

# SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 9 May 2017

**TIME COMMENCED:** 6:04 p.m.

**PRESENT: MAYOR:**

Tammy Long

**COUNCILMEMBERS:**

Scott Casas  
Kent Hyer  
Merv Taylor  
Jo Sjoblom  
Wayne Winsor

**CITY RECORDER:**

Elyse Greiner

**CITY MANAGER:**

Tom Smith

**Transcriber:** Minutes transcribed by Michelle Clark

**VISITORS:** Brandon Jones, Mark McRae, Nate Reeve, Mike Ford, Michael Poff, Amalia Andrews, Louise Cooper, Blair Halverson, Teri Halverson, Kent Bambrough, Cheryl Bambrough, and Troop #433.

Mayor Long called the meeting to order and welcomed those in attendance.

**PLEDGE OF ALLEGIANCE:** Council Member Casas

**PRAYER:** Council Member Hyer

**AGENDA:** Council Member Hyer moved to approve the agenda as written. Council Member Sjoblom seconded the motion. Elyse called for the vote. Council Members Casas, Hyer, Taylor, Sjoblom, and Winsor voted yes. The motion carried.

**CONFLICT OF INTEREST:** None

## **CONSENT AGENDA:**

- Approval of March 24, 2017 Meeting Minutes
- Approval of April 18, 2017 Meeting Minutes
- Approval of April 25, 2017 Work and Meeting Minutes
- Approval of March 2017 Budget to Actual
- Approval of April 2017 Check Register
- Accept Tentative Fiscal Year 2017-2018 Budget

Council Member Hyer moved to approve the consent agenda with the addition that a Public Hearing will be held on 13 June 2017 at 6:00 p.m. for acceptance of the tentative fiscal year 2017- 2018 budget to have a Public Hearing on 13 June 2017 at 6 pm. Council Member Casas seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, Sjoblom, and Winsor voted yes. The motion carried.

**ACTIVE AGENDA:**

**ORDINANCE 17-05 Rezone for property located at approx. 475 E. 6650 S. (Parcels 13-023-0070 & 13-023-0182), approx. 13.173 acres, be rezoned from Agricultural Zone (A) and Residential Low Zone (R-L) to Residential Low Moderate Zone (R-LM), by applicant Bruce Nilson:** Bruce Nilson, developer for the property has made application for change of zoning from the current Agricultural Zone (A) and Residential Low Zone (R-L) to Residential Low Moderate Zone (R-LM). On 9 February 2017, the Planning Commission held a public hearing to consider the application for change of zoning and recommended approval of the change of zoning. The rezone request of the property described in this ordinance is consistent with the City's General Plan, and is consistent with the current zoning and use of surrounding properties.

Council Member Sjoblom moved to approve Ordinance 17-05 Rezone for property located at approx. 475 E. 6650 S. (Parcels 13-023-0070 & 13-023-0182), approx. 13.173 acres, be rezoned from Agricultural Zone (A) and Residential Low Zone (R-L) to Residential Low Moderate Zone (R-LM), by applicant Bruce Nilson. Council Member Winsor seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, Sjoblom, and Winsor voted yes. The motion carried.

**RESOLUTION 17-18 Final Plat Hidden Valley Meadows Phase I (approx. 475 E. 6650 S.):** Tom said the Planning Commission held a public hearing for the Hidden Valley Meadows Subdivision, located at approximately 350 E. 6650 S. with 12.98 acres, on 9 February 2017, and reviewed the final plat for Hidden Valley Meadows Subdivision Phase I, consisting of 14 lots and approx. 6.69 acres, on 9 March 2017 and have given a favorable recommendation to approve. He said there was some discussion in the work meeting concerning conditions set in Brandon Jones memo of 4 May 2017 being completed prior to approval. Council Member Hyer asked about the egress. Brandon said the egress is only to 6650 South with the first phase. He stated the first phase is for 14 lots. Tom said the second phase will include an access to 475 East. He explained that 6650 South will not be dead ended until Silver Oak Lane connects to 6650 South. He stated the dead ending of 6650 South will not affect phase 1 of Hidden Valley Meadows.

