

SOUTH WEBER CITY COUNCIL AGENDA

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PUBLIC NOTICE is hereby given that the City Council of SOUTH WEBER CITY, Utah, will meet in a regular public meeting commencing at 6:00 p.m. on Tuesday, September 14, 2021 in the Council Chambers at 1600 E. South Weber Dr. You may also email publiccomment@southwebercity.com for inclusion with the minutes.

OPEN (Agenda items may be moved in order or sequence to meet the needs of the Council.)

1. Pledge of Allegiance: Councilman Halverson
2. Prayer: Mayor Sjoblom
3. Public Comment: Please respectfully follow these guidelines.
 - a. Individuals may speak once for 3 minutes or less: Do not remark from the audience.
 - b. State your name & address and direct comments to the entire Council (Council will not respond).

PRESENTATIONS

4. Youth City Council Introduced and Sworn In

ACTION ITEMS

5. Approval of Consent Agenda
 - a. August 17, 2021 Minutes
 - b. August 27, 2021 Minutes
 - c. August Check Register
6. Ordinance 2021-12: Internal Accessory Dwelling Units

DISCUSSION ITEMS

7. Code Enforcement Policy and Priorities
8. Fire Auxiliary Building Layout Options

REPORTS

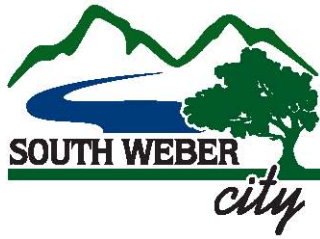
9. New Business
10. Council & Staff
11. Adjourn

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder, 1600 East South Weber Drive, South Weber, Utah 84405 (801-479-3177) at least two days prior to the meeting.

THE UNDERSIGNED DULY APPOINTED CITY RECORDER FOR THE MUNICIPALITY OF SOUTH WEBER CITY HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS MAILED, EMAILED, OR POSTED TO: 1. CITY OFFICE BUILDING 2. FAMILY ACTIVITY CENTER 3. CITY WEBSITE <http://southwebercity.com/> 4. UTAH PUBLIC NOTICE WEBSITE <https://www.utah.gov/pmn/index.html> 5. THE GOVERNING BODY MEMBERS 6. OTHERS ON THE AGENDA

DATE: 09-07-2021

CITY RECORDER: Lisa Smith



Agenda Item Introduction

Council Meeting Date: 09-14-2021

Name: Angie Petty

Agenda Item: Youth City Council Introduced and Sworn In

Background: The South Weber Youth City Council term runs from September through August. We are grateful for those youth who participated last year and are excited to welcome our new Youth City Council members for the 2021-22 term. Today we would like to officially have them sworn in and start a new year of community involvement in this capacity.

The following will be members of the upcoming youth council.

Ryker Alvey
Reese Koford
Britton Ferrin

Maggie Hyer
Halle Shupe
Nathan Olsen

Alexia Alberts
Allison Durrant
Suzanna Johnson

Summary: Swearing in of new YCC members for the 2021-22 year.

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 17 August 2021 **TIME COMMENCED:** 6:17 p.m.

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

PRESENT: **MAYOR:** Jo Sjoblom

COUNCIL MEMBERS: Hayley Alberts
Blair Halverson
Angie Petty
Quin Soderquist
Wayne Winsor

FINANCE DIRECTOR: Mark McRae

COMMUNITY DIRECTOR: Trevor Cahoon

CITY RECORDER: Lisa Smith

CITY MANAGER: David Larson

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Terry George, Paul Sturm, Rod Westbroek, and Delene Hyde.

Mayor Sjoblom explained the delay was due to technical problems with the cameras and called the meeting to order and welcomed those in attendance.

1. Pledge of Allegiance: Councilwoman Petty

2. Prayer: Councilman Soderquist

ACTION ITEMS:

City Manager David Larson provided background information concerning the proposed tax increase. He expressed in order to better serve the growing population in Davis County, the county is in the process of transferring paramedic services to local fire districts and departments. As part of this transfer South Weber City will be adding the county's paramedic tax rate of 0.000119 to the city's rate and the county will be removing this tax rate from their property tax rate.

