

**SOUTH WEBER CITY  
CITY COUNCIL & PLANNING COMMISSION  
WORK MEETING**

**DATE OF MEETING:** 02 November 2010

**TIME COMMENCED:** 5:41 p.m.

**PRESENT: MAYOR:**

**Jeff Monroe**

**COUNCILMEMBERS:**

**Sara Lusk  
Farrell Poll  
Michael Poff  
Scott Woodbury  
Dave Thomas**

**COMMISSIONERS:**

**Delene Hyde  
Rod Westbroek  
Rorie Stott (6:00 p.m.)**

**PLANNER:**

**Scott Hess**

**CITY RECORDER:**

**Erika Ahlstrom**

**DEPUTY RECORDER:**

**Emily Thomas**

**Visitors:** Sean Topham, Alex Cheney, James Ondricek, Matt McFarland.

Councilmember Woodbury moved to open the work meeting. Councilmember Poll seconded.

**Discussion: Ordinance 10-08 Adopting Amended General Plan and Annexation Policy Plan:** Mayor Monroe said the reason for this meeting is the Council has some questions for the Planning Commission regarding their recommendations. This item was tabled by the City Council on September 14, 2010, pending this discussion and clarifications.

*Projected Land Use Map:* Councilmember Poff questioned the commercial highway asterisk on the west of 475 East. Scott Hess replied that this was not added; it is on the current projected land use map. Scott said the change that was made is the commercial highway section that was added to the property along the freeway east of 675 East to allow for commercial to follow I-84 and act as a buffer. The buffer line has also been extended to the west of 475 East. It was determined the high residential asterisk on the corner of 475 East and South Weber Drive was an error and was not supposed to be added; this will be removed.

Councilmember Poff asked about the Frisbee property. Emily reported it is in the FEMA flood plain. The property is zoned professional office.

Councilmember Poff asked why the unincorporated Davis County property that is in the annexation plan is marked as light industrial. Scott said this came along the lines of having the access road, and is probably the only place you could put light industrial that wouldn't affect residents. Also, it could be developed in conjunction with the Layton East Gate project, and may help get high paying jobs for South Weber residents. Councilmember Poff is concerned about the visual impact of warehouses on the bluff. Scott said this can be controlled with design guidelines and a ridgeline ordinance restricting building on the bluff. Scott said in the staff's and Planning Commission opinion this is a good place to provide development opportunities that are unique to the city, would support HAFB, and be a chance to get

something other than residential. Scott reported Davis county doesn't have any plans for this area and it is now zoned NR, so it allows for gravel extraction.

Councilmember Poll said if that area is going to be part of South Weber, he can see it being desirable for residential, but it has to blend in with Layton as well. He added that wherever there are trees he would prefer to have residential. Councilmember Poll is concerned that if light industrial goes in up there it could start the mindset of people thinking they can put ugly things in. Scott said there is an asphalt recycling facility up there now.

Commissioner Rorie Stott arrived at 6:00 pm.

Councilmember Poff said sexually oriented businesses can be in the T-1 zone. Commissioner Westbrook said the Planning Commission did not think that would be a good area for residential with the jets, landfill, etc., and he added there are no trees there. He said it would blend in with what Layton city has going on. Councilmember Thomas said if the property owner wants to annex in, they would have to enter into an annexation agreement which would allow everyone to decide up front how everything is going to be. He said the purpose of the map is to give an indication of what kind of uses might be appropriate for that area, and if the city doesn't like it, then it doesn't have to annex.

Commissioner Stott discussed that this plan looks forward as to where we would like things to go. He said any time we have tried to put anything anywhere rather than residential, nobody wants it to happen. Scott Hess said the city could have (tax base) from mixed use and commercial. Councilmember Thomas said it makes sense (to have commercial in that area), and he doesn't think anyone would be able to see the development up there, but we will have the advantage of the tax base.

Councilmember Poll suggested creating a new zone that's not light industrial but indicates it is an area of commerce. Emily clarified that the area on the Project Land Use map is not marked as T-1, but as Light Industrial. The City recently created a Light Industrial Zone, and it is just a general reference. Rodger said the problem is when people hear the word industrial they think of warehouses, factories, smokestacks, and not the clean industry that it is today. He suggested using a term that would allow flexibility, with design standards, and gives city leeway in what can go in there. Councilmember Poll suggested using the term "business/commerce."

Councilmember Thomas said the city has to have a place sexually oriented can be. The only currently zoned for T-1 is the storage sheds, city property, and some gravel pit property.

Councilmember Thomas said the gravel pit is an issue because he doesn't see that as light industrial. Scott Hess said there is an asterisk indicating recreation/mixed use. **It was determined the gravel pits should be changed to reflect the commercial recreation (CR) zone.** Councilmember Thomas said the gravel pits should be invited to the table to discuss the future of the pits.

**Scott Hess said we could make a business commerce zone, and develop some design guidelines. The Council agreed this should be done.** Councilmember Thomas said some cities call it a "transition zone."

