

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 15 August 2017

TIME COMMENCED: 5:02 p.m.

PRESENT: MAYOR:

Tammy Long (excused)

COUNCILMEMBERS:

Scott Casas (Mayor Pro Tem)

Kent Hyer

Merv Taylor

Jo Sjoblom

Wayne Winsor

CITY ENGINEER:

Brandon Jones

CITY PLANNER:

Barry Burton

CITY RECORDER:

Elyse Greiner

CITY MANAGER:

Tom Smith

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES from the PLANNING COMMISSION: Tim Grubb, Wes Johnson, Taylor Walton, Rob Osborne (via electronically).

ADDITIONAL ATTENDEES: Cameron Diehl, Glen Poll, Mark Dayton, Natalie Dayton, Penny Stark, Ranae Lancaster, Janis Palham, Lyle Jorgenson, Blair Halverson, Diane & Mike Ford, Jacob Bastian, Cymbre Rowser, Kaila Alvey, and Jeff Monroe.

Council Member Casas, Mayor Pro Tem, called the meeting to order and welcomed those in attendance.

AGENDA: Council Member Taylor moved to approve the agenda as written. Council Member Winsor seconded the motion. Elyse called for the vote. Council Members Casas, Sjoblom, Taylor, and Winsor voted yes. The motion carried.

CONFLICT OF INTEREST: None

Utah League of Cities and Towns Training (ULCT); Cameron Diehl: Cameron Diehl reviewed what has been happening at the Capitol and how it affects South Weber City. He said it is important to think through the details of what you want your community to look like. He said it is important for cities to engage with the ULCT. He encouraged local leaders to attend monthly meetings. He said every city is entitled to three voting members in LPC. He said the ULCT Conference is September 12-15. He said trainings will be held for newly elected officials.

He stated policy committee meetings are held weekly during the Legislative Session. He encouraged local leaders to contact legislators. The council thanked Cameron for his attendance.

ACTIVE AGENDA:

Review with the Planning Commission and make plans for:

Old Fort Road:

Brandon Jones, City Engineer, discussed the two cross sections of Old Fort Road. He then reviewed the 3D rendering for Old Fort Road. He explained that the plan is to minimize the traffic on 475 East and 6650 South. He then reviewed the intersection options with Option #1 being the sweeping tee intersection, Option #2 being the sweeping tee with free right hand turn intersection, Option #3 being a temporary sweeping tee intersection, Option #4 being the roundabout, and Option #5 being the 4-way traditional intersection. Brandon said the sub-committees' recommendation is Option #2 which allows for 475 East to function currently but encourages individuals to take Old Fort Road. He said this design impacts the least amount of homes. Council Member Winsor asked about the traffic patterns if the Stephens property develops. Brandon said Option #2 takes the development of that property into consideration. Council Member Taylor asked if Mr. Stephens has been contacted lately. Brandon said not lately, but he has discussed this property with him. Tom said those who have been interested in the Stephens property are concerned about the state of the road. Brandon discussed the proposed trail and vegetation preservation along Old Fort Road and how it will affect the posse grounds. He also discussed limiting the number of homes fronting Old Fort Road. He said it is recommended that the speed limit be 35 mph on Old Fort Road until it connects to Cottonwood Cove Subdivision, but that is subject to change. Commissioner Johnson discussed the trail along Old Fort Road. Council Member Hyer said his main concern is getting a plan in place. He is in favor of preserving the vegetation along I-84. Council Member Sjoblom is in favor of Option #2. Council Member Winsor feels the Yield Sign on Option #2 should be a stop sign. The Council agreed Option #2 is the best. Commissioner Johnson said the Planning Commission is in favor of Option #2 as well.

Council Member Taylor moved to adopt Option #2 for the configuration of Old Fort Road. Council Member Hyer seconded the motion. Elyse called for the vote. Council Member Casas, Hyer, Sjoblom, Taylor, and Winsor voted yes. The motion carried.

Discussion took place regarding Section A and Section B right of ways for Old Fort Road. Commissioner Grubb said the Planning Commission is in agreement to protect property for a trail. Brandon discussed how Section B will affect the posse grounds. He said it will take out a portion of the posse grounds parking lot. There is also a concern with how it will affect the ingress/egress of the posse grounds.

Council Member Winsor moved to maintain as much of the tree line on Section B while allowing for a trail system and avoiding cutting as much of the posse grounds parking lot as possible. Council Member Sjoblom seconded the motion. Elyse called for the vote. Council Member Casas, Hyer, Sjoblom, Taylor, and Winsor voted yes. The motion carried.

Commissioner Osborne feels a major road needs to maintain 35 mph.