Proposed Certified Tax Rate:

0.000119 (County Paramedic Rate) + 0.00143 (2020 City Rate) = 0.001522 (2021 Proposed City Rate)

County Rate 0.000119: Based on a home value of \$410,000 this amount is approximately \$26.80 for the year, or \$2.23 per month. This paramedic rate was paid last year to the county and will be paid this year to the city.

City Rate 0.001403: The city is proposing to hold the certified tax rate from last year. Based on a home value of \$410,000 this amount is approximately \$28.90 for the year, or \$2.41 per month.

Amount Increase: Based on a home value of \$410,000 this amount is approximately \$55.70 for the year, or \$4.64 per month.

David explained this proposal results in approximately 19.33% more property tax revenue for South Weber City than if the city didn't hold their rate and transfer the county paramedic rate. By capturing property value growth and transferring paramedic services over to the city, citizens will be able to benefit through: qualified EMT paramedics on staff, faster response times for emergency medical professionals, and upgraded response teams from 2 to 3 individuals on shift.

South Weber currently has Emergency Medical Services (EMS) that can perform life-saving measures. By adding paramedics to city staff, citizens will have more advanced life-sustaining measures available, increasing the level of service. Because paramedic services are handled at a county level, response times are slower based on availability and location. By shifting that service to South Weber City Fire Department, the city will be able to have a paramedic with the city crew instead of waiting for the county. Currently, South Weber City is only able to have two trained EMS on shift at a time. David communicated the addition of paramedic services will allow for the city to have three individuals on each shift and more effectively serve the community. This means when an ambulance arrives, paramedics will be ready to assist.

David affirmed the city will begin providing paramedic service as early as October 2021. Davis County Sheriff's Department will continue to provide law enforcement services to South Weber City. This action does not make the Fire Department its own taxing entity or leave the paramedic rate as its own separate rate.

Councilman Halverson moved to open the public hearing for the proposed tax increase. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

***** PUBLIC HEARING *****

3. Public Hearing on Proposed Tax Increase

- **Individuals may speak once for 3 minutes or less: Do not remark from the audience.**
- **State your name & address and direct comments to the entire Council (Council will not respond).**

Paul Sturm, 2527 Deer Run Drive, queried why a new certified tax rate. He expressed by maintaining the current tax rate of .001403, South Weber City will gain from the increased property valuations. He questioned what the city is going to do with the increased revenue. He opined the city flier prepared for the Truth in Taxation Hearing was somewhat deceiving and questioned if this hearing is to change the source of funding for paramedic services or to increase tax revenue.

Delene Hyde, 349 E. 6650 S., voiced confusion with the proposed tax increase information from the city. She inquired if there is a tax increase or not.

Councilwoman Petty moved to close the public hearing for the proposed tax increase. Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

******* PUBLIC HEARING CLOSED *******

City Manager David Larson verified the county paramedic amount will decrease from the county. There is no increase in the county portion. He explained by holding the rate the city technically creates an increase. The 0.00143 certified tax rate from last year was generated based on the amount of money the city received for the total valuation of property in the city. The county looks at the new total valuation of all the property in the city and adjusts the tax rate to a lower amount so that the city receives the same total property tax revenue as the year before. By definition the city holding the rate is a property tax increase. When you add the amount already paid and the amount that is different between the adjusted certified tax rates, it is a 19% increase. The net increase is approximately 9%. By holding the rate, it technically creates an increase because property valuations increased, but it is the same rate citizens paid last year.

Delene Hyde pronounced it seems deceptive to say the citizens will not see an increase, but the city will receive an increase. David expressed the city in no way was trying to be deceptive and explained the frustration with the state law and the process for generating property tax.

Councilman Halverson explained Davis County collects approximately \$64,000 for paramedic services from South Weber City. By transferring paramedic services to South Weber City, it will cost the city approximately \$142,000 to \$147,000. The proposed 19% increase will barely cover the paramedic services for the city.