Council Member Casas said in the work meeting the Council discussed the list of conditions that still need to be addressed before final approval.

Council Member Casas moved to table Resolution 17-18 Final Plat Hidden Valley Meadows Phase I (approx. 475 E. 6650 S.). Council Member Winsor seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Sjoblom, and Winsor voted yes. Council Member abstained because of a conflict of interest. The motion carried.

**RESOLUTION 17-17 Final Plats Revised Old Maple Farms Phases I & II (approx. 475 E. 6650 S.):** The City Council approved Old Maple Farms Subdivision Phases I & II final plats on 24 January 2017 through Resolution 17-04. The developer has since revised the approved plats with the addition of the installation of a land drain system. The Planning Commission has reviewed the revised plats in a regular public meeting held on 13 April 2017, and has recommended approval.

**Brandon Jones, City Engineer's memo of 4 May 2017 is as follows:**

### **BACKGROUND**

The construction for Old Maple Farms Phases 1 and 2 is current underway. Nilson Homes, the developer of the Hidden Valley Meadows (Bambrough property), has been working on trying to redesign their sewer and storm drain lines to increase the depth in an effort to decrease the amount of imported fill required for their subdivision. They would also like to add in a land drain system to better enable them to have homes with basements and address the geotechnical concerns identified with shallow groundwater in the development.

They have been working with Mike Ford (Old Maple Farms) and Kent Bambrough to run the sewer and storm drain through Kent's property on the west and Lots 104-R and 105-R in Old Maple Farms. This doesn't change anything on the design for these two utilities in Old Maple Farms. This just helps Nilson Homes gain a couple of feet in depth, thus decreasing the amount of fill required for their subdivision.

They have also been working with Kent Bambrough and Old Maple Farms to add a land drain system. Old Maple Farms does not currently have a land drain system, but would greatly benefit by having one. We initially recommended that a land drain system be installed, but didn't feel we could require it when the developer for Old Maple Farms agreed to eliminate basements. Putting in a land drain system would potentially allow for basements to be installed. The restrictive language on the plats reflects a depth restriction for the lowest floor slab elevation.

### **REQUEST**

Old Maple Farms is requesting approval to add a land drain system for the whole subdivision and allow for basements. This would revise the final approval of the plats and improvement plans for Phases 1 and 2. If approved, this would allow Nilson Homes the desired revisions to their plans. Our office has completed a review of the revised Final Plats for Phases 1 and 2 (dated May 4, 2017), the Improvement Plans (dated April 28, 2017) and the letter from the Geotechnical Engineer addressing the request (dated April 5, 2017). We recommend approval subject to the following items being addressed prior to recording the plats.

### **GEOTECHNICAL LETTER**

1. Andrew M. Harris, P.E. from CMT Engineering Laboratories provided a letter referencing the original geotechnical report (which he had provided when working for GSH) and the recommendations given relative to groundwater and the construction of new homes. In the letter, he gave additional recommendations relating to allowing homes with basements due to the addition of the land drain system. He provided tables for all of the homes in all three phases (not including the apartments)

specifying the maximum allowable depth of the lowest floor elevation relative to the curb and gutter elevation. This elevation represents a minimum of 18 inches from the invert of the land drain lateral to the top of the floor slab. We agree with the recommendations of the letter and feel this is a very good way to ensure that basements don't get built too deep.

## PLATS

2. The Basement Table appears to have depths that are too deep based on the 18 inch land drain control depth and the grades shown in the improvement plans (see comment #3 below). This needs to be revised. We recommend that Andy Harris work with Reeve & Associates to establish the correct elevations, and submit a revised letter identifying the correct depths.

