

## **SOUTH WEBER CITY COUNCIL WORK MEETING**

**DATE OF MEETING: 04 November 2008**

**TIME COMMENCED: 6:14 p.m.**

<b>PRESENT:</b>	<b>MAYOR:</b>	<b>Brent Petersen</b>
	<b>COUNCILMEMBERS:</b>	<b>Scott Peterson</b>
		<b>Michael Poff</b>
		<b>Farrell Poll</b>
		<b>David Thomas</b>
		<b>Scott Woodbury</b>
	<b>CITY MANAGER:</b>	<b>Matt Dixon</b>
	<b>CITY RECORDER:</b>	<b>Erika Ahlstrom</b>

**Visitors:** None

Discussion on Improving City Council Meeting Process: Mayor Petersen requested that the staff and Council discuss the meeting process. He stated last week's meeting was too long, and too many items were allowed to be on the agenda. Mayor Petersen said he needs to listen more closely to staff.

Councilmember Peterson stated agenda items need to be discussed more in the work sessions, and the Council just weren't ready. Matt said he and Erika talked about moving the upcoming agenda items to the first of the work meeting, then we can determine if an items is ready to go on the council meeting agenda.

The Council discussed problems they each saw with last week's meeting and the items on that agenda. All were in agreement they were not fully prepared. Mayor Petersen stated the Council needs to also be prepared to pull items off of an agenda if they don't feel ready to act on it, which will cause disappointment. Councilmember Poll agreed.

It was discussed that the Planning Commission, staff and engineer have done their job by the time items come to the Council. Councilmember Thomas said if the Council remands an item back to the Planning Commission, they should be very specific with a question for the Planning Commission to answer, and not have them redo the entire review, and give them a time limit.

The Council indicated that they believe on the whole the meetings go well, but they have learned from this past one.

Commercial Design Guidelines and Overlay District: Matt showed the Council a commercial plan that GSBS Architects had done for a city in Texas, which identified locations, verbage on what the city wanted to accomplish, photos of look and feels for certain area, street lighting, trees and planters, etc. This document is adopted as part of an overlay district so developers have an understanding of what the city is trying to accomplish. Matt asked if this is the direction the city wants to go.

Councilmember Poff said this is what we need in place to maintain a look. Matt reported this is how Centerville was able to get Walmart to build a design the city desired, by having to meet their overlay district.

Matt said to go through GSBS would run about \$15,000. This would include incorporating the plan on the online map. Matt reported there is \$50,000 in the budget for economic development. He asked if the Council wants to do an RFP, or try to do something like this internally. Mayor Petersen said EDUtah may be able to assist.

Councilmember Poff proposed that the Council bring ideas and “capture a vision,” then have the Planning Commission put something together. Matt will look into what other cities have done.

2008 Goals Review: Matt said we are making progress on all of them. Mayor Petersen asked that Matt include a status report with the goals. The Council would like to tour some cities that may have overlay districts or commercial areas they might like in order to get ideas.

City Logo: After discussion, it was decided this will be postponed until the first work meeting in January.

Conditional Use Permit for School: Mayor Petersen expressed his feeling that the school is a partner with us. Our citizens will be using the school. He said this project went from 2 million to 11 million so another project didn't get funded, and he feels the district is doing something for our kids. He is concerned that the impact fees coming out of the budget would be better spent on the school facility for the benefit of the kids. Mayor Petersen doesn't feel the school will be a lot of impact on the city, and it will benefit the children and parents. He added that the city's tax money didn't pay for Syracuse impact fees, but their taxes will pay for ours.

Councilmember Thomas said that he believes Davis Co School district has ignored South Weber for the last 20 years, and the city has funded all the other schools in the county because we have a substantial tax base. He said the district's mission is to provide quality education to South Weber residents and to provide adequate schools, and he believes they have failed. He added they never should have had the portables.

Councilmember Poff is also concerned about the quality of the school suffering if the city “plays hardball.”

Councilmember Peterson said churches serve more residents than a school and they have had to pay. He feels the impact fee amount is small in the scope of the project.

Councilmember Thomas said Dave split the difference because we're partners. Mayor maybe split and you come up with a retention basin to take care of storm water issues.

Matt said state law indicates the school district must comply with local land use ordinances and pay impact fees. He said the majority of other cities do not go through the conditional use process, but there are cities that do. He has talked with cities who have negotiated impact fees and cities that collected impact fees. Matt said he is arguing on behalf of the impact on the city. He doesn't feel the residents should pay for the impact. The city needs cash from impact fees to accommodate future growth. He said we collect from any other development.

Councilmember Thomas stated that schools used to be exempt but the legislature specifically changed the law to require schools to comply and added in that they would pay the fees. He said different jurisdictions can do it differently, and many do require conditional use and impact fee. That doesn't mean we can't negotiate. Councilmember Thomas is not against negotiating the fees, but he feels they should pay something.

Councilmember Poll doesn't feel it is fair to waive fees, but negotiating is closer to fairness.

Councilmember Woodbury was excused at 7:38 pm.

Matt has told the school district to submit a letter stating their arguments with any support materials. This will run in conjunction with their conditional use on next week's agenda. Matt said the Council can waive the fees if it is their desire.

Poff Storm Drain Easement Agreement: Matt said that the city needs an easement just to the north of Michael and Amy Poff's home. Appraisers say it's hard to tell what it's worth. Matt has drafted an agreement to come before the Council because it is an undetermined amount. The agreement will say that the Poffs allow the storm drain line to go forward. The city will pay for it in May 2009 as determined by a competent professional (yet to be determined). The Poffs will reimburse the city the amount less \$10. Councilmember Poff wanted the Council to understand that if the development wasn't going through it would go through the end of the property, but as it is it is near the house making so they can't expand the house. An easement has been obtained from Mr. Boyer for \$10, and Mr. Wynn will be signing an agreement at no cost.

Work meeting adjourned at 7:56 p.m.

Minutes by

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Erika Ahlstrom, City Recorder