Councilwoman Alberts requested an update on the Safer Grant, which would help cover paramedic costs for three years. David replied that the city does not have a response to the grant request, but it would be the preferred funding source.

ADJOURN: Councilman Halverson moved to adjourn the Council Meeting at 6:44 p.m. Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

APPROVED: _____ **Date** 09-14-2021
Mayor: Jo Sjoblom

Transcriber: Michelle Clark

Attest: _____ **City Recorder: Lisa Smith**

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 27 August 2021 **TIME COMMENCED:** 1:03 p.m.

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

PRESENT: **MAYOR PRO TEMPORE:** Angie Petty

COUNCIL MEMBERS: Hayley Alberts (via Zoom)
Blair Halverson
Angie Petty
Quin Soderquist
Wayne Winsor

COMMUNITY DIRECTOR: Trevor Cahoon

CITY RECORDER: Lisa Smith

CITY MANAGER: David Larson (via Zoom)

CITY ATTORNEY: Jayme Blakesley (via Zoom)

Minutes by Recorder Lisa Smith

ATTENDEES: Paul Sturm

Mayor Pro Tem Angie Petty called the meeting to order and welcomed those in attendance. She reviewed Council's discussion on June 8, 2021 to add a proposition to the November ballot allowing the citizens to choose whether to impose a recreation, arts, and parks (RAP) tax. The Lieutenant Governor's office requires a resolution showing the vote and it must be submitted no later than 5 pm on Monday August 30, 2021. The question placed on the ballot will be "Shall the city of South Weber, Utah, be authorized to impose 0.01% sales and use tax to fund recreation, arts, and parks facilities and programs?". A voter information pamphlet would be prepared and published before the election.

Councilman Soderquist moved to approve Resolution 21-44: Recreation, Arts, and Parks (RAP) Tax. Councilman Winsor seconded the motion. Mayor Pro Tem Petty called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

ADJOURN: Councilman Winsor moved to adjourn the Council Meeting at 1:05 p.m. Councilman Soderquist seconded the motion. Mayor Pro Tem Petty called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

APPROVED: _____ **Date** 09-14-2021
Mayor: Jo Sjoblom

Attest: _____
City Recorder: Lisa Smith

SOUTH WEBER CITY

Check Register - Council Approval w/ inv date

Page: 1

Check Issue Dates: 8/1/2021 - 8/31/2021

Sep 07, 2021 03:38PM

Report Criteria:

Report type: GL detail

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
08/12/21	43182	ACE RECYCLING & DISPOSAL	08/01/21	Recycle Bin Service - City Hall - August 2021 -	1043270	51.00	ACE RECYCLING & DISPOSAL
	Total 43182:					51.00	
08/12/21	43183	Alberts, Hayley	07/28/21	Easter Egg Hunt Supplies for 2022; CFD Float	1041494	1,334.69	Alberts, Hayley
	Total 43183:					1,334.69	
08/19/21	43206	AT&T MOBILITY	07/31/21	Telecom Service - July 2021	1057280	163.04	AT&T MOBILITY
08/19/21	43206	AT&T MOBILITY	07/31/21	Telecom Service - July 2021	5140280	58.84	AT&T MOBILITY
08/19/21	43206	AT&T MOBILITY	07/31/21	Telecom Service - July 2021	1058280	13.24	AT&T MOBILITY
08/19/21	43206	AT&T MOBILITY	07/31/21	Telecom Service - July 2021	1060280	36.48	AT&T MOBILITY
08/19/21	43206	AT&T MOBILITY	07/31/21	Telecom Service - July 2021	1070280	13.24	AT&T MOBILITY
08/19/21	43206	AT&T MOBILITY	07/31/21	Telecom Service - July 2021	5240280	13.24	AT&T MOBILITY
08/19/21	43206	AT&T MOBILITY	07/31/21	Telecom Service - July 2021	5340280	13.24	AT&T MOBILITY
	Total 43206:					311.32	
08/05/21	43160	Blomquist Hale c/o Myrna	08/01/21	EAP Coverage - August 2021	1043135	201.65	BLOMQUIST HALE CONSULTING INC.
	Total 43160:					201.65	
08/05/21	43161	BLUE STAKES OF UTAH	07/31/21	Blue Stakes - July 2021	5140490	144.90	BLUE STAKES OF UTAH
	Total 43161:					144.90	
08/19/21	43207	CENTRAL WEBER SEWER IMPR DIST.	08/09/21	3rd Quarter Treatment Fees 2021	5240491	120,653.00	CENTRAL WEBER SEWER IMPR DIST.
	Total 43207:					120,653.00	
08/19/21	43208	CENTURYLINK	08/10/21	SCADA Data line - August 2021	5140280	66.60	CENTURYLINK
	Total 43208:					66.60	
08/12/21	43184	CHRISTOPHER F ALLRED	07/31/21	Prosecution Services - July 2021	1042313	600.00	CHRISTOPHER F ALLRED

