilman Winsor suggested including both a master plan and a development agreement. City Planner, Barry Burton, explained the ordinance is designed so that a development agreement would be a required element in an overlay. He discussed an overlay being in addition to an underlying zone, which allows additional uses and requirements.

Councilman Winsor referred to paragraph 10.5N.4 Development Approval Process. He had misgivings with the approval being the conditional use permit process. He then questioned 10.5N.6 – specifically “multi-family residential with no limit on the number of dwelling units in a single building”. David clarified the limits would come through other means but stated a hard limit can be set.

Commissioner Walton asked what could be built under this ordinance. David conceded there may be holes. Commissioner Walton was in favor of 10.5N.1 concerning a harmonious design that encourages vibrant active centers with a village-like feel but wanted those phrased defined more clearly.

Councilman Winsor felt 50% ratio of residential footprint to full land area was too high. (10.5N.8)

Discussion took place regarding having the City master plan parcels so that when a developer approaches the City, it is already defined as to what will be acceptable. Councilwoman Alberts identified the Poll and Stephens’ properties being very different with disparate needs.

Deliberation took place regarding the 50-foot building height restriction and whether that is too high. Councilman Soderquist queried if the City is going to limit the height of items on top of the rooftop as well. Councilwoman Petty indicated more stories with fewer buildings allows more open space.

Mayor Sjoblom indicated that, although the City is able to determine the height of a building, Council must consider that reducing the height (from 4 stories to 3) will likely result in a lower quality interior and exterior building. Commissioner Osborne discussed his frustrations with that mindset. Commissioner Grubb suggested lowering the height and requiring certain types of construction materials. He related it would allow control over the structures’ appearance. Councilwoman Alberts echoed 50 ft. is too high. She voiced her unease with 10.5N.6 concerning multi-family residential having “*no limit*” on the number of dwelling units in a single building. Barry stated this overlay is a form-based code as the Council requested but replied more restriction can be included. David advocated removing the “*no limit on number of dwelling units*”.

Analysis took place concerning the percentage, the requirements, and the definition of open space. Commissioner Walton offered the City needs to identify what it is they want to accomplish with a height restriction. Councilman Soderquist suggested the restrictions be tied to

each parcel. Commissioner Johnson thought the code should require a phasing plan, so the commercial is not left undeveloped. Commissioner Walton petitioned having a mixed-use overlay and a small area development plan. Barry clarified the small area development plan would be included in the development agreement. Council encouraged creating a “mock trial” development and run it through the process to locate any bugs in the code. Councilman Winsor charged the code should include performance specs and technical specs. David inquired if the Council and Commission would like to form a committee to discuss this code further. Commissioner Walton, Commissioner Osborne, Councilwoman Alberts, and Councilman Winsor were assigned serve.

DISCUSSION: General Plan Public Comments Review & Draft Revision

David recounted after a series of joint meetings between the Planning Commission and the Council, city staff has prepared a second draft for review. After Council examination another survey will be conducted for citizen input. At that point the Planning Commission and City Council will consider the responses and continue editing the proposed General Plan.

Brandon Jones displayed the maps beginning with the Projected Land Use. The dark blue area (Kastle Rock property) cross hatch was missing and will be added. Councilwoman Alberts questioned the status of the Wasatch Integrated Waste property in South Weber City. It was stated the City is working on an amendment to the agreement with Wasatch Integrated Waste. It was decided to wait to identify the mixed-use overlay on the map until it is finalized. The visual buffer between housing and I-84 will be removed from the map.

The Vehicle Transportation Map was presented. David pointed out Old Fort Road and how it will eventually connect to South Weber Drive – Option 2A, 2B, and XX (which combines 2A and 2B keeping Old Fort Road in 2A and minor collectors of 2B), Option 2C & 2D. David elucidated there has been questions or concerns from the public concerning where these lines are drawn. He articulated right now roads are shown on property lines, but they can be relocated. Brandon Jones, City Engineer, declared they are a general idea of where potential roads should connect. Commissioner Osborne urged noting in the legend that it is an approximate location of the roads. Mayor Sjoblom challenged the removal of the connection to Uintah. Conversation followed and the decision was made to place it back on the map. Commissioner Walton petitioned for the difference between a major and a minor collector road. He proposed amending Old Fort Road to a major collector and Deer Run Drive to a minor collector. Dialogue verified there is a need for bike lanes on Old Fort Road. Opinions were exchanged and the result was all major and minor collector roads will be identified only as collector roads.

The Active Transportation and Parks Map was displayed. An extension of the Pea Vinery Trail to Hwy 89 and then south will be added.

The Annexation Map was analyzed. David disclosed the legend identifies overlap with other cities. No changes were sought.

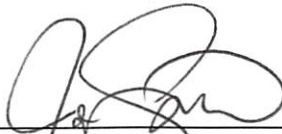
The Sensitive Lands Map was examined. David indicated this map doesn't identify the specific hazards (i.e. HAFB operable units) because the type doesn't change the development process. Brandon identified the sensitive lands are tied to ordinance that lists the various potential hazards. Council and Commission called for identification of the HAFB operable units on the Sensitive Lands Map.

Discourse on the narrative of the General Plan draft began. David conveyed the amendments made to the Recreation section. The new draft includes the goal of the City regarding park space. Commissioner Johnson had doubts about removing the National Recreation and Parks Association information from the General Plan. Councilwoman Petty reiterated the need to focus on improving existing parks instead of adding more parks. Debate took place regarding a need for more parks being identified on the map. Commissioner Walton would like additional amenities at trailheads. Commissioner Grubb urged identifying existing parks on the Projected Land Use Map. Councilwoman Petty disfavored the connection across the canal to Cherry Farms Park. Commissioner Walton enjoined the City to become more bicycle friendly. Councilwoman Petty pled for less forceful language for public access to the National Forest.

Recognition: Outgoing Planning Commissioner Debi Pitts: Mayor Sjoblom stated Debi Pitts was not in attendance but she would like to thank her for her five years of service on the Planning Commission. It was decided to invite her to the next Planning Commission Meeting on February 13, 2020 to honor her.

ADJOURNED: Councilman Winsor moved to adjourn the meeting at 9:30 p.m. Councilman Soderquist seconded the motion. Council Members Alberts, Halverson, Petty, Soderquist and Winsor voted aye. The motion carried.

APPROVED:




Mayor Jo Sjoblom

Date Feb11, 2020



Transcriber: Michelle Clark

Attest:



City Recorder: Lisa Smith