

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 9 April 2020

TIME COMMENCED: 6:01 p.m.

LOCATION: Electronic Meeting through Zoom

PRESENT: COMMISSIONERS:

Tim Grubb
Gary Boatright
Rob Osborne
Wes Johnson
Taylor Walton

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones

DEVELOPMENT COORDINATOR:

Kimberli Guill

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Blair Halverson

PLEDGE OF ALLEGIANCE: Commissioner Johnson

Public Comment: All comments to be submitted by email to publiccomment@southwebercity.com. Comments must be received prior to the meeting start time. Subject line should include meeting date, item# (or general comment), first and last name. Comments without first and last name will not be included in the public record.

Approval of Consent Agenda

- **Minutes of 12 March 2020**

An amendment was made to the 12 March 2020 minutes to change page 2 - date of April 16, 2020 to April 9, 2020.

Commissioner Johnson moved to approve the consent agenda as amended. Commissioner Boatright seconded the motion. Commissioners Boatright, Osborne, Walton, and Johnson voted aye. Commissioner Grubb abstained. The motion carried.

Presentation/Discussion: Development at approximately 475 E 6650 S (17 acres) by Carter Randall: Carter Randall & Nate Harbertson – reviewed the site plan with future road plan. Nate stated, as a result from the meeting held with the City Council on 9 March 2020, the number of apartment units from approximately 200 to 140 and 4 to stories to 3 stories. He then reviewed

the animated site plan with hotel, fuel/c-store, strip center, etc. and pointed out when they scaled this back, they added more green space. On the east side there is room for a park. There are walking trails along the backside that will flow through the tree line. He also reviewed the retail development slides including the street view, and the hospitality development as seen from 475 East and as seen from I-84 on ramp.

Nate reviewed the multi-family development view from I-84 on-ramp, the storage development for residential storage and RV/Boat Storage. Nate pointed out there will be a wall that will disguise the storage, but still match the whole development. Carter discussed using the storage facility as a buffer.

Carter reviewed the Estimated Financial Benefits to South Weber City

Estimated Financial Benefits to South Weber City

Current	Property Taxes	Approx. Property Value	Property Tax Rate	Tax Receipts	South Webers Portion
			0.66%		11.76%
	Green Belt	U/K		\$0.00	\$0.00
Developed	Fuel Station	\$ 2,000,000.00		\$ 13,200.00	\$ 1,552.32
	Strip Center	\$ 1,200,000.00		\$ 7,920.00	\$ 931.39
	Storage Units	\$ 3,000,000.00		\$ 19,800.00	\$ 2,328.48
	Multi Family	\$ 24,000,000.00		\$ 158,400.00	\$ 18,627.84
	Hotel	\$ 5,000,000.00		\$ 33,000.00	\$ 3,880.80
		\$ 35,200,000.00		\$ 232,320.00	\$ 27,320.83
Sales Taxes		Gross Sales	South Weber Sales Tax Rate		
			2.30%		
	Fuel Station	\$ 5,000,000.00		\$ 115,000.00	
	Strip Center	\$ 4,000,000.00		\$ 92,000.00	
	Hotel	\$ 2,000,000.00		\$ 46,000.00	
		\$ 11,000,000.00		\$ 253,000.00	\$ 253,000.00
			Total Income		\$ 280,320.83

Carter stated we believe that while this development will provide benefits to the current and future citizens of South Weber City by providing Hospitality, Storage Facilities, Commercial Services., Fuel and Groceries, we see the impact on South Weber City infrastructure as minimal. Due to the proximity of this site to I-84, we are confident that any users that are not South Weber City residents will use I-84 as their means of entrance and exit from the City. There would be no benefit for individuals using this development to travel into South Weber City to access Hwy 89 or Riverdale.

Carter feels this development will substantially increase revenues generated by this property and have nearly no negative impact to either those new revenues or to South Weber City's infrastructure.