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SOUTH WEBER CITY

Check Register - Council Approval w/ inv date

Page: 2

Check Issue Dates: 8/1/2021 - 8/31/2021

Sep 07, 2021 03:38PM

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Total 43184:						600.00	
08/19/21	43209	CINTAS CORPORATION	08/11/21	First Aid - Shops - August 2021	1060250	23.34	CINTAS CORPORATION
Total 43209:						23.34	
08/26/21	43229	CINTAS CORPORATION	08/17/21	First Aid - FAC - August 2021	2071240	21.00	CINTAS CORPORATION
Total 43229:						21.00	
08/05/21	43162	CINTAS CORPORATION LOC 180	07/28/21	MATS/TOWELS - 07/28/2021	1060250	14.98	CINTAS CORPORATION LOC 180
08/05/21	43162	CINTAS CORPORATION LOC 180	07/28/21	PW Uniforms - 07/28/2021	5240140	9.03	CINTAS CORPORATION LOC 180
08/05/21	43162	CINTAS CORPORATION LOC 180	07/28/21	PW Uniforms - 07/28/2021	5140140	18.08	CINTAS CORPORATION LOC 180
08/05/21	43162	CINTAS CORPORATION LOC 180	07/28/21	PW Uniforms - 07/28/2021	5440140	9.03	CINTAS CORPORATION LOC 180
08/05/21	43162	CINTAS CORPORATION LOC 180	07/28/21	PW Uniforms - 07/28/2021	1060140	18.08	CINTAS CORPORATION LOC 180
08/05/21	43162	CINTAS CORPORATION LOC 180	07/28/21	PW Uniforms - 07/28/2021	1070140	36.15	CINTAS CORPORATION LOC 180
08/05/21	43162	CINTAS CORPORATION LOC 180	07/28/21	PW Uniforms - 07/28/2021	1058140	18.08	CINTAS CORPORATION LOC 180
Total 43162:						123.43	
08/12/21	43185	CINTAS CORPORATION LOC 180	06/09/21	Hand Sanitizer and Hand Soap for FAC	2071240	118.80	CINTAS CORPORATION LOC 180
08/12/21	43185	CINTAS CORPORATION LOC 180	06/30/21	Hand Sanitizer and Hand Soap for FAC	2071240	118.80	CINTAS CORPORATION LOC 180
08/12/21	43185	CINTAS CORPORATION LOC 180	07/07/21	Hand Sanitizer and Hand Soap for FAC	2071240	118.80	CINTAS CORPORATION LOC 180
08/12/21	43185	CINTAS CORPORATION LOC 180	08/04/21	MATS/TOWELS - 08/04/2021	1060250	14.98	CINTAS CORPORATION LOC 180
08/12/21	43185	CINTAS CORPORATION LOC 180	08/04/21	PW Uniforms - 08/04/2021	5240140	10.34	CINTAS CORPORATION LOC 180
08/12/21	43185	CINTAS CORPORATION LOC 180	08/04/21	PW Uniforms - 08/04/2021	5140140	20.69	CINTAS CORPORATION LOC 180
08/12/21	43185	CINTAS CORPORATION LOC 180	08/04/21	PW Uniforms - 08/04/2021	5440140	10.34	CINTAS CORPORATION LOC 180
08/12/21	43185	CINTAS CORPORATION LOC 180	08/04/21	PW Uniforms - 08/04/2021	1060140	20.69	CINTAS CORPORATION LOC 180
08/12/21	43185	CINTAS CORPORATION LOC 180	08/04/21	PW Uniforms - 08/04/2021	1070140	41.38	CINTAS CORPORATION LOC 180
08/12/21	43185	CINTAS CORPORATION LOC 180	08/04/21	PW Uniforms - 08/04/2021	1058140	20.70	CINTAS CORPORATION LOC 180
Total 43185:						495.52	
08/19/21	43210	CINTAS CORPORATION LOC 180	08/11/21	MATS/TOWELS - 08/11/2021	1060250	14.98	CINTAS CORPORATION LOC 180
08/19/21	43210	CINTAS CORPORATION LOC 180	08/11/21	PW Uniforms - 08/11/2021	5240140	8.89	CINTAS CORPORATION LOC 180
08/19/21	43210	CINTAS CORPORATION LOC 180	08/11/21	PW Uniforms - 08/11/2021	5140140	17.79	CINTAS CORPORATION LOC 180
08/19/21	43210	CINTAS CORPORATION LOC 180	08/11/21	PW Uniforms - 08/11/2021	5440140	8.89	CINTAS CORPORATION LOC 180
08/19/21	43210	CINTAS CORPORATION LOC 180	08/11/21	PW Uniforms - 08/11/2021	1060140	17.79	CINTAS CORPORATION LOC 180
08/19/21	43210	CINTAS CORPORATION LOC 180	08/11/21	PW Uniforms - 08/11/2021	1070140	35.57	CINTAS CORPORATION LOC 180