Lester Drive

Council Member Casas said because of the size of the audience, he will ask for public comment after the Council and Planning Commission discusses Lester Drive. Brandon Jones, City Engineer, said the discussion for Lester Drive is driven by safety. He said it currently dead ends and the next closest road is 7375 South. He said there has been much discussion concerning what can, should, or shouldn't be done with Lester Drive. He then reviewed the concept plan – Option #1 for Lester Drive and the concept plan – Option #2 for Lester Drive. He said these options are to help traffic in and out of the elementary school as well as growing development. Council Member Hyer is in favor of Option #1. Council Member Casas said he is in favor of Option #1 as well. Brandon said as far as traffic flow, everything about Option #1 is probably the best; however, it will affect 1200 East significantly. Brandon said in Option #1 Lester is a 60' right of way and 7375 South is a 70' right of way. Commissioner Walton asked about the safety concerns on Lester Drive. Brandon said it is important to get another ingress/egress for areas west of the elementary school, since there is currently only one. He said it is always best to have two ingress/egress out of subdivisions. Commissioner Johnson asked if there have been any developers approach the city concerning the Barretts and the DeLong property. Council Member Casas said this has been on the general plan for several years. He said we need to discuss how to proceed and make this a reality. Brandon identified the Daytons, Barretts, and DeLongs property. He said the city has been waiting and hoping for a developer to approach these individuals, but no one has. He said the Daytons have been trying to sell. Mrs. DeLong said they have been interested in selling their property for years. Brandon said there is an option for the city to purchase property, install the road, and then sell lots. Council Member Hyer discussed the possibility of a cost share agreement with property owners and the city. Brandon recommended directing the city staff on which alignment and then put together a cost estimate, talk to property owners, and working with surrounding landowners concerning some type of agreement. Commissioner Grubb discussed the possibility of a payback agreement with a time frame for development. Council Member Casas asked about getting appraisals before discussing price. Brandon feels getting appraisals is a great idea. Council Member Winsor suggested the city take a leadership role in getting all the parties together, coming up with a business model, find out all the players, and get head nods from all involved, then get appraisals and execute a plan, but until then it is all conjecture.

Council Member Hyer moved to identify all parties who will benefit from this road, bring them together, establish cost of road, develop a business model to pro-rate the cost of road and purchase of property, and see if there is a consensus. Council Member Winsor seconded the motion. Elyse called for the vote. Council Member Casas, Hyer, Sjoblom, Taylor, and Winsor voted yes. The motion carried.

Re-location of the Posse Grounds

Brandon reviewed the possible locations to re-locate the posse grounds. They are as follows:

1. Approximately 125 East Kingston Drive.
2. West of South Weber Drive from the soccer complex.
3. West of Canyon Meadows baseball diamond.
4. Canyon Meadows off of Firth Road.
5. Top of 1900 East and Deer Run Drive.

Tom will be meeting with the Wasatch Integrated Waste concerning the lease agreement the city currently has with them on the property at the top of 1900 East and Deer Run Drive. Brandon said this property has been on the master plan to be developed as some type of Nature Park. Tom reviewed the feedback from the open house. He said the current posse grounds has a restroom but this facility would have portable toilets. He said a fence would be installed around the arena. He said going up 1900 East was a concern. He suggested using 2700 East. Council Member Casas said he will be meeting with a (Posse Committee) those who participate at the posse grounds Friday at 9 a.m.

Commissioner Johnson referenced Suzanne Mitchell's comments in an email that was sent to the City Council and Planning Commission. Commissioner Walton said he looked into the noise zone area and questioned if riding stables would be allowed. Brandon said recreational use is allowed. Tom said the city is looking at total community benefit. Council Member Winsor said he is opposed to the 1900 East site. He discussed his concerns with the lease agreement with Wasatch Integrated Waste. He is concerned about how a posse grounds will affect existing homes. He feels that taking out the posse grounds or dismissing it is a bad decision. He said it is a small interest group but has been a part of the city for a long time. He suggested if there is a developer that really wants the posse grounds, he should be the one to pay to re-locate it. Council Member Sjoblom suggested tabling this item.

Council Member Sjoblom moved to table until further discussion. Council Member Taylor seconded the motion. Elyse called for the vote. Council Member Casas, Hyer, Sjoblom, Taylor, and Winsor voted yes. The motion carried.

6650 S. (No Discussion on this item)

PUBLIC COMMENTS:

Cymbre Rowser, 985 E. 7375 S., concerning Lester Drive she would ask the City Council go back and review what took place with 7375 South. She doesn't want more traffic on that road. She said the road is 25' wide which makes it difficult for parking.

Penny Stark, representing the Daytons, said that the Daytons have a potential buyer that would like to develop a two-lot subdivision. She said this property has two ingress/egress accesses.

Mark Dayton, 7430 S. 1025 E. said he is concerned about this meeting tonight. He said some of the property owners are on vacation and couldn't be here tonight. He asked who has the right-of-way into Lester Drive.

Natalie Dayton, 7420 S. 1025 E., said she is concerned because they have been put off.

Lilian DeLong, 7382 S. 1025 E., referenced Resolution 09-27 concerning Easton Village.

REPORTS:

Council Member Hyer: He said the finances should be coming in for Country Fair Days.

Council Member Sjoblom: She has a meeting with a couple of people concerning the digital sign at Maverik.

Council Member Winsor: He suggested next week the City Council discuss making a decision for the Dayton.

City Recorder: She said voting for the City Council primary election will end tonight at 8 p.m.

City Manager: He registered the City Council for the Utah Leagues of Cities and Towns Conference in September. The Finance Committee will be meeting next week.

ADJOURNED: Council Member Hyer moved to adjourn the meeting at 7:41 p.m. Council Member Sjoblom seconded. Elyse called for the vote. Council Members Casas, Hyer, Sjoblom, Taylor and Winsor voted yes. The motion carried.

APPROVED: _____ Date
Mayor: Tammy Long

Transcriber: Michelle Clark

Attest: _____
City Recorder: Elyse Greiner