

# SOUTH WEBER CITY PLANNING COMMISSION MEETING

**DATE OF MEETING:** 9 April 2020

**TIME COMMENCED:** 6:01 p.m.

**LOCATION:** Electronic Meeting through Zoom

**PRESENT: COMMISSIONERS:**

Tim Grubb  
Gary Boatright  
Rob Osborne  
Wes Johnson  
Taylor Walton

**CITY PLANNER:**

Barry Burton

**CITY ENGINEER:**

Brandon Jones

**DEVELOPMENT COORDINATOR:**

Kimberli Guill

**Transcriber:** Minutes transcribed by Michelle Clark

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**ATTENDEES:** Blair Halverson

**PLEDGE OF ALLEGIANCE:** Commissioner Johnson

**Public Comment:** All comments to be submitted by email to [publiccomment@southwebercity.com](mailto:publiccomment@southwebercity.com). Comments must be received prior to the meeting start time. Subject line should include meeting date, item# (or general comment), first and last name. Comments without first and last name will not be included in the public record.

## **Approval of Consent Agenda**

- **Minutes of 12 March 2020**

An amendment was made to the 12 March 2020 minutes to change page 2 - date of April 16, 2020 to April 9, 2020.

**Commissioner Johnson moved to approve the consent agenda as amended. Commissioner Boatright seconded the motion. Commissioners Boatright, Osborne, Walton, and Johnson voted aye. Commissioner Grubb abstained. The motion carried.**

**Presentation/Discussion: Development at approximately 475 E 6650 S (17 acres) by Carter Randall:** Carter Randall & Nate Harbertson – reviewed the site plan with future road plan. Nate stated, as a result from the meeting held with the City Council on 9 March 2020, the number of apartment units from approximately 200 to 140 and 4 to stories to 3 stories. He then reviewed

the animated site plan with hotel, fuel/c-store, strip center, etc. and pointed out when they scaled this back, they added more green space. On the east side there is room for a park. There are walking trails along the backside that will flow through the tree line. He also reviewed the retail development slides including the street view, and the hospitality development as seen from 475 East and as seen from I-84 on ramp.

Nate reviewed the multi-family development view from I-84 on-ramp, the storage development for residential storage and RV/Boat Storage. Nate pointed out there will be a wall that will disguise the storage, but still match the whole development. Carter discussed using the storage facility as a buffer.

Carter reviewed the Estimated Financial Benefits to South Weber City

**Estimated Financial Benefits to South Weber City**

Current	Property Taxes	Approx. Property Value	Property Tax Rate	Tax Receipts	South Webers Portion
			0.66%		11.76%
	Green Belt	U/K		\$0.00	<b>\$0.00</b>
Developed	Fuel Station	\$ 2,000,000.00		\$ 13,200.00	\$ 1,552.32
	Strip Center	\$ 1,200,000.00		\$ 7,920.00	\$ 931.39
	Storage Units	\$ 3,000,000.00		\$ 19,800.00	\$ 2,328.48
	Multi Family	\$ 24,000,000.00		\$ 158,400.00	\$ 18,627.84
	Hotel	\$ 5,000,000.00		\$ 33,000.00	\$ 3,880.80
		<b>\$ 35,200,000.00</b>		<b>\$ 232,320.00</b>	<b>\$ 27,320.83</b>
Sales Taxes		Gross Sales	South Weber Sales Tax Rate		
			2.30%		
	Fuel Station	\$ 5,000,000.00		\$ 115,000.00	
	Strip Center	\$ 4,000,000.00		\$ 92,000.00	
	Hotel	\$ 2,000,000.00		\$ 46,000.00	
		<b>\$ 11,000,000.00</b>		<b>\$ 253,000.00</b>	<b>\$ 253,000.00</b>
				<b>Total Income</b>	<b>\$ 280,320.83</b>

Carter stated we believe that while this development will provide benefits to the current and future citizens of South Weber City by providing Hospitality, Storage Facilities, Commercial Services., Fuel and Groceries, we see the impact on South Weber City infrastructure as minimal. Due to the proximity of this site to I-84, we are confident that any users that are not South Weber City residents will use I-84 as their means of entrance and exit from the City. There would be no benefit for individuals using this development to travel into South Weber City to access Hwy 89 or Riverdale.

Carter feels this development will substantially increase revenues generated by this property and have nearly no negative impact to either those new revenues or to South Weber City's infrastructure.

Barry asked if this site could support a sit-down restaurant. Nate stated once it is all built out, that might be a possibility. Carter explained this site plan isn't set in stone. He has reached out to McDonalds, In and Out, etc. but most of them want to see a bigger traffic count. He feels a