

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 28 May 2019

TIME COMMENCED: 6:00 p.m.

LOCATION: South Weber City Office at 1600 East South Weber Drive, South Weber, UT

PRESENT: MAYOR:

Jo Sjoblom

COUNCIL MEMBERS:

Blair Halverson
Kent Hyer
Angie Petty
Merv Taylor (excused)
Wayne Winsor

CITY RECORDER:

Lisa Smith

CITY MANAGER:

David Larson

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Brian Poll, Trent Nelson, T. West, C. Pope, Arnold Poll, Farrell Poll, Elizabeth Rice, and Duane Rasmussen.

Mayor Sjoblom called the meeting to order and welcomed those in attendance. She then excused Councilman Taylor from tonight's meeting.

PLEDGE OF ALLEGIANCE: Councilman Winsor

PRAYER: Councilman Hyer

CONFLICT OF INTEREST: None

PUBLIC COMMENTS: (None)

CONSENT AGENDA:

- Approval of 14 May 2019 Minutes
- Approval of 21 May 2019 Minutes

Councilman Halverson moved to table the consent agenda for Staff to review the audio recording of 14 May 2019 meeting. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, and Winsor voted aye. The motion carried.

Presentation by Castlewood Development: Mr. Rasmussen, of Castlewood Development, explained the property he would like to develop consists of 20 plus acres with 12 to 12.5 acres developable due to the steep hillside. He consolidated the commercial use to the west end of the property. The east portion is 182 apartments. His company has developed 2,000 units in the past. He then presented a sketch of his planned layout. He highlighted the common area with big screen television, barbecue pit, etc. He showed pictures of a development that was similar in concept. He presented a picture of a more contemporary facility in Salt Lake City. He reviewed the interior of the units which include granite or quartz countertops. The flooring would be tile and hardwood. He explained that every project has an exercise space.

The Poll family has had a difficult time selling this property because of the commercial zoning; however, Mr. Rasmussen thought this location is ideal for residential units for its convenience to both Hill Air Force Base and Weber State University. He was aware the City desires commercial development. He would like the City Council's input concerning this proposal.

Mayor Sjoblom wanted details about the commercial area. Mr. Rasmussen related he planned 25,000 sq. ft. of commercial which could be used alternatively for a town hall, library, etc. Councilman Hyer requested input about potential commercial tenants and Mr. Rasmussen explained that the City would need to solicit them. Mayor Sjoblom questioned the possibility of a grocery store. Mr. Rasmussen felt it was unrealistic in South Weber because a small grocer couldn't compete with larger chain stores. It would be difficult for a grocery store to get credit from a bank to develop under current conditions.

Mayor Sjoblom liked the architectural designs. Mr. Rasmussen said they are open in terms of style. He stated all units would be rentals. Mayor Sjoblom asked David Larson about the ERU's for this property. David replied it is 180 units. Councilwoman Petty questioned if the Fire Department can service a four-story building. David explained the City has agreements with other entities that can provide a ladder truck. Councilman Halverson was concerned about the ratio of commercial to residential. He was open to mixed use, but he would like to see more commercial. He noted the commercial is included in the ERU's; therefore, a meeting concerning the sewer capacity would need to take place. Councilman Hyer asked about the possibility to increase the commercial area by one pad.

Mr. Rasmussen discussed the quality of resident to whom this development would be marketed. He said the units rent from \$850 to \$1,300. Councilwoman Petty was concerned about the three-story building. She felt the configuration could feel suffocating. Councilman Hyer liked the trees planted across the front. Mayor Sjoblom inquired about parking along the hillside. Mr. Rasmussen said he may be able to shift the parking. Councilman Halverson asked about the commercial area developing first. Mr. Rasmussen said he wouldn't be able to sit on the residential property and survive. He explained that there can be a development or contract zoning agreement which would bind the property to have commercial. He said he would develop the east side first. Councilwoman Petty discussed the possibility of the residential going in and the commercial never developing. Mayor Sjoblom stated it sounds like there is no assurance that there will be commercial development.

Mr. Rasmussen said the if the council doesn't agree to develop this land in a similar way to what he proposes, it may take several years to attract any commercial. Councilwoman Petty had reservations knowing that so many citizens have expressed their desire to limit apartments. She said our vision for this property is commercial.

Mayor Sjoblom asked if this development would qualify for moderate income housing. Mr. Rasmussen stated with the cost of the rent for these units, he doesn't think it would qualify for moderate income housing. Mayor Sjoblom appreciated Mr. Rasmussen's candor. Councilman Hyer suggested more commercial on the west end. Councilman Winsor appreciated the presentation. He was conflicted with the high-density housing. He agreed with Councilman Hyer concerning increasing the commercial. He suggested considering the residents living along the top of the bluff when designing the four-story building. He felt strongly that there are 7,000 residents who would support a local grocery store. He explained the City is aware it's not reasonable to have the entire parcel commercial, but we can't have it all residential either.

