

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 23 September 2019

TIME COMMENCED: 6:10 p.m.

LOCATION: Family Activity Center (FAC), 1181 East Lester Dr.

PRESENT: MAYOR:

Jo Sjoblom

COUNCIL MEMBERS:

Blair Halverson

Kent Hyer

Angie Petty

Merv Taylor (excused)

Wayne Winsor

FINANCE DIRECTOR:

Mark McRae

CITY ENGINEER:

Brandon Jones

CITY RECORDER:

Lisa Smith (excused)

CITY MANAGER:

David Larson

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Denette Stanger, Michelle Wren, Courtney Brown, Steve Rice, Jule Fausto, Kim Dearden, Bruce Browning, Shaun Sallen, Monica Ebberts, Marci Poll, Julie Jordan, Trevor Schenck, Brett Dille, Ember Davis, Mike Skousen, Cara Yeager, Doug & Wendy Dahl, Amy Mitchell, Kelley McClune, Matt & Teri Hatch, Terry George, Kathy Devino, Trent Nelson, Darrell Byram, Shawn Byram, Lacey Westbrook, Beth Clemenger, Traci Wiese, Kathy Poll, Tanya Ormon, Steven Hansen, Debbie Hansen, Sherry Wootton, Scott Cox, Brooklin Cox, Mindi Smith, Mike Smith, Marty Smith, Sherrie West, Linda Marvel, Arrel Smith, Glen Campbell, Landy Ukena, Rod Westbrook, Donna Maupin, Elizabeth Rice, Cheryl Salmon, Shaun Salmon, Amy Hayes, Ashley Hayes, Rachel Peek, Adam Peek, Michael Hale, Jaedan Puchew, Mitch Johnson, Craig Layton, Jacqui Layton, Susanne Wiggins, Brian Kenny, Natalie Browning, Corinne Johnson, Melanie Schenck, Jed Schenck, Joel & Becky Dills, Trudy Keyes, Jeff Judkins, Kory Sweatfield, Lisa Sweatfield, Mark West, Julie Smith, Crystal Hanson, Kim Maycock, Shae Luther, Chris Tremea, Ann Bitton, Michael Grant, Regina Paradise, Lonny Clippinger, Lisa Winsor, Tim Delamare, Ryan Harris, Robin Harris, Marlene Poore, Ben Romney, Nicole Romney, Julie Losee, Chris Pope, Tammy Long, Jason & Lindse McRoberts, Paul Sturm, Hayley Alberts, Colby Browning, Mark Wiggins, Gary Eisert, Micah Smith, Rob Nilsson, Abigail Smith, Tyron Hipwell, Scott Hayes, Brooke Buchanan, Joylyn Judkins, Cameron Miller, Camden Miller, Brody Browning, Kasey Hansen, and Lisa Wright.

Mayor Sjoblom called the meeting to order and welcomed those in attendance.

City. She thought the Council should have invited the public to get involved before they started seeking out grants, state and federal funds. She cautioned the City Council to comply with Federal Regulation 450.210. She discussed UDOT's long range plan. She strongly opposed South Bench Drive as it is currently proposed. She didn't think it should be a major thoroughfare. (see Addendum #3)

Kenny Carson, 7459 S. 850 E., referenced line 506 & 507 of the general plan concerning the City not interfering with ongoing agriculture in South Weber City. He felt South Bench Drive was a way to get around a specific Planning Commission member's place. *Mayor Sjoblom called a point of order with the reminder to not single out individual Planning Commission members.* He declared the Planning Commission needs to get their facts straight. He explained he will continue farming as long as he can.

Ryan Harris, 8039 S. Cedar Court, voiced his appreciation to the City Council for their service. He apologized that he hadn't been involved as a citizen sooner. He discussed the difference between Layton City and Kaysville City's crime rates. He disclosed Kaysville City has one of the lowest crime rates. He discussed the niche score of Davis High and Northridge High Schools. He conveyed South Weber could have an "A" grade. He discussed what happened with the Layton burn plant. He recounted the landslide taking out a home in South Weber. He said the citizens have done their research. He believed continuing with high density development would create a City where individuals no longer want to live.

Rob Nilsson, 7218 S. 1700 E., had misgivings that his questions would be answered. He referenced a letter from Corinne Johnson concerning two comments made by Mayor Sjoblom. He challenged the Mayor to respond or do some sort of social media post explaining to the citizens what she meant by the statement, "we will shrivel up and die" and "undesirable place if the road doesn't go in". He requested each Council Member post in some way whether they support South Bench Drive. Citizens have a right to know how the City Council feels about this issue. He claimed silence means you're in favor.