## IMPROVEMENT PLANS

3. The lowest floor slab elevation appears to be too deep. The following should be taken into consideration when establishing this elevation:
  - a. The invert of the lateral should be the same elevation as the top of the main line pipe.
  - b. The laterals need to be installed at a minimum 2% slope.
  - c. The minimum setbacks are 20'. If a home is built with a longer setback, then the invert will be even higher. So, some buffer elevation should be built in.
  - d. The location of the main in the road vs. which side of the road the lateral is serving. The elevation difference between the flowline of the main and the invert of the lateral at the house could range from 2.25' (far side of the road) to 1.60' (close side of the road). Then, the 18" minimum would be in addition to this elevation.
4. The land drain laterals are currently shown as being located by the water service and sewer laterals in the center of the lot. These should be installed 10' offset from the down gradient property line for each lot.
5. The detail on Sheet 28 does not reference the correct setback dimensions from the back of curb (should be 14.5') or sidewalk (should be 1').

Council Member Hyer asked Nate Reeve about the laterals. Nate said they are also concerned about them and will double check them.

**Council Member Casas moved to approve Resolution 17-17 Final Plats Revised Old Maple Farms Phases I & II (approx. 475 E. 6650 S.). Council Member Hyer seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, Sjoblom, and Winsor voted yes. The motion carried.**

**RESOLUTION 17-19 Final Acceptance of Highmark Subdivision 1st Amendment (approx. 2577 E. South Weber Dr.):** Tom explained that Jones and Associates has conducted an inspection of the Highmark Subdivision 1st Amendment and has been determined that the improvements in the subdivision have been completed satisfactorily to meet minimum requirements according to city standards and specifications. Jones and Associates recommends Final Acceptance of the Highmark Subdivision 1st Amendment with the following conditions: 1. All remaining escrow funds for the Cottonwood Cove Estates Subdivision including the 10% contingency warranty fund shall be released upon payment in full of any fees due to the City. 2. Upon final release of escrow funds, the City will assume full responsibility for ownership and maintenance of improvements.

**Council Member Taylor moved to approve Resolution 17-19 Final Acceptance of Highmark Subdivision 1st Amendment (approx. 2577 E. South Weber Dr.). Council Member Hyer seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, Sjoblom, and Winsor voted yes. The motion carried.**

**Cottonwood Dr. Cost Share Proposals with Uintah City:** Council Member Hyer said he as well as Council Member Winsor and Tom met with Uintah City's Mayor and Council to discuss the need to repair Cottonwood Drive. They discussed possible cost share solutions. He said without the help of Uintah City this project will probably not take place for two to three years. The Mayor from Uintah estimated them donating \$75,000 to \$100,000. The project is estimated at \$376,000. This road does service South Weber City and Uintah. Council Member Winsor said in the discussions we did recognize that this is a South Weber City asset but is a primary artery for residents of Uintah. He said it is for the greater public good that this road be repaired. He said both cities have limited funds. He said any participation from Uintah will help accelerate the project. It was stated that Uintah owns the bridge that goes over the Weber River. Tom said acquisition of a trail easement was not brought up because of limited time.

**Council Member Hyer moved to direct the City staff to communicate the proposed options to Uintah City:**

- 1. With zero participation from Uintah the project will take 3 to 4 years for South Weber City to complete the repair of Cottonwood Drive.**
- 2. If Uintah participates less than \$100,000, it will take two years for South Weber City to complete the repairs of Cottonwood Drive.**
- 3. If Uintah participates \$100,000, it will take one year for South Weber City to complete the repairs of Cottonwood Drive.**

**Council Member Winsor seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, Sjoblom, and Winsor voted yes. The motion carried.**

**ORDINANCE 17-04 Amendments to all Code Subsections in 11.06 Impact Fees:** On 28 February 2017, after considering the input of the public and stakeholders and relying on the professional advice and certification of the Impact Fee Facilities Plan Consultants and Impact Fee Analysis, South Weber City adopted the findings, conclusions, and recommendations of the Impact Fee Facilities Plans prepared by Jones and Associates and Impact Fee Analysis prepared by Zions Bank Public Finance, which includes the Weber Basin Water Conservancy Districts Treated Water Impact Fee prepared by prepared by Lewis, Young, Robertson & Burningham,

Inc., a copy of which is included in the South Weber City Treated Water Impact Fee Facilities Plan. Therefore, the City needs to amend its city code to comply with these findings.