Mr. Rasmussen said he will take this information back to the family and work on the proposal. Mayor Sjoblom asked about the height of four-story buildings. Mr. Rasmussen said it they are 48' to 50' tall.

Councilman Halverson moved to re-open public comment. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, and Winsor voted aye. The motion carried.

Elizabeth Rice, 7875 S. 2310 E., was concerned about the sand. She felt the gravel pits are more problem to the City than shortfall of commercial development. She reminded the Council that the grocery store on Adams Ave Parkway didn't sustain enough business to remain open. She also pointed out Mr. Murray's property has suites not being leased. She asked the Council for balance.

Farrell Poll, 2316 E. 7800 S., said the economics of development must make sense. He explained many commercial properties are dying. He felt the City should lower its expectations. He also wanted the City to require of itself what they are requiring of others property owners. He said the property is available if the City wants to purchase it and wait for commercial development.

Councilman Winsor moved to close public comment. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, and Winsor voted aye. The motion carried.

Quarterly report by Davis County Sheriff's Office: Captain Taylor West, of Davis County Sheriff's Department, presented the quarterly report. He stated they will be increasing their staffing hours in South Weber City.

South Weber City 5/14 to 5/27

Staffing Hours			
	Day Shift	Night Shift	Totals
5/14/2019	8.2	2.8	11
5/15/2019	6	1.5	7.5
5/16/2019	4.5	5	9.5
5/17/2019	6.8	5.7	12.5
5/18/2019	3.2	6.2	9.4
5/19/2019	3.5	4.5	8
5/20/2019	10.8	15.3	26.1
5/21/2019	5.5	0	5.5
5/22/2019	4.2	7.3	11.5
5/23/2019	9	7	16
5/24/2019	5	4.3	9.3
5/25/2019	8.5	5.7	14.2
5/26/2019	9	5	14
5/27/2019	5.9	6.5	0
Total Staffing Hours	90.1	76.8	154.5

Average Daily Hours 11.04

Mayor Sjoblom thanked Officer West for his report and stated she had been waiting to see this type of information for a long time. Sergeant Pope said they are currently in the process of training their officers to record their hours by location.

Officer West reviewed recent significant events: a custody battle, theft from 475 E Petersen Parkway, and suspicious circumstance with two vehicles at the posse grounds. Councilman Hyer thanked the officers. He requested the officers to patrol for speeding especially on South Weber Drive, emphasizing the need in the early morning hours. The Council thanked them for their presentation.

NEW BUSINESS: Mayor Sjoblom discussed the possibility of constructing a bridge over the canal from Cherry Farm Park. She sent information to Barry Burton, City Planner.

REPORTS:

Mayor Sjoblom: She will be skydiving out of a plane in a banana costume tomorrow at South Weber Elementary. She will give a full report at the next meeting.

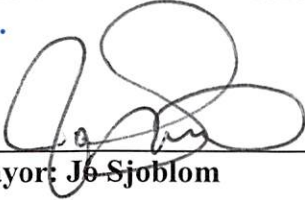
Councilman Halverson: He updated the Council on the Planning Commission which approved the conditional use permit for the RV Park on Cottonwood Drive. Uintah City sent a letter to the City and Mayor stating they are not in favor of this development and requesting a meeting. He suggested keeping Uintah informed as the process continues. City Manager David Larson revealed he contacted Uintah City and will be reaching out to the Mayor of Uintah to see if they still want to meet. Councilman Halverson reminded everyone there are road concerns with Cottonwood Drive.

Councilman Winsor: He questioned recent email inquiry. David Larson explained the City Staff is working through the redesign of the website and needs to know what type of contacts each council member wants posted on the website. Lisa Smith stated the City Staff is currently contracting with a new phone system provider that can forward phone calls to the Council's cell phones.

City Manager David Larson: He related that the developer of Old Maple Farms expressed he is not interested in the purchase of City owned property on Lester Drive. The City's judicial position is open to applicants until June 10th. The selection commission appointed by the Administrative Office of the Courts will review applications and choose three to five names for the Mayor's review.

ADJOURNED: Councilman Hyer moved to adjourn the Council Meeting at 7:25 p.m. Councilman Winsor seconded the motion. Council Members Halverson, Hyer, Petty, and Winsor voted yes. The motion carried.

APPROVED:


Mayor: Jo Sjoblom

Date 6/11/19


Transcriber: Michelle Clark

Attest:


City Recorder: Lisa Smith