Barry asked if this site could support a sit-down restaurant. Nate stated once it is all built out, that might be a possibility. Carter explained this site plan isn't set in stone. He has reached out to McDonalds, In and Out, etc. but most of them want to see a bigger traffic count. He feels a

local Burly Burger style would do fine there. He discussed the site developing before a hotel would be interested. Barry asked if there is a phasing plan. Carter stated it will be phased. He pointed out he and Nate would not be doing the hotel development. He explained the phasing as follows: fuel station, multi-family, storage, commercial, and then hotel. Nate discussed being with this long term and establishing CC&R's for a Homeowner's Association (HOA).

Commissioner Boatright asked why multi-family development in the middle of a commercial area. Carter discussed it financially making sense for the project. Commissioner Grubb stated there is no doubt this will have minimal impact because it is an easy on and off I-84, but this is the only parcel the city has for commercial in the entire west end of South Weber City and when you take up half of it for \$27,000 and the rest is \$253,000. He discussed this being the best place for commercial. He doesn't feel 140 units will help sustain the fuel station, strip center, and hotel. He understands the need for the multi-family for funding, but he is struggling with the concept of multi-family and storage units. Carter mentioned he and Nate have represented the family who owns this property for years. He described the multi-family being the anchor for the development. Commissioner Osborne discussed not wanting to give up valuable commercial land to a multi-family unit. Nate explained they are trying to come up with a happy medium with the alternative being the property sitting as agriculture for the next twenty years. Carter isn't opposed to phasing the project differently if the city wants. There needs to be some feasibility testing for the fuel station and the ground water. Commissioner Johnson discussed people not wanting to live close together because of the threat of spreading a disease (COVID 19). He would prefer to see more commercial for this area. He would like to see a good quality restaurant and more retail units. Carter discussed how multi-family is where people are going, and retail is where people are vacating.

Commissioner Walton would like to know what has been done for ownership verses rental for residential. Carter stated they have not modeled the townhome style, but he does not think this location may be where most people would want to purchase. Commissioner Walton discussed rentals being more transient and those who own take better care of their property. Nate understands the stigma about rentals, but when you have a nice project and you qualify your tenants, the longevity of the project is maintained and there is more control with the property. Carter suggested the possibility of half seniors and half market rate, which has been done in Centerville. He pointed out having seniors creates less turnover and less impact on the school system.

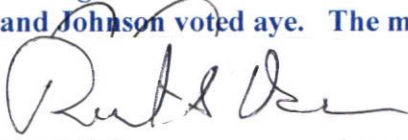
City Engineer, Brandon Jones, explained if the project is a townhome style, it takes up more commercial property. Carter discussed the challenge with the overhead powerlines. Commissioner Osborne does not feel the city is interested in the multi-family. Carter appreciates the push back on multi-family, but it is what makes it financially pencil for them. He is open to sit down with the city and discuss the possibilities of the city purchasing the property so that the city has control of what is developed on the property. Commissioner Osborne discussed the city not being a developer. Commissioner Boatright is concerned with the developer building it, and then down the road selling the development, and the city is left with it.

Councilman Halverson discussed the citizens not wanting a mixed-use type development. He feels the clustering of the apartments in the center has helped to maximize the commercial; however, the city now has an R-7 Zone. He pointed out there are other properties in the city that have similar requests. Carter discussed reducing the units to 120 units and add another one or

two retail units. Nate asked if there is a possibility for any residential on the property because they are never going to get commercial for the entire development. Carter discussed modifying the site plan to a degree, but the feel of the project is all in the design. Commissioner Walton discussed a master planned type project verses a piece meal. He is not opposed to more residential if it is a quality project. Commissioner Boatright understands the need to make it profitable, but recommended the developer take the feedback and come back to see what can happen. Commissioner Johnson suggested moving the multi-family closer to the residential to the south. Commissioner Grubb recommended moving the multi-family closer to the substation so that it is not right in the center. Commissioner Osborne agreed. Barry Burton, City Planner, discussed the reality of developers wanting a multi-family component to developments. He understands this being tough given the atmosphere in the community right now.

ADJOURNED: Commissioner Grubb moved to adjourn the Planning Commission meeting at 7:48 p.m. Commissioner Boatright seconded the motion. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

APPROVED:


Chairperson: Rob Osborne

Date 6/11/2020


Transcriber: Michelle Clark


Attest: Development Coordinator: Kimberli Guill