

## SOUTH WEBER CITY COUNCIL WORK MEETING

**DATE OF MEETING:** 18 March 2008

**TIME COMMENCED:** 5:05 p.m.

**PRESENT: COUNCILMEMBERS:** Scott Peterson  
Michael Poff (Mayor Pro Tem)  
David Thomas  
Scott Woodbury  
**CITY MANAGER:** Matt Dixon  
**CITY RECORDER:** Erika Ahlstrom

**EXCUSED: MAYOR:** Joseph Gertge  
**COUNCILMEMBER:** Farrell Poll

**Transcriber:** Minutes transcribed by Erika Ahlstrom

**Visitors:** Brent Stauffer, Bruce Dickamore, Ernie Bleinberger.

Councilmember Poff, Mayor Pro Tem excused Mayor Gertge who is out ill, and Councilmember Poll who is out of town.

### **INITIAL REVIEW OF UPCOMING AGENDA ITEMS:**

**Agreement with Elite Craft Homes for Landscaping in Sandalwood Cove PUD:** Elite Craft Homes recently purchase a large portion of Sandalwood Cove. The company's representative, Jerry Preston, met with Matt, at which time Matt let him know about the agreement the City has with Tricon (Mike Zafino) for the PUD landscaping. Matt indicated that this agreement is much the same as the agreement with Tricon, with the addition of stipulations regarding landscaping around each unit being completed. Matt said this agreement is for the City's protection, allowing the builder to move forward with the expectation that landscaping will be done. Councilmember Poff asked if the agreement applies in the event anyone else buys the property. Matt said the agreement is not written as such, but some language could be added. However, the City can enter into a similar agreement with a future builder if necessary.

(Councilmember Thomas arrived at the meeting at this time.)

Councilmember Poff asked if something can be put into the agreement that if they don't complete the landscaping by a certain time we can renegotiate. Matt said they will escrow funds in order that the City can go in and complete the landscaping if it is not done. He reported the escrow is always significantly more than what a developer can do the work for, as it will be based on prices that the City could have the work done for, which is higher than prices for a private company.

Matt discussed that, in regard to the original escrow set up for the development with Ron Martinez, the bank records (Wells Fargo) show the money is gone. However our records indicate some funds should be left. Councilmember Thomas assured Matt a judge would not have released the money to a third party. Matt said the staff has been trying to get to the bottom of this, and will continue to work on it.

**Rezone of Spaulding Property from A to RLM:** Brent Stauffer and Bruce Dickamore were in attendance to answer any questions regarding this application. Councilmember Poff was under the impression we were going to do a development agreement with them; that this was the direction the City

would be taking with most developments from now on. Matt said we are not since the developer is not doing anything out of the ordinary that would necessitate such an agreement. Councilmember Peterson questioned Mr. Stauffer about that property on the northwest corner of the plat near lot 0014 which is labeled "gap". Mr. Stauffer indicated this is a "no mans land" that was a cattle trail at one time. The Council requested that this be cleaned up with the development plat if there are no utilities in it.

**Amendment to Title 10 Chapter 13:** Matt explained that when Layne Kap came in with conceptual plan for an industrial park, the Sketch plan group and City Planner Barry Burton realized the City Code in regard to industrial parks (which has never been used) need to change to make the regulations more current with development practices. Barry worked on the code and made recommendations to the Planning Commission, who has recommend the changes and forwarded them to the City Council. Matt said a main point is changing the minimum acreage from 20 acres to 5 acres. He explained that the plat would also be recorded without lots, and lots would be established as businesses come in to meet their needs. The lots would then each be recorded by metes and bounds. Councilmember Thomas addressed concerns about density for potential buyers. Matt reminded the Council they passed an ordinance for the industrial park subdivision plat approval in February. Erika confirmed there are no specific density requirements for the commercial zones. Matt will have Barry come to the Council meeting to explain the issues and answer questions.

**Amendment to Title 10 Chapter 5H:** This is for removing construction yards out of conditional uses in the C-H Zone. Layne Kap's business will become legal nonconforming until the City rezones it to the new L-I Zone.

**Annexation Policy Plan:** The Poll property has been taken off as it is not needed to be congruent with HAFB golf course property. This will be slated for approval in April.

Councilmember Thomas indicated the political caucus meeting is next Tuesday, March 25, the same date as Council meeting, at 7:00 p.m. The Council will try to adjourn by 7:00 p.m.

**Strategy 5 Economic Development Report:** Ernie Bleinberger presented draft of the final report for economic development strategy. This is a comprehensive document which contains technical memoranda that the Council has already seen as progress reports, and other documents are also included. Ernie asked that Matt and the Council go over the document over the next week in order that he may incorporate any questions it may not answer, then he will work on the final document. After the final document is done, he will be ready to make his final public presentation.