*Annexation Map:* Councilmember Poff said taking the (HAFB) golf course out of the annexation plan is a disservice to the city. Scott Hess said this was pulled due to the reality of what we can provide services to. It was discussed that if the Base ever closes this property may be an option. Mayor Monroe stated that annexation depends upon the property owner. Scott Hess said the point to consider is access to the area.

Mayor Monroe brought up the connector from 475 East through to Fort Lane on the Wasatch Regional plan, and said this seems to be something people really want to do. The feasibility of such a connector

was discussed. Councilmember Poff said he does not want this and he feels the the city needs to voice that it doesn't want this.

Discussion regarding where Layton City plan overlaps and which city can serve what areas. Mayor Monroe said if there is a dispute on annexation, there is a board of appeals that would determine who would best serve the property.

Emily said when city staff we met with Layton there was a clear line where we could service and where they could service. Mayor Monroe said the current plan has overlaps and had been sent to Layton for review before it was adopted, and they didn't make comments.

**The council requested adding everything back in that is in the current plan, including the Hubbard Golf Course. Emily suggested cross hatching any overlap area.**

*Pedestrian Transportation Map:* The canal trail was discussed. **Mayor Monroe feels it should be left in the plan so a trail could be developed if the canal is abandoned or piped.** Councilmember Woodbury said he is against the trail unless it is piped. Commissioner Stott said the city is not mandating anything by having it in there.

*Text:* **Reference to multi use dwellings needs to be taken out.**

*Vehicle Transportation Map:* Councilmember Poff said the map shows a connector road from 1900 East, and the proposal of Wasatch Regional is to to make a connector. Councilmember Poff said if we don't want a major connector to East Gate, we need to have a unified stand.

Councilmember Thomas said we have already been down that road and know that if we are going to do it, it will be on 1900 East if residents want it. Mayor Monroe pointed out that 1900 East is more of an indirect route more pertinent to South Weber residents, and any future connector on 475 East would be a thoroughfare.

Councilmember Poff reiterated the city needs to let Wasatch Regional know that it does not agree with the concept of a 475 East connector. Mayor Monroe said he will call them. Scott Hess said they might be satisfied with the 1900 connector. Mayor Monroe stated there are a lot of people who want 1900 East to connect to Highway 193.

*Contamination Maps and Sensitive Lands:* Councilmember Poff asked it if is necessary to have these in the plan. Mayor Monroe said the text on this issue is too specific, it should be more general. Commissioner Stott indicated the city is not the decider on these issues, and if HAFB are the deciders then what they tell us is what should be on the map, or we have to be proactive and do research and know more than they do. Scott Hess said the maps need to be there but need to say they are from HAFB, and being vague leaves it up to geohazard studies. Mayor Monroe said we can be more extensive on our requirements in that area. Councilmember Poll said the city needs to be vague but broadcast the message far and wide so it is very visible so Brent Poll doesn't say the city is hiding it from people. The plan is just saying be aware, do your own research, and form your own conclusions. Commissioner Stott said the city may want to go to the point of requiring that testing be done before someone builds.

Councilmember Poff asked what the mechanism is to say they met the testing requirements, and at what point do we say you need the studies. Mayor Monroe and Councilmember Thomas replied that this is part of development process. Councilmember Poff asked at what point is the city not comfortable in approving the development. Scott Hess said we rely on studies and best management practices, and base decisions on recommendations from the third party. It was discussed that Brent Poll's issue is that the city is buying off on what we are told. Councilmember Poff asked why we have the maps in there.

Councilmember Thomas replied that it is informational. It was discussed that the city would have to get its own experts and own those maps. We are leaving the liability to HAFB because they provided the map.

Councilmember Poff said the plumes are not reflected in our sensitive lands map. **Scott Hess said the sensitive lands map can be aligned to include the plumes. The Council agreed to do that then have the HAFB map as information. Councilmember Poff suggested indicating if the property is within 2,000 feet from an operable unit, then it is subject to studies. Scott Hess said this is a good idea; this change will be made.**

*Visitor:* Visitor asked if there is any way a junior high will be built in South Weber. The council discussed this has been addressed with the school district, and they have no plans to do this.

*Ordinance 10-09 Amending Title 10 Zoning Regulations, Chapter 1 General Provisions:* The council discussed the county's definition of a family in a home. Emily said if this is the case we need remove two-family dwellings from the conditional uses.

*Resolution 10-41 Authorizing Continued Conditional Use for Forestdale Investments/Burbidge Concrete Pumping:* Attorney Steve Noel worked with the Burbidge attorney and has made a recommendation. Scott Hess reported the Planning Commission's recommendation was not to allow them to continue. The Council may discuss this in a closed session as imminent litigation.

*Direction to Planning Commission:* **Direction from this meeting to the Planning Commission is to address the new zone.**

*Park Issues:* Councilmember Poff said the city needs to address setting certain standards for specific parks.

Councilmember Woodbury moved to adjourn. Councilmember Thomas seconded. Meeting adjourned at 7:29 p.m.

Minutes by \_\_\_\_\_  
Erika Ahlstrom, City Recorder