**Council Member Sjoblom moved to approve Ordinance 17-04 Amendments to all Code Subsections in 11.06 Impact Fees. Council Member Winsor seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, Sjoblom, and Winsor voted yes. The motion carried.**

**ORDINANCE 17-06 Amendments to Code Sections 1.04.060 City Recorder And City Treasurer, 3.01.090 Inspections; Right of Entry; 3.02.010 Types of Businesses; 3.08.070 Application Form; 3.09.050 Application Requirements; 4.01.010 Established, 4.04.010 Definitions, 9.03.010 Adoption of Fire Code, 11.02.020 Fees, and 11.02.050 Application Expiration:** In 2017 the Utah State legislature passed and adopted multiple bills that affect the South Weber City Code. The City staff has found areas for improvement in updating the City Code and feels it is in the best interest of the City to amend its code to comply with State law and staff recommendations.

Amendments to Code Sections 1.04.060 and 3.02.010 are updates to meet new state codes; 3.01.090 is a change that Council Member Hyer would like to see implemented to eliminate an unnecessary obstacle for home-based businesses; 3.08.070, 11.02.020, and 11.02.050 are changes that Elyse recommending for implementation in order to help with aspects of her job, such as the recording deadline plats; 3.09.050 includes typo changes from Building License Official to Business License Official; 4.01.010, 4.04.010, and 9.03.010 are changes that the Fire Department is recommending for implementation in order to align the City's code with county and state codes.

**Council Member Casas moved to approve Ordinance 17-06 Amendments to Code Sections 1.04.060 City Recorder And City Treasurer, 3.01.090 Inspections; Right of Entry; 3.02.010 Types of Businesses; 3.08.070 Application Form; 3.09.050 Application Requirements; 4.01.010 Established, 4.04.010 Definitions, 9.03.010 Adoption of Fire Code, 11.02.020 Fees, and 11.02.050 Application Expiration. Council Member Winsor seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, Sjoblom, and Winsor voted yes. The motion carried.**

**Approve Concrete Replacement & Removal 2017 Bid:** Tom said the bid was noticed to all on the contractors list for a period of two weeks. The bid opening was held on 1 May 2017. The City received one bid from Leon Poulsen Construction. The City staff is recommending that bid be awarded to Leon Poulsen Construction. The bid includes per unit prices because the City has only allocated \$15,000 worth of work to be completed.

Council Member Casas is uncomfortable approving this project based on one bid. He said without being able to compare the bids, he doesn't know if the City is getting market value. Council Member Winsor suggested advertising bids on Sciquest.

**Council Member Hyer moved to approve the concrete replacement and removal 2017 bid to Leon Poulsen Construction to the amount budgeted of \$15,000. Council Member**

**Winsor seconded the motion. Elyse called for a roll call vote. Council Members Hyer, Taylor, Sjoblom, and Winsor voted yes. Council Member Casas voted no. The motion carried 4 to 1.**

**Mayor Long welcomed Troop #433. She told them they are welcome to lead the pledge at the City Council meetings.**

### **PUBLIC COMMENTS:**

**Nate Nye, 8254 Deer Run Way:** He asked if the City has a map that can be used for Troop #433.

**Michael Poff, 939 E. South Weber Drive:** He said it would be nice to allow for public comment on some of these ordinance changes. He also suggested putting a separate line item for prop #1 in the budget. He asked about the BCI code change and would like the City Attorney's input on what would disqualify someone from being able to obtain a solicitor's license. He thanked the Mayor and Council for all they do.

