

**CITY COUNCIL
& PLANNING COMMISSION
Work Meeting**

DATE OF MEETING: 18 February 2020

TIME COMMENCED: 6:03 p.m.

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

PRESENT: MAYOR:

Jo Sjoblom

COUNCIL MEMBERS:

Blair Halverson
Quin Soderquist
Angie Petty (excused)
Hayley Alberts
Wayne Winsor

PLANNING COMMISSION:

Tim Grubb
Taylor Walton
Wes Johnson
Gary Boatright
Rob Osborne

CITY PLANNER:

Barry Burton

FINANCE DIRECTOR:

Mark McRae

CITY RECORDER:

Lisa Smith

CITY MANAGER:

David Larson

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Kathy DeVino, Linda Marvel, Lynn Poll, Elizabeth Rice, Paul Sturm, Sandra Layland, Michael Grant, Ken Carson, and Tammy Long.

Mayor Sjoblom called the meeting to order and welcomed those in attendance. She explained this meeting will be the same format as the previous City Council and Planning Commission meeting held to discuss the amendments to the general plan. She requested the public listen quietly, as this is the time for the City Council and Planning Commission to discuss the general plan. She recommended taking notes, if anyone has any questions, they may speak to the City Council or Planning Commission following tonight's meeting.

Mayor Sjoblom excused Councilwoman Petty from tonight's meeting.

PLEDGE OF ALLEGIANCE: Councilwoman Alberts**PRAYER: Councilman Halverson****DISCUSSION ITEMS:**

Recognize Debi Pitts Service as Planning Commissioner: Mayor Sjoblom related Debi has served on the South Weber City Planning Commission since 2015. She thanked her for all her time and service to the city. She received a plaque, chocolates and gift card.

General Plan Public Comments Review & Draft Revision:

City Manager, David Larson, asked for any suggestions, questions, or comments on the general plan narrative.

Councilwoman Alberts addressed page 6 (Population) and asked the purpose of this information. Barry replied it gives an idea of what types of services will be needed in the future. He clarified it is an estimate from the U.S. Census Bureau. It is used to calculate capacities for water and sewer. Councilwoman Alberts reviewed the acreage information she gathered. She planned to forward her finding to Barry who would compare the information. Councilwoman Alberts asked about easements with Hill Air Force Base and if they need to be included for non-residential builds. Barry explained some of the easements have a sunset on them meaning they will expire; however, the noise easements don't. Councilwoman Alberts addressed the contamination easements. Barry stated the contamination easements also expire. David stated staff will re-check those easements. Councilman Winsor noted the acreage disparity from 2014 at 331 acres to 488.92 acres for 2020. Barry will verify those numbers. Councilwoman Alberts wondered why item #1 is 0. Barry indicated this is acreage that can be developed, not total acreage. David will work with Brandon to review the numbers.

Councilman Soderquist questioned page 20 (Recreation) concerning the total acres of developed parks. It was discovered the updated version distributed to Council at the previous joint meeting did not get updated into the full narrative. Barry stated the National Standards were removed. The Parks & Recreation Committee recommended concentrating on existing parks and not developing new parks. Councilman Soderquist pointed out Map #3 identifies three future parks. He commented on the Moderate-Income Housing Section, line 596 and asked where to find the plan. David stated the Moderate-Income Housing Plan will be made available on the city website.

Commissioner Johnson noticed a formatting error on line 331. Councilman Halverson commented line 487 needed a reference map. Commissioner Walton wanted line 482 changed to define OU as Operable Unit. Commissioner Walton requested lines 627 and 694 changed from "Multi-unit" to "Residential". Councilman Soderquist asked about 6650 South Street/475 East section and if there are plans for traffic going west. Commissioner Grubb identified the traffic going west will be using Old Maple Road. Barry suggested adding language for clarification. Commissioner Grubb commented eventually 6650 South will open again. Commissioner Walton discussed the Pea Vinery and Petersen Parkway Trailheads and suggested including them in the narrative.

Councilman Soderquist referenced line 766 concerning 1900 East Street and queried who is responsible for finding solutions. Barry stated that would be the City Engineer, Brandon Jones. Councilwoman Alberts identified a section of the road that needs a sidewalk. Commissioner Grubb suggested reporting on any accidents that have occurred on 1900 E. David will research as whether it is a problem and investigate ways to reduce the risk.

Commissioner Walton petitioned defining of the clouded area on the map for patio homes. David explained it identifies the city will entertain the possibility patio homes in that area without specifying an exact location. Commissioner Johnson suggested acknowledging no residents will front Old Fort Road. Barry will add that information to the narrative. Councilman Winsor addressed the Hill Air Force Base (HAFB) easements previously discussed. Shawn Byram contacted him and told him the HAFB easements will expire 2023 & 2024.

Commissioner Osborne expressed misgivings with the R-7 Zones on the map and the language of the zone. Commissioner Grubb communicated the corner of 475 East should be R-7 since it is currently is zoned as such. Everyone agreed that would be appropriate. Commissioner Grubb suggested being more transparent with the zone names and would like to see the Patio-Home Zone renamed.

Barry Burton received an email from a resident, who could not be in attendance tonight and petitioned whether it should be read. It was stated there wasn't any public comment scheduled for the meeting, but it could be brought forward at the next regular meeting.

Mayor Sjoblom asked Commissioner Osborne what zone he would recommend for the property behind the Maverik since he was uncomfortable with the R-7. Commissioner Osborne suggested leaving it in the C-H Zone. Commissioner Grubb reported work on the R-7 Zone should become priority.

David commented the mixed-use committee met prior to this meeting and they are working diligently on mixed-use. Barry charged the text identifies only two properties for mixed-use and vocalized labeling them east and west. Commissioner Walton advocated identifying the park and ride lot as mixed-use.


Commissioner Johnson discussed the hazards for sensitive lands. David suggested identifying the risks on the city website as it is not truly part of the general plan. The Lofts property on the projected land use map was changed to R-7 Zone.

Commissioner Boatright volunteered to edit Section 4 and Section 5 limited the technical language and creating a more user-friendly edition.

David was directed to create a timeline including an open house, public comment period and final approval. He will also craft survey questions for a beta test group. The next joint meeting will be 24 March 2020. The Planning Commission will discuss R-7 Zone on 12 March 2020 agenda.

ADJOURNED: Councilman Soderquist moved to adjourn the Council Meeting at 7:47 p.m. Councilwoman Alberts seconded the motion. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

APPROVED:



Mayor: Jo Sjoblom

Date Mar 10, 2020



Transcriber: Michelle Clark

Attest:



City Recorder: Lisa Smith