

SOUTH WEBER CITY COUNCIL WORK MEETING

DATE OF MEETING: 28 October 2014

TIME COMMENCED: 5:30 p.m.

PRESENT: MAYOR:

Tammy Long

COUNCILMEMBERS:

**Scott Casas
Randy Hilton
Michael Poff
Marlene Poore
David Thomas**

CITY MANAGER:

Duncan Murray

CITY RECORDER:

Tom Smith

Transcriber: Minutes transcribed by Michelle Clark

VISITORS: Delene Hyde, Wes Johnson, Jared Bryson, Gardner Crane, Bryon Saxton.

Mayor Long called the meeting to order.

ORDINANCE 13-18B/14-06: Amendment to City's Zoning Map – Change of Zoning Parcel #13-023-0022, 13-006-0031, & 13-006-0025; approximately 30 acres from Agricultural (A) to Residential Moderate (RM)); located at approx. 6650 South & 475 East; Applicants: Uinta Land Company; including a possible development agreement: Duncan explained this is part of the Bryson Meadows proposed subdivision. He said Ordinance 13-18A has been approved, but this property is located to the west of the property. He said there was a public hearing held and tabled and now it is up for consideration again tonight. He said there is also a proposed development agreement, which was generated by the City staff and the City Attorney. He said the agreement does include the Old Fort Trail. Council Member Thomas asked the developer if there has been any movement with the adjoining property owners (Kendell's). Gardner Crane said they aren't interested in developing their property. He said they have tried for a long time to tender and offer, but they aren't interested. Gardner said months ago they drafted a development agreement with the City. He said we want the trail there. He said the development agreement caught them off guard because there are other items that need to be included in the agreement such as, the regional detention pond. Gardner said before they can make financial decisions, they need to know which plat is to be approved. Council Member Thomas said the development agreement references that you will build the improvements in accordance to the requirements and plans of the City. Gardner said we don't know what the City is going to do in helping with the regional detention pond. He said we need to work with City staff to figure out who is going to be responsible for what items with the regional detention pond. Council Member Thomas said if the City Council approves the rezone tonight, then the developer will follow up with the plat. Council Member Thomas said he isn't opposed to tabling the agreement until a plat. Gardner said he isn't opposed to identifying Old Fort Trail in the

agreement. Duncan suggested a possible trail improvement agreement. Council Member Thomas referenced Section 3 of the development agreement. He also suggested including the trail as a condition of the approval of the rezone. Duncan said one issue is that the trail will go in and the second issue is who is going to pay for it. Gardner said they are relying on the City to help participate with the regional detention pond. Council Member Thomas said the City will have to participate in that. He said the rezone is a legislative act which gives us the most discretion, so that if we can add a condition that you will build and pay for a trail on that portion of your property. He said when you come in for the plat then we can look at a development agreement that is more detailed. Council Member Casas asked about prior development agreements. Jared Bryson said there were drafted agreements. Council Member Casas said he would be interested in seeing a development agreement that includes items from both agreements. Council Member Poore said once we make the rezone, we can't go back with the development agreement. Council Member Thomas said he would rather have conditions set in the rezone because the approval of the rezone is a legislative act. Delene Hyde asked if there is any way the developer has to follow through on the plat that the Planning Commission approved with 66 lots instead of 88 lots. She is concerned that the developer can change the number of lots. Council Member Thomas said the preliminary has been approved, but he suggested adding a condition that includes the existing preliminary plat approval. Jared Bryson said they have made minor changes to the plat. He said the lot number didn't change.

Duncan read amendments he made to Section 3 which will read as follows:

Section III. As conditions of approval of this Ordinance: (1) the Owner of the property shall build, at its expense, the portions of the Old Fort Trail identified in the General Plan that are within the boundaries of the legal description of this Ordinance and of Ordinance 13-18A; and (2) the Final Subdivision Plat for the area described in the legal description of this Ordinance shall not be substantially or materially different from the Preliminary Plat approved by the Planning Commission.

Council Member Thomas suggested creating a new Section 4 stating this is subject to preliminary plat approval by Planning Commission as long as no substantial changes have been made. Section IV will read as follows:

Section IV. The Owner of the property shall, in good faith, reasonably pursue completion of the development with reasonable diligence. The project must meet the requirements of this Ordinance and the City's other ordinances and regulations. However, in no case shall this Ordinance extend beyond four (4) years from the date hereof without completion of the public improvements of the development; otherwise, the zoning shall automatically revert to Agricultural (A) zoning.

Gardner Crane said they will be upsizing the regional detention pond to accommodate the storm water that is currently on the property. Council Member Casas discussed the culvert and blockage that is there. He said the ditch is filled with trees. Gardner said he will have to look at fixing any problems in terms of what is in between the two culverts.

Resolution 14-27: Inter-local Cooperation Agreement between Davis County and the City of South Weber for Animal Control Services: Council Member Poff is against it because he saw the report and they picked up one stray cat in South Weber City.

Capital Projects Fund: Duncan said we are trying to put together a “wish list” of capital projects. He said there is some room to do park projects, which we did talk about Canyon Meadows Park second ball diamond.

Weber Pathways Project: Duncan said the City is trying to connect with Weber Pathways in being a part of the trails discussions. Duncan did present a copy of the Trails Plan and Map that identifies the Old Fort Trail. He said any new subdivisions with trails will show some of the standards, at least for the Weber River Parkway Trail and Old Fort Trail.

Work meeting adjourned at 6:00 p.m.

APPROVED: _____ **Date**
Mayor: Tammy Long

Transcriber: Michelle Clark

Attest: _____
City Recorder: Tom Smith