Ernie went through each section. He indicated the scope of work under this contract was set to take a year, and the anniversary will be March 24. He indicated that with all of the input he has received, the goal was set to increase the City's revenue from \$2 Million to \$3 Million.

Ernie said that "Section VI: Conceptual Building Programs" contains items the Council has not yet seen. It includes results of site analyses, portrays specific projects, and assigns square footage they likely occupy. This was done by weighing elements of the market analysis and looking at the opportunity gaps. He said for South Weber, the most appropriate commercial development is not big box, but small village store kind of environment. In summary, Ernie said the City has 450,000 to 705,000 sq ft (587K mid point) supportable commercial with market and land constraint.

"Section VII: Water, Wind and Sun" addresses issues as related to the gravel pits. Ernie said he would really like to do more work on this area. The work done by Parsons Brinckerhoff is part of this report. He said he as worked with Buster Delmonte and others regarding wind mitigation techniques. He also believes South Weber's wind can serve as image and icon for the City. Ernie recommends the City

coordinate a design competition with an institute of architects for the best idea for a visual icon and physical wind mitigation system. Councilmember Woodbury discussed concerns about being obligated to use designs if we have a competition. Ernie said non obligatory language can be used.

Councilmember Poff expressed concern about some wording in the document about the gravel pits. Matt express some additional concerns about some wording regarding the City potentially buying or condemning properties. Ernie will make changes as requested. Ernie would like to make the point that the city should be aware of what the city would gain having the commercial area by the gravel pits, and that the city should work with gravel companies to see if any of that property can be preserved if possible. Councilmember Thomas provided suggested changes that Ernie will work on incorporating into the document.

Ernie said we have been so bold as to show development on land that is going to be turned into gravel, which does show some implications. Councilmember Peterson said the City is considering rezoning the pits, so we've tipped our hand. He is concerned about making to many changes to Ernie's document. Councilmember Peterson reminded the Council that this document is a powerful tool for getting commercial developers to look at locating in South Weber.

"Section VIII: Economic and Fiscal Impact Analysis" contains a spreadsheet projection of 15 years, which Ernie believes is very achievable and conservative. Ernie expressed he became very discouraged when he realized the State's sales tax distribution system. Of the 6.4% sale tax, cities are allocated 1%. Of that 1%, the point-of-sale city receives 50%. The other 50% is put in a pool and distributed throughout the state to all cities based on population. Ernie estimated that over 15 years, if \$51 million in taxes are taken in, the City would receive \$5.5 million.

While reviewing "Section IX: Funding and Finance Plan," Ernie discussed the possibility of setting up a tax increment finance (TIF) district. This allows the city to retain new property taxes for a period of time for improvements. The challenge with a TIF is having to negotiate with other taxing entities for portions of the funds. It was discussed that an RDA would be difficult because a blight area has to be the basis. A CDA is for the good of a community, such a job creation.

Section X: Implementation Plan: Ernie discussed free nationwide government sites for advertising RFP's.

Ernie referred to a Draft Master Development Agreement he has developed with the aid of legal counsel that the City can utilize for developments as they come on board.

Matt asked Ernie about making recommendations for adopting design overlays into the General Plan. Ernie said this is not in the implementation plan, but ought to be.

Matt was excused from the meeting at this time.

Ernie asked the Council to have comments back to him in one week.

Ernie said basically the scope of Strategy 5's work is complete. He expressed that, not only from a business perspective but he also emotionally invested in South Weber, and he would like to continue to assist the City. He said when he submitted proposal, the City wanted a two-year commitment. He let the Council know he has moved to Smithfield, Utah, from Maryland in order to be closer to his projects here.

Councilmember Peterson expressed, that in order to make this all worthwhile, we have to go for making those lakes. Councilmember Thomas said at some time it is important to sit down with the gravel pits

(those at the top), outside and separate from the agreement issues, because everybody knows this won't be a gravel pit in future, and let them know here's our plan. The City needs to lay out economically why this would be a better option for them. Ernie said another important thing is the State's involvement in the water resource issue is something he would like to stick with and work with. He said 15 years may be ok for city, but is if for the aquifer due to the dynamic of water need.

Councilmember Poff asked Ernie if he is ready to submit a proposal for a contract, and if he would consider a commission-based avenue. Ernie said this is something that can be discussed, as well as tying a portion of his fees to a TIF if one is established.

Work meeting adjourned at 7:09 p.m.

Minutes by

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Erika Ahlstrom, City Recorder