

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 13 March 2018

TIME COMMENCED: 6:01 p.m.

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

PRESENT: MAYOR:

Jo Sjoblom

COUNCILMEMBERS:

Blair Halverson
Kent Hyer (excused)
Angie Petty
Merv Taylor
Wayne Winsor

CITY MANAGER:

Mark McRae

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Tammy Long, McKay Winkel, Wade Dessenberger, and Ruben Minna.

Mayor Sjoblom called the meeting to order and welcomed those in attendance and excused Council Member Hyer.

PLEDGE OF ALLEGIANCE: Council Member Halverson

PRAYER: Mayor Sjoblom

CONFLICT OF INTEREST: None

CONSENT AGENDA:

- **Approval of 27 February 2018 City Council Meeting Minutes.**
- **Approval of February 2018 Check Register**

Council Member Taylor moved to approve the consent agenda as written. Council Member Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Petty, Taylor, and Winsor voted yes. The motion carried.

PUBLIC COMMENTS: Mayor Sjoblom said anyone who would like to participate in public comment may come to the pulpit, state name and address, and keep comments to three minutes.

Tammy Long, 2178 E. Deer Run Drive, stated she is representing a resident who lives along Cottonwood Drive (Al Garcia). She then read Mr. Garcia's comments concerning the proposed RV Resort on Cottonwood Drive. Mr. Garcia is requesting to be notified by the city of agenda items pertaining to the possible RV Park. She also stated on 2 October 2014 she was notified that approximately 20 truckloads of concrete and asphalt were dumped on this property. As she

further investigated, she could not see that there was any record of a permit to allow such dumping.

Resolution 18-17: Approval of Inter-Local Agreement for Dispatch Services with Davis

County: Mayor Sjoblom stated Davis County Sheriff's Office currently provides dispatch service and emergency dispatch services to the city. The agreement has been reviewed by staff and legal counsel. The annual fee is based on the number of city calls for service using the average of the last five years. The increase in this agreement reflects the city's increase in calls for service. Council Member Taylor asked what the dollar amount is. It was stated it is \$7070.98 for the year. He feels they have done a great job. Mark McRae stated this call center also coordinates with Weber County and the two work well together, which gives the city a better service.

Council Member Taylor moved to approve Resolution 18-17 – Approval of Inter-Local Agreement for Dispatch Services with Davis County. Council Member Petty seconded the motion. Council Members Halverson, Petty, Taylor, and Winsor voted yes. The motion carried.

Resolution 18-18: Disposal of Surplus Property - Playground Equipment: When the playground area of Central Park was remodeled, the old playground equipment was removed and stored. New equipment was installed as part of the remodel. The following equipment was removed and has no useful purpose in any of our parks: The playground equipment from Central Park had 3 slides: one large tube slide, one large spiral slide and one small straight slide. There were 3 platforms connected by 2 monkey bars/overhead climbers. One of the platforms had a spiral climber and the other platform had a chain cargo net. There was a set of 4 foot stairs to get to the lower platform. Council Member Winsor asked how it will be advertised. Mark McRae said it will be put on an on-line auction house (Gov Deals).

Council Member Winsor moved to approve Resolution 18-18 – Disposal of Surplus Property – Playground Equipment. Council Member Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Petty, Taylor, and Winsor voted yes. The motion carried.

Presentation by McKay Winkel on proposed RV Resort: Mr. McKay Winkel stated his company is considering an RV Resort on Cottonwood Drive, east of the bend as you approach Uintah. He would like feedback from the council.

Mr. Winkel explained that the property is under contract and his company would like to develop but it would need some zoning code changes. He is in attendance tonight because he would like to gauge interest generally and hear any support, concerns, and general feedback.

Mr. Winkel stated the property is in a flood plain and has never been able to be developed. It is along the Weber River with easy access from Interstate 84. He explained that RVs can be moved if a flood were to come. He then discussed RV stays generating 11.32% taxes (same as a hotel) and it would be a productive use to city. He explained that overnight guests are the most profitable. He stated to be financially viable, they would need to allow for some extended stays to financially survive the winters. He said the main concerns are to make sure it stays clean and safe. He explained the Park Model RV and stated they are built to RV code, plug in same as

RVs, and are commonly used. He said they market Park Model cabins as nightly hotels and extended stays. He said the current city ordinance defines short term occupancy (15 days) but nothing for extended stays. He would like to see if “extended occupancy stay” can be added to the city ordinance. He said in some of their other properties they do have individuals bring in their tiny homes.

He is excited about putting a high tax revenue use on a property that would otherwise not be developed. He is hoping to get some feedback or any concerns.

Mayor Sjoblom asked what the property would look like as far as improvements go. Mr. Winkel said there will be asphalt with some grass and comfort stations. Council Member Taylor asked about the flood plain. Mr. Winkel isn’t sure they can take it out of the flood plain, but would try to mitigate as much as they can. He would hope to connect to city sewer and water. He estimated 115 sites. He said they do allow animals in units that they don’t control. He explained signage would help business, but he hasn’t looked into the city ordinance.

Council Member Petty asked about the entrance. Mr. Winkel identified the easement with UDOT. He said access would be through Cottonwood Drive.

Council Member Halverson asked about the percentage of mixed use. Mr. Winkel said it is difficult to estimate the demand for overnights.