### **REPORTS:**

**Mayor Long:** She attended the Restoration Advisory Board meeting. She asked about the operable unit sites and said a map will be completed sometime in June. She attended the Wasatch Integrated Waste Meeting. She said Council Member Sjoblom did attend the meeting and was elected to represent the residents of South Weber concerning the smell coming from the hillside. She has received a request to include the Manager's Minute in the newsletter.

**Council Member Taylor:** He requested a report from Davis County Sheriff's Department from Tom.

**Council Member Sjoblom:** She read Jim Smith's, County Commission Chair, response to South Weber resident's attendance at the Wasatch Integrated Waste Management Meeting. He said the following: *"Just a follow up to last night's meeting. I enjoyed meeting you and must tell you that the group message was delivered professionally and clearly. Your passion was evident. Being specific in your letter and including some possible solutions you'd like to see considered is exactly the right thing to do. Having your voice heard is very important, but some people think that means they need to use a shrill voice, and that generally backfires. We talked about the odor issue twice more after you left. I believe you accomplished your mission! Well done."*

Council Member Sjoblom reported that a test portion of temporary cover to waste has been applied and there will be a field trip tomorrow at 7:00 p.m.

Council Member Sjoblom said concerning the City sign, if South Weber City sets a meter and have the power company feed it, the cost would be \$7,000 to \$10,000. It will also cost more monthly to have someone come and read the meter. She said if we use Maverik's small box next to the large sign, it will cost \$1,000 to \$2,000 to do the wiring and Maverik can bill use. The sign would use \$10 - \$20 a month or \$240 a year.

Council Member Sjoblom met with Keith Christensen concerning Central Park. She said Keith has all contractors and dates in place. The equipment will be shipped on May 29<sup>th</sup> and should be here the week of June 5. The project is scheduled to be completed by July 15<sup>th</sup>. She said Keith is proposing to cut the width of the baby swings (eliminate 1 swing) to fit in the existing playground frame. The money saved from this will go toward planting trees in park.

**Council Member Hyer:** He said the Country Fair Days Committee met last week. He said there are some new ideas being submitted. He said they are moving towards a committee based structure verses a chairperson.

**Council Member Casas:** He discussed the budget available for trees and suggested it be used for Central Park.

**Council Member Winsor:** He discussed those items that were discussed at the F&A Committee.

**ADJOURNED:** Council Member Sjoblom moved to adjourn the meeting at 7:27 p.m. Council Member Hyer seconded. Elyse called for the vote. Council Members Casas, Hyer, Winsor, Sjoblom, and Taylor voted yes. The motion carried.

**APPROVED:** \_\_\_\_\_ Date  
Mayor: Tammy Long

\_\_\_\_\_  
Transcriber: Michelle Clark

Attest: \_\_\_\_\_  
City Recorder: Elyse Greiner

# SOUTH WEBER CITY COUNCIL WORK MEETING

**DATE OF MEETING:** 9 May 2017

**TIME COMMENCED:** 5:00 p.m.

**PRESENT: MAYOR:**

Tammy Long

**COUNCILMEMBERS:**

Scott Casas

Kent Hyer

Jo Sjoblom

Merv Taylor

Wayne Winsor

**CITY MANAGER:**

Tom Smith

**CITY RECORDER:**

Elyse Greiner

**Transcriber:** Minutes transcribed by Michelle Clark

**VISITORS:** Brandon Jones, Mark McRae, Mark Romero, Larry Reasch, Lori Child, and Amalia Andrews.

**Front Line Public Involvement, Inc. Presentation on UDOT US-89 Environmental Study; Marty Asay:** Mark Romero, Project Manager for UDOT. Larry Reasch, Consultant Project Manager, Lori Child, & Amalia Andrews were in attendance.

