

SOUTH WEBER CITY COUNCIL WORK MEETING

DATE OF MEETING: 4 March 2008

TIME COMMENCED: 5:04 p.m.

PRESENT: COUNCILMEMBERS:

**Scott Peterson
Michael Poff (Mayor Pro Tem)
Farrell Poll
David Thomas
Scott Woodbury (5:25 p.m.)**

CITY MANAGER:

Matt Dixon

CITY RECORDER:

Erika Ahlstrom

FIRE CHIEF:

Tom Graydon

EXCUSED: MAYOR:

Joseph Gertge

Transcriber: Minutes transcribed by Erika Ahlstrom

Visitors: Kevin Udy, Bob Flinders, Jan Ukena, Cicily Ukena, Sam Stanger.

WELCOME/ REVIEW OF AGENDA: Councilmember Poff, Mayor Pro Tem, reviewed the agenda. He excused Mayor Gertge who is out ill, and expressed that our thoughts and prayers go out to him.

Matt explained that in an effort to improve the process, the Council has decided to have these work meetings on the weeks between regular Council meetings. He said he and Erika have discussed that there is a fine line on what can be deliberated upon in work meetings. Matt said there will be items that need to be deliberated upon in regular meetings. He indicated that when there is an application on the table, the applicant(s) will be invited to attend the work meetings. He cautioned that if any deliberation is done, we have to make sure we summarize in the regular meeting, plus have the detailed minutes from the work meetings available.

FINALIZE ANNEXATION MAP AND SET DATE FOR PUBLIC HEARING: Matt explained that although the General Plan was adopted in December, the Annexation Policy Plan has different noticing requirements, which includes mailing notice to affected entities 14 days prior to the public hearing. It is deemed that a substantial amount of time has passed, therefore affected entities should be notified again prior to approval of the Annexation Policy Plan. The Staff wants to make sure the Council is still on board with what has been drafted for the Annexation map in order to proceed with setting a date for a public hearing and providing notice.

Councilmember Poll reiterated his concern from previous meetings about removing the Brent Poll family property. He asked if the Poll property is needed to be contiguous with the HAFB golf course property; if it is not he doesn't care if the Poll property is removed. Councilmember Peterson indicated he doesn't see a problem with leaving the Poll property on the map as they still have control over any property being annexed. Councilmember Thomas concurred, indicated the property owner would have to submit a petition in order to be annexed. Councilmember Thomas stressed the City should avoid having islands or peninsulas in the annexation plan. The Council discussed the difficulty of providing services to some of the areas on the south side of the Annexation map. They discussed that these issues can be addressed when any annexation petitions are submitted because it is still at the City discretion whether to annex or not. The Council questioned if the "blank area" is the Layton golf course, and is it part of Layton City.

The Council directed Staff to work with City Planner Barry Burton to add any property on the south side that is not a part of Layton City, specifically the “blank area” (see map), and to leave the Brent Poll family property on the map unless it is not needed for continuity.

Councilmember Woodbury arrived at this time.

In regard to continuing to have work meetings just prior to regular meetings, it was decided to continue to have work meetings at 5:30 p.m. to review agenda items. Councilmember Poll indicated he will need to be excused from next week’s meeting.

INITIAL REVIEW OF MARCH 11 AGENDA ITEMS:

Presentations will be provided by HAFB Environmental and South Weber Landfill Coalition Presentations.

Rezone of Gravel Pits from Natural Resource Zone to Either Recreation (R) or Transitional Light Industrial (T-1): Councilmember Poff expressed concern that this may be premature, and asked if we need more support from the Planning Commission. The Planning Commission did not recommend the rezone, and specifically pointed out that the city does not have a Recreation Zone in its zoning districts, leaving only the option of T-1 zone.

Matt indicated that representative from both gravel pits attended the Planning Commission meeting. They expressed some concerns about the rezone giving the city the ability to “micromanage” any additions to the operations, but they also indicated they understand the city can do this. Councilmember Thomas said Parsons is protected by the development agreement, and Geneva is also protected as nonconforming use so they don’t really lose anything by the rezone. He reiterated the City desires to do this to plan for the future, and said that if someone wants to purchase the property it will allow them to know what uses are available.

Councilmember Poll discussed if windmills are a natural resource. Councilmember Peterson expressed concerns about the pits being zoned appropriately in order to be used as an aquifer. Matt said this use would be considered a public utility.

The Council discussed whether the rezone will change the taxes. Councilmember Thomas said his understanding is the taxes are based on highest and best use.

The Council discussed adding a recreation zone. The Council instructed staff to research zoning in other jurisdictions, including recreation, golf courses and Pineview Reservoir. They will discuss this further at the offsite meeting in St. George in April.

Final Plat Udy Subdivision: This item was tabled at the February 26 meeting to give the Cedar Cove HOA the opportunity to consider allowing removal of the fence. Kevin Udy reported he has received no update. Councilmember Woodbury said the HOA is meeting tonight.

Bob Flinders discussed concerns about how the streets do not line up. He also said he looked at the fence, and it appears as if it was intended to be a gate. Councilmember Poff said the Council should all take the time to go look at the area in question.

Memorial Basin Cost Share Agreement: Matt informed the Council that this issue was to come back before them on Feb 26, but the parties have applied for an opinion from property rights ombudsman. The City attorney has responded to the ombudsman on the City’s behalf. We are waiting for the response

before putting it on the Council agenda. The City attorney is also looking into getting a third party independent opinion. The City attorney's position is that this is more contract law than a land use issue. Erika reported this will not be on next week's agenda unless the City receives something by tomorrow.

(All visitors left the meeting at this time.)

Municipal Wastewater Report: The Council asked Matt to review this report with Public Works Director Mark Larsen prior to next week's meeting.

Purchase Order for Firefighter Gear: Tom said this item was budgeted for. This purchase order is for jackets and pants only. Gear has to pass annual inspection.

Transfer of Funds from Sewer Utility Fund to Water Utility Fund: A transfer of \$200,000 is needed. A public hearing will be held for this purpose.

Potential Cemetery – Public Comment: The Council suggested providing a summary for the public to give them some context for comment, to include other projects the City has planned that this would be competing against for funding. Councilmember Poff did not agree, indicating he does not think we should paint a picture that the cemetery is not financially possible. Councilmember Thomas argued that the purpose is not if the public likes the idea or not, but is it a priority. Matt will prepare some information for the public, and a time period for public comment of two weeks after next weeks meeting will be given.

Other Items: Councilmember Poll discussed the feasibility of having payback agreements. He believes the City could try to help sustain financial fairness when it comes to someone who puts themselves out to make a development and open possibilities for others to develop.

Councilmember Thomas reported that the municipal justice court is going to change due to legislation. He said a lot of city attorneys are getting together to retaliate by closing justice courts. He said he doesn't know how this will affect South Weber.

Councilmember Poff asked about the results of the 475 East meeting. Matt said most everybody is on board for the dedication plat, and he will be meeting with a few more property owners individually who were not able to come to the meeting.

Matt asked the Councilmembers to fill out the UNIS registration forms for contact purposes in case of emergencies. He also invited them to look into completing the ICS 100 and 200 courses which are available online.

Councilmember Woodbury moved to adjourn. Councilmember Thomas seconded. Work meeting adjourned at 6:40 p.m.

Minutes by _____

Erika Ahlstrom, City Recorder