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SOUTH WEBER CITY

Check Register - Council Approval w/ inv date
Check Issue Dates: 8/1/2021 - 8/31/2021Page: 3
Sep 07, 2021 03:38PM

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
08/19/21	43210	CINTAS CORPORATION LOC 180	08/11/21	PW Uniforms - 08/11/2021	1058140	17.80	CINTAS CORPORATION LOC 180
Total 43210:						121.71	
08/05/21	43163	COLONIAL FLAG SPECIALTY CO INC	07/27/21	Flag Rotation - Memorial Park	1070261	150.00	COLONIAL FLAG SPECIALTY CO INC
Total 43163:						150.00	
08/12/21	43186	COLONIAL FLAG SPECIALTY CO INC	08/09/21	FLAG ROTATION - CITY HALL	1043262	37.00	COLONIAL FLAG SPECIALTY CO INC
Total 43186:						37.00	
08/19/21	43211	Consolidated Paving & Concrete	06/30/21	2019 Street Maintenance Projects	5676730	5,061.47	Consolidated Paving & Concrete
Total 43211:						5,061.47	
08/12/21	43187	Core and Main	07/28/21	Meter adapters (24)	5140490	475.90	Core and Main
08/12/21	43187	Core and Main	07/29/21	Sewer Lids (5)	5240490	737.50	Core and Main
Total 43187:						1,213.40	
08/05/21	43164	DAVIS COUNTY GOVERNMENT	07/31/21	Dispatch Fees - July 2021	1057370	822.07	DAVIS COUNTY GOVERNMENT
08/05/21	43164	DAVIS COUNTY GOVERNMENT	07/31/21	Animal Control Services - July 2021	1054311	1,741.63	DAVIS COUNTY GOVERNMENT
Total 43164:						2,563.70	
08/05/21	43165	DAVIS COUNTY HEALTH DEPARTMENT	07/28/21	Water Samples - July 2021	5140480	576.00	DAVIS COUNTY HEALTH DEPARTMENT
Total 43165:						576.00	
08/12/21	43188	DE LAGE LANDEN	08/07/21	COPIER MAINT AGREEMENT - SHARP	1042240	21.47	DE LAGE LANDEN
08/12/21	43188	DE LAGE LANDEN	08/07/21	COPIER MAINT AGREEMENT - SHARP	1043240	50.10	DE LAGE LANDEN
08/12/21	43188	DE LAGE LANDEN	08/07/21	COPIER MAINT AGREEMENT - SHARP	5140240	35.78	DE LAGE LANDEN
08/12/21	43188	DE LAGE LANDEN	08/07/21	COPIER MAINT AGREEMENT - SHARP	5240240	35.78	DE LAGE LANDEN
Total 43188:						143.13	
08/19/21	43212	DURKS PLUMBING	08/16/21	2020 Filter	1070261	42.73	DURKS PLUMBING