Mark stated the study area is from Farmington to I-84 in South Weber. On February 16, 2017, they held a Scoping Meeting. There were 285 in attendance with 460 comments. Main themes included: noise, access, safety, increased truck traffic, etc. He said there has been increasing needs with regional growth and development on US 89. He said there is a lack of well-functioning connection between I-15 and I-84. Mark then reviewed the current and future traffic congestion and stated US 89 is currently operating under failing conditions. He said a high number of crashes are occurring that are related to signalized intersections where there are sudden speed or lane changes associated with traffic congestion. The frequency of crashes involving wildlife along this corridor is also substantially high. Mark said the study team is evaluating three alternatives: no action alternative, freeway concept, and one-way frontage road system concept. He said there will be an Alternatives Open House June 20<sup>th</sup> at Layton High School from 4:30 pm to 7 pm. Council Member Casas discussed incorporating the master planned trails into any construction project. Mark said they anticipate construction starting April 2019 with completion being fall of 2021.

## CONSENT AGENDA:

- **Approval of March 24, 2017 Meeting Minutes**
- **Approval of April 18, 2017 Meeting Minutes**
- **Approval of April 25, 2017 Work and Meeting Minutes**
- **Approval of March 2017 Budget to Actual**
- **Approval of April 2017 Check Register**
- **Accept Tentative Fiscal Year 2017-2018 Budget**

There were no comments concerning the minutes. Council Member Casas questioned the budget to actual concerning an equipment purchase for \$2,000. Mark McRae said that was for the purchase of software.

Mayor Long asked if there were any questions concerning the tentative fiscal year 2017-2018 budget.

Tom said when the City Council approves the tentative fiscal year 2017-2018 budget they need to make sure the motion includes that a Public Hearing will be scheduled for June 20, 2017 at approximately 6:15 p.m. Council Member Winsor is concerned about allowing the public enough time to comment on the budget. He would suggest in the future allowing for enough time. The Council discussed scheduling a public hearing for the tentative budget on 13 June 2017 and possible adoption on 20 June 2017.

### **ACTIVE AGENDA:**

**ORDINANCE 17-05 Rezone for property located at approx. 475 E. 6650 S. (Parcels 13-023-0070 & 13-023-0182), approx. 13.173 acres, be rezoned from Agricultural Zone (A) and Residential Low Zone (R-L) to Residential Low Moderate Zone (R-LM), by applicant Bruce Nilson:** Bruce Nilson, developer for the property has made application for change of zoning from the current Agricultural Zone (A) and Residential Low Zone (R-L) to Residential Low Moderate Zone (R-LM). On 9 February 2017, the Planning Commission held a public hearing to consider the application for change of zoning and recommended approval of the change of zoning. The rezone request of the property described in this ordinance is consistent with the City's General Plan, and is consistent with the current zoning and use of surrounding properties.

**RESOLUTION 17-18 Final Plat Hidden Valley Meadows Phase I (approx. 475 E. 6650 S.):** The Planning Commission held a public hearing for the Hidden Valley Meadows Subdivision, located at approximately 350 E. 6650 S. with 12.98 acres, on 9 February 2017, and reviewed the final plat for Hidden Valley Meadows Subdivision Phase I, consisting of 14 lots and approx. 6.69 acres, on 9 March 2017 and have given a favorable recommendation to approve. Council Member Winsor is not comfortable approving a final plat when there are so many items that need to be addressed. He said that puts a lot of pressure on the City staff. It is also difficult to know if these items are getting done. He would also like to know if there are any conditions being set by the Planning Commission. He would like to see those conditions included in the packet. Brandon Jones, City Engineer, asked if the Council has any questions concerning the fee in lieu of detention. The Council had no issues.

**RESOLUTION 17-17 Final Plats Revised Old Maple Farms Phases I & II (approx. 475 E. 6650 S.):** The City Council approved Old Maple Farms Subdivision Phases I & II final plats on 24 January 2017 through Resolution 17-04. The developer has since revised the approved plats with the addition of the installation of a land drain system. The Planning Commission has reviewed the revised plats in a regular public meeting held on 13 April 2017, and has recommended approval.