Mayor Sjoblom stated the City Council can choose to respond but will not at this time.

Marlene Poore, 7931 S. 2325 E., explained she served on the City Council until January 2017 when she resigned. She reminded those in attendance that prior to the current Council there were work meetings held for residents to come in and ask questions. She revealed there is little transparency. She voiced a town hall meeting should have been held for South Bench Drive. She charged a lack of transparency with plans, expenses, etc. for projects. She professed developers need to be held responsible for their development. She surmised if the connection takes place with South Bench Drive to Layton City, Hill Air Force Base employees will use this road. She requested to stop expenditures for South Bench Drive.

Trevor Schenk, 6455 Raymond Drive, brought up his concerns with the soccer complex. He related it was approved as a practice only facility. He voiced his frustrations with the conditional use permit and feared things changed and were omitted from Planning Commission recommendation to City Council approval. He then blew a whistle directly into the microphone as an example of what he lives with. He claimed this facility has affected his quality of life. He understood the buffer zone was to be around the entire complex helping alleviate noise, and then it was changed to six trees by his home. He thanked Councilman Halverson for helping with

relayed removal of high-density housing removes the need for the South Bench Drive connection.

Tammy Long, 2178 E. Deer Run Drive, read City Code 10-33 concerning the term of office for a Planning Commission member.

Amy Mitchell, 1923 Deer Run Drive, communicated that much has gone on without proper publication. She announced public notices need to be clearly found on the website. She called for public notices to identify pros and cons. She encouraged the City newsletter be used better. She didn't understand the proposed South Bench Drive connection. She was concerned that property owners didn't know about this road. She feared it may be a road to nowhere. She voiced the City has been poorly planned with too many cul-de-sacs and not enough through streets. She was against bringing in outside individuals to exit through the City. She thought it unfair to put a major road in front of seven individuals' homes. She requested clarification on the sweeping "T" and the median on 475 East. She sought for the General Plan survey to be put on hold. She was displeased with the sentiment that our town is dying and needs more growth. She petitioned for the General Plan open house be held for more than two days to allow individuals time to give their input.

Elizabeth Rice, 7875 S. 2310 E., thanked the City Council and Mayor for their service. She recited timelines don't always work. She believed Council is trying to plan for the future and have the citizen's best interest at heart. She proclaimed citizens need to show respect, voice their concerns, and then be willing to listen and learn from each other.

Jule Fausto, 2068 View Drive, supported the audience comments and added her financial concern. She appreciated the Council for listening.

Tyrone Hipwell, 1127 East Lester Drive, acknowledged everyone's enthusiasm. He disclosed he was not in agreement with most of what had been said and was disappointed in how the comments were expressed. He articulated the implications and false statements are especially baffling in a community that claims to be tight. He reported having a Facebook page with which like-minded people agree, doesn't make you the majority. He encouraged respect. He thanked the City Council and Mayor for all they have done for South Weber City.

Traci Poll Weis, 960 E. 7375 S., announced the General Plan is ruining relations in this town. She opposed South Bench Drive because it is shown going through her dad's properties. She voiced concern about the noise South Bench Drive would create as well as safety issues. She pointed out South Weber City has a country feel. She commented emotions are high on Facebook.

Mike Skousen, 7932 S. 2530 E., communicated the citizens have a City that they want to maintain, and he didn't feel they are getting the whole story. He questioned why there seems to be such a disconnection between citizens and the City. He voiced the citizens want to work together and have their opinions heard. He entreated the City Council and Mayor not to rely on the City Planner or a developer. He reminded them the citizens are not with you, they are for you.