Council Member Petty feels it is a great use for the property, but is concerned about the utilities hookups and extended stays (because the city ordinance will need to address this). Mayor Sjoblom feels it is a good use for the property. Council Member Halverson feels the only problems may be from neighbors. Mr. Winkel discussed the entrance having a parking lot that would access the trail. Council Member Halverson feels it is a good use for the property. Mayor Sjoblom asked if there is someone there twenty-four hours from management. Mr. Winkel said he didn’t think there will be someone on site twenty-four hours. Council Member Winsor is concerned about possible crime, if no one is on site after hours.

Ruben Minna, stated there are systems in place. He said they do background checks on extended stay occupants. Mr. Winkel asked about the time frame for extended stay. Council Member Halverson feels there needs to be a definition of the extended stay. Mr. Winkel suggested 120 days and then they have to leave the park.

The Mayor and Council thanked Mr. Winkel for his presentation.

REPORTS:

Mayor Sjoblom: Mayor Sjoblom stated she attended the Wasatch Choice Workshop with Brandon Jones and Barry Burton. They presented maps of the new position of South Bench Dr. She said if it is approved by the City Council and the General Plan is amended to include it, it will be added to the Wasatch Front Regional Map. She reported that Wasatch Front did not encourage any changes to the General Plan, which she said was surprising because the state is pushing for more high density, low income housing. She and Brandon will meet with Layton City’s mayor and engineer next week to discuss the extension of South Bench Dr. into Layton.

She also attended a La Roca Mural Committee Meeting last night 12 March 2018. They discussed how to move forward in finding out what kind of paint would work best and last for a mural. They have received written consent from Kelly Parke to paint south end. She said Kelly has talked to Puma, who is their sponsor, and they would like to put a wrap on the building. There is a suggestion to have WSU and U of U art majors submit entries which create the community character of South Weber or larger region.

29 March 2018 is Vietnam Veterans' Day. She said it has been declared national day of remembrance by Pres. Trump. She is in the process of writing a city proclamation which she hopes to read, adopt and sign as a council at the next council meeting to show the city's support. She asked if the Public Works Department will put up flags at Veterans' Park on 29 March 2018.

Mayor Sjoblom and Brandon met with Bruce Stephens today to discuss the cost share for Old Fort Road.

Council Member Taylor: He asked about the status of the city Maverik sign. Mayor Sjoblom explained that the site plan was engineered and somehow when it was constructed it went into UDOT right of way. She has contacted UDOT and is awaiting a response.

Council Member Halverson: He stated Mark and he met with John Grubb from the Railroad Club. The contract has a few revisions. They are hoping to have something signed by next council meeting. He said the contract prohibits expanding into other phases. The track will all be owned by the club. Mayor Sjoblom asked if the agreement states which scheme is correct. Council Member Halverson stated they told Mr. Grubb that is just a scheme. Mark McRae said it is scheme B. He said they have been told that phase 3 is just a concept on a drawing and is subject to change. He said items need to be presented to the council for approval. He said right now the club is running an extension cord from the restroom as well as a hose. He reported that there is money in the budget for the stub of utilities. He also stated there will be no permanent installation of tracks into neighboring properties. He said they will be using portable track. Council Member Halverson stated the agreement is for ten years.

He is recommending putting together a small committee for the Restoration Advisory Board. Mark McRae said Hill Air Force Base representatives will be in attendance at the meeting on 27 March 2018. He said there are a lot of questions that need answers.

Council Member Petty: She stated the park survey has been mailed to the citizens. Concerning the youth service project, she recommended painting the bus stops.

Council Member Winsor: He stated the Municipal Utilities Committee will meet 16 March 2018 at 9:00 a.m. to discuss the water rate analysis.

Mark McRae: He reported the city has received fifteen applications for the City Manager position. He said the city staff will contact the City Manager's Association for guidance. Mark has made assignments to city staff, because he will be staying out of it. He reported there will be no meeting next week. He said the agenda on 27 March 2018 is filling up. He received a letter from Weber Basin Water. There will be a conservancy meeting on 27 March 2018 at 1:00 p.m. Council Member Winsor will attend.

Planning Commission Liaison: Taylor Walton, from the Planning Commission, discussed the approved rezone on the Cook property. He said this property is located at approx. 725 E 6650 S (Parcels 13-275-0005 & 13-275-0006), approx. 23.5 acres from to Agriculture (A) to Residential Patio (R-P) 9.846 acres and Residential Moderate (R-M) 13.593 acres by applicant Nilson Homes.

He reported the Planning Commission approved the Rezone Application for property located at approx. 1900 E Canyon Drive (Parcel 13-012-0071), approx. 7.5 acres from Agriculture (A) to Residential moderate (RM) by applicant Ray Creek LLC.

He reported the Planning Commission reviewed Conditional Use Application for grading for property located at approx. 1900 E Canyon Drive (Parcel 13-012-0071), approx. 7.5 acres by applicant Wilcoxon Enterprises. There are several questions and concerns. The excavation contractor was asked by the Planning Commission to submit the following: 1. Grading Plan, 2. Reclamation Plan, 3. Equipment Plan, and 4. Storm Water Pollution Prevention Plan.

ADJOURNED: Council Member Winsor moved to go into a closed executive session – Utah State Code 52-4-205(1) (d) for the purpose of strategy sessions to discuss the purchase, exchange, or lease of real property. Council Member Halverson seconded the motion. Council Members Halverson, Petty, Taylor, and Winsor voted yes. The motion carried.

Council Member Taylor adjourned the Council Meeting at 8:09 p.m. Council Member Winsor seconded the motion. Council Members Halverson, Petty, Taylor, and Winsor voted yes. The motion carried.

APPROVED:




Mayor: Jo Sjoblom

Date 3/27/18



Attest:



Transcriber: Michelle Clark

City Recorder: Mark McRae