**RESOLUTION 17-19 Final Acceptance of Highmark Subdivision 1st Amendment (approx. 2577 E. South Weber Dr.):** Tom said Jones and Associates has conducted an inspection of the Highmark Subdivision 1st Amendment and has been determined that the improvements in the subdivision have been completed satisfactorily to meet minimum requirements according to city standards and specifications. Jones and Associates recommends Final Acceptance of the Highmark Subdivision 1st Amendment with the following conditions: 1. All remaining escrow funds for the Cottonwood Cove Estates Subdivision including the 10% contingency warranty fund shall be released upon payment in full of any fees due to the City. 2. Upon final release of escrow funds, the City will assume full responsibility for ownership and maintenance of improvements.

**Cottonwood Dr. Cost Share Proposals with Uintah City:** Tom would suggest Council Member Hyer and Winsor comment on this item. Council Member Hyer explained that they met with the Mayor and Council of Uintah City. He said they will be working with South Weber City on a cost share agreement concerning

Cottonwood Dr. He said they discussed Uintah not participating and South Weber City putting it off for the next couple of years or having Uintah help participate by paying \$75,000 to \$100,000.

**ORDINANCE 17-04 Amendments to all Code Subsections in 11.06 Impact Fees:** On 28 February 2017, after considering the input of the public and stakeholders and relying on the professional advice and certification of the Impact Fee Facilities Plan Consultants and Impact Fee Analysis, South Weber City adopted the findings, conclusions, and recommendations of the Impact Fee Facilities Plans prepared by Jones and Associates and Impact Fee Analysis prepared by Zions Bank Public Finance, which includes the Weber Basin Water Conservancy Districts Treated Water Impact Fee prepared by prepared by Lewis, Young, Robertson & Burningham, Inc., a copy of which is included in the South Weber City Treated Water Impact Fee Facilities Plan. Therefore, the City needs to amend its city code to comply with these findings.

**ORDINANCE 17-06 Amendments to Code Sections 1.04.060 City Recorder And City Treasurer, 3.01.090 Inspections; Right of Entry; 3.02.010 Types of Businesses; 3.08.070 Application Form; 3.09.050 Application Requirements; 4.01.010 Established, 4.04.010 Definitions, 9.03.010 Adoption of Fire Code, 11.02.020 Fees, and 11.02.050 Application Expiration:** In 2017 the Utah State legislature passed and adopted multiple bills that affect the South Weber City Code. The City staff has found areas for improvement in updating the City Code and feels it is in the best interest of the City to amend its code to comply with State law and staff recommendations.

Amendments to Code Sections 1.04.060 and 3.02.010 are updates to meet new state codes; 3.01.090 is a change that Council Member Hyer would like to see implemented to eliminate an unnecessary obstacle for home-based businesses; 3.08.070, 11.02.020, and 11.02.050 are changes that Elyse recommending for implementation in order to help with aspects of her job, such as the recording deadline plats; 3.09.050 includes typo changes from Building License Official to Business License Official; 4.01.010, 4.04.010, and 9.03.010 are changes that the Fire Department is recommending for implementation in order to align the City’s code with county and state codes.

**Approve Concrete Replacement & Removal 2017 Bid:** The bid was noticed to all on the contractors list for a period of two weeks. The bid opening was held on 1 May 2017. The City received one bid from Leon Poulsen Construction. The City staff is recommending that bid be awarded to Leon Poulsen Construction. The bid includes per unit prices because the City has only allocated \$15,000 worth of work to be completed.

Adjourned at 6:00 p.m.

**APPROVED:** \_\_\_\_\_ **Date**  
**Mayor: Tammy Long**

\_\_\_\_\_  
**Transcriber: Michelle Clark**

**Attest:** \_\_\_\_\_ **City Recorder: Elyse Greiner**