Mayor Sjoblom reported using the words “shrivel up and die” was obviously the wrong thing to put in her letter and pronounced it was taken out of context. She apologized and said she didn’t intend to be so dramatic. She referenced the agenda. She understood the commercial overlay was a mistake. She pointed out the agenda is an indicator that Council has been listening. When she took over as Mayor, she felt a great responsibility. She stated she has lived here for 24 years and has tried to find the best solutions for citizens today and for the future. She wanted South Weber to be a great place to live and is committed to working for all citizens. She admitted mistakes. She didn’t love South Bench Drive and that is not the official design for South Weber. She communicated there are a lot of roads in South Weber that don’t connect. She expressed the City had support that stated we need connections because of congestion, even if there isn’t high density. She assured the citizens that she and the City Council are trying to come up with solutions. They are not trying to force something on citizens that they don’t want. She relayed if it isn’t possible to safely go up the hill or the citizens don’t want it, then so be it, and she could live with that. She and the City Council have tried to respond and get questions answered. She clarified the City Code outlining the Planning Commission responsibilities allows two consecutive terms and Tim Grubb has not served more than two consecutive terms. She articulated there are communities around South Weber City, and we will feel the effects from those. She declared several in attendance are her friends and neighbors and she reiterated she has tried to do her best to serve all citizens of South Weber City.

Approval of Consent Agenda

- **Minutes 09-05-2019**
- **July Budget to Actual**
- **August Check register**

Councilwoman Petty moved to approve the consent agenda as written. Councilman Hyer seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, and Winsor voted aye. Councilman Winsor abstained from approval of minutes because he was excused from the meeting. The motion carried.

Ordinance 19-15 Repealing Title 10 Chapter 5 Article N: Commercial Overlay Zone:

Mayor Sjoblom explained the City has two properties within the City currently zoned C-O. The Lofts at Deer Run, a recent development proposal, is one of those properties. She highlighted that the zone allowed a development type and housing density that is not desired within the community.

Public input regarding the specific development proposal and both the City Council’s and the community’s desire to not see this type of project built anywhere else in the City led to that night’s item to remove this zone from the City’s books.

Adopting ORD 19-15 and repealing the C-O Zone meant the second property currently zoned CO would need to be rezoned before any type of development could occur on that property. City staff had already communicated with that property owner and discussed the situation.

Councilman Hyer moved to approve Ordinance 19-15 Repealing Title 10 Chapter 5 Article N: Commercial Overlay Zone. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, and Winsor voted aye. The motion carried.

alignment or South Bench Drive alignment. He expressed all those options are still on the table when it comes to future alignment. The initial discussion was whether to keep the main traffic pattern down 475 East or divert people at the intersection to use South Bench Drive. He referenced comments about not installing the island. That possibility was discussed previously. He explained the island and free right was a secondary idea with the understanding that the current traffic pattern is 475 East. He discussed the concerns with speeding along 475 East and the hope that a small jog would help slow traffic through this residential neighborhood. He noted the City has the opportunity now with undeveloped land to plan a collector road limiting the number of homes that front it.

David described the current status and cost of the project. Councilman Winsor questioned whether a moving truck or horse trailer could make that turn safely. Brandon Jones, City Engineer, answered yes. Councilwoman Petty verified one of the reasons this pattern was selected was to keep houses from fronting this road. She asked how much it would cost to stop construction and re-engineer it. David said it would take time to redesign and review options again. Councilman Halverson commented the project is about a month behind schedule. The concern was if the project was delayed, asphalt could not be applied. He pointed out Betty Jean and three others living on 6650 South have been without asphalt for 1½ years. He presented his belief a full semi could not make the turn without going into the left turning lane. Brandon discussed increasing the radius to make that change. David asked Brandon the possibility of omitting the island. Brandon articulated any decision comes with consequences. There is a current contract in place with a contractor as well as other agreements with developers that require them to pay for a portion of this project and if the City doesn't fulfill our part of the agreement, there is a certain risk. He expressed this intersection has been discussed for many years and direction was given long ago. Councilman Hyer reviewed all the options that were discussed years ago with the City Council and City Engineer, and at the time the City Council felt this was the best option because there isn't enough room to do a roundabout. He divulged there was a ton of deliberation over this decision. He pronounced it would be unwise to change the project at this point. Mayor Sjoblom explained homes front 475 East and she has received comments from residents concerning the speed of traffic. She proclaimed her position of keeping it the way it is currently configured. Councilwoman Petty acknowledged there are those that don't like it, but this seems to be safer and traffic flows better. She declared it would be fiscally irresponsible to change the project now. Councilman Winsor pointed out the 2014 general plan discussed Old Fort Road not having driveways fronting it and connecting through various subdivisions with a country feel. He noted the plan isn't perfect, but it will work. The City Council decided to continue with the intersection the way it is.

Councilwoman Winsor moved to re-open the meeting for 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.

● * * * * * **PUBLIC COMMENT** * * * * *

Cheryl Salmon, 7231 S. 1250 E., agreed it is a lot of money. She queried why the project can't be put on hold and everything put back to the way it was. She suggested putting up some stop signs.

David Larson, City Manager, expressed the 2014 general plan identified mixed-use. He related the public has requested a definition of mixed-use. He said there are property owners who have stated there is no way their property can develop with all commercial. He discussed using mixed-use as an overlay which will allow options. For example, if there is a base zone commercial and the property owner proposes an element of residential in it, the only way they can do that is to rezone their property two different ways. A mixed-use overlay can be used as a tool in discussions with property owners. He spelled out a mixed-use overlay is not a base zone. He clarified the discussion is to define what mixed-use can or should be.

Councilman Winsor voiced the community wants certainty in the General Plan. David pronounced South Weber doesn't have to have mixed-use overlay. Councilman Hyer was apprehensive about allowing too much flexibility. He thought right now what the code allows is generally undesirable. David described the current plan identifies certain zones and a mixed-use overlay is not a zone. David articulated current zoning for property and the projected zoning for that property and how the general plan is used in those discussions. He clarified having a mixed-use overlay does not automatically make it on the zoning books today and nobody would be entitled to a mixed-use overlay. It would become an option that could be discussed, if it is defined. Councilman Halverson elucidated there are property owners in South Weber who desire mixed-use on their property and the City Council needs to decide whether to allow that tool for them. David noted the community is also having trouble deciding whether they want mixed-use because it isn't yet defined. Mayor Sjoblom argued there are some benefits for the City in having the option, but what is needed is careful regulating, making sure it is exactly what is wanted, and getting public input. She proclaimed a mixed-use overlay can make a City more beautiful and inviting. She would like to get public comment and input from the Council as to what this overlay should look like. Councilwoman Petty didn't know how to define it. She wondered if the City doesn't allow the option, are we shooting ourselves in the foot? Councilman Winsor charged if you give people the option, they will use it. David reiterated the commercial overlay zone was the only mixed-use and that was a mistake. He felt it can be defined and it doesn't have to be high-density. It gives discretion. Councilwoman Petty recited she is not for high density but believed there need to be options.

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

● * * * * * **PUBLIC COMMENT** * * * * *

Farrell Poll, 2316 E. 7800 S., pronounced there has been a lot of public clamor, and he was taught you don't act on public clamor. He reminded the City Council they represent the majority and the minority. He declared it isn't clear cut majority rules--take it or leave it. He communicated all of the people living in South Weber are part of the problem and stated they are all contributing to higher taxes, the need for a sewer system, the need for another water tank, requiring more streets built and maintained, more traffic and more congestion in our schools. Although everyone here is part of the problem, he proclaimed everyone can be part of the solution. He feared it was premature to come up with a definition for mixed-use overlay that night. He portrayed the whole state of Utah is bursting at the seams. He opined everyone wants to build a home for their children in South Weber, and then they don't want anyone else to move

Commission delayed approval of a request for a rezone until the General Plan is updated. He related there is pressure regarding the timeline from both sides. He promised to publish the schedule.


Reports:

Councilman Winsor: assured those in attendance he doesn't benefit by serving on the City Council.

City Manager, David Larson: disclosed the City staff is working to enhance communication skills with the public. The website is an ongoing project. The City staff has created an email list for items which are posted. There is also a YouTube channel to share information. He reported City staff met with UDOT concerning the box culvert. UDOT was working on a bridge net and will be doing a mill overlay. He announced Thursday would be a special Planning Commission meeting for a field trip to a property.

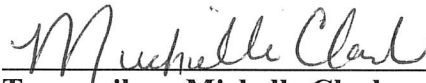
ADJOURNED: Councilman Halverson moved to adjourn the Council Meeting at 10:03 p.m. Councilman Hyer seconded the motion. Council Members Halverson, Hyer, Petty, and Winsor voted aye. The motion carried.

APPROVED:



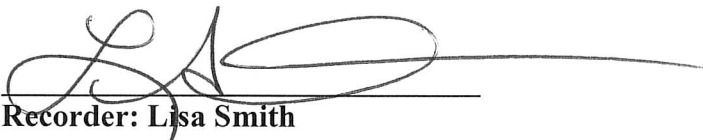
Mayor: Jo Sjöblom

Date 11/19/19



Transcriber: Michelle Clark

Attest:



Recorder: Lisa Smith