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SOUTH WEBER CITY

Check Register - Council Approval w/ inv date

Page: 4

Check Issue Dates: 8/1/2021 - 8/31/2021

Sep 07, 2021 03:38PM

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 43212:						42.73	
08/19/21	43213	EARTHTEC TESTING AND ENGINEER	07/31/21	Soil Testing - Canyon Meadows Park Phase 1	4570730	117.40	EARTHTEC TESTING AND ENGINEER
Total 43213:						117.40	
08/05/21	43166	EXECUTECH	07/30/21	Virtual Workstation Server for remote access	1057250	2,226.66	EXECUTECH
08/05/21	43166	EXECUTECH	07/30/21	Virtual Workstation Server for remote access	2071250	2,226.66	EXECUTECH
08/05/21	43166	EXECUTECH	07/30/21	Virtual Workstation Server for remote access	5140250	2,226.67	EXECUTECH
08/05/21	43166	EXECUTECH	07/30/21	Windows 10 software (3) for Virtual Machine ser	1043740	599.97	EXECUTECH
Total 43166:						7,279.96	
08/12/21	43189	EXECUTECH	07/31/21	Antivirus, Backup, Email - July 2021	1043350	1,030.17	EXECUTECH
08/12/21	43189	EXECUTECH	07/31/21	IT overage hours	1043308	244.40	EXECUTECH
08/12/21	43189	EXECUTECH	08/01/21	IT Services - August 2021	1043308	736.00	EXECUTECH
Total 43189:						2,010.57	
08/12/21	43190	FREEDOM MAILING SERVICES INC.	07/31/21	Utility Billing - July 2021	5140370	568.70	FREEDOM MAILING SERVICES INC.
08/12/21	43190	FREEDOM MAILING SERVICES INC.	07/31/21	Utility Billing - July 2021	5240370	395.62	FREEDOM MAILING SERVICES INC.
08/12/21	43190	FREEDOM MAILING SERVICES INC.	07/31/21	Utility Billing - July 2021	5340370	185.45	FREEDOM MAILING SERVICES INC.
08/12/21	43190	FREEDOM MAILING SERVICES INC.	07/31/21	Utility Billing - July 2021	5440370	86.53	FREEDOM MAILING SERVICES INC.
Total 43190:						1,236.30	
08/12/21	43191	Fuel Network - UTAH DGO Fleet Operations	07/31/21	Water - July 2021	5140256	629.03	Fuel Network - UTAH DGO Fleet Operations
08/12/21	43191	Fuel Network - UTAH DGO Fleet Operations	07/31/21	Streets - July 2021	1060256	126.20	Fuel Network - UTAH DGO Fleet Operations
08/12/21	43191	Fuel Network - UTAH DGO Fleet Operations	07/31/21	Storm Drain - July 2021	5440256	125.42	Fuel Network - UTAH DGO Fleet Operations
08/12/21	43191	Fuel Network - UTAH DGO Fleet Operations	07/31/21	Sewer - July 2021	5240256	200.78	Fuel Network - UTAH DGO Fleet Operations
08/12/21	43191	Fuel Network - UTAH DGO Fleet Operations	07/31/21	Planning - July 2021	1058256	86.13	Fuel Network - UTAH DGO Fleet Operations
08/12/21	43191	Fuel Network - UTAH DGO Fleet Operations	07/31/21	Parks - July 2021	1070256	165.06	Fuel Network - UTAH DGO Fleet Operations
08/12/21	43191	Fuel Network - UTAH DGO Fleet Operations	07/31/21	Fire - July 2021	1057256	642.51	Fuel Network - UTAH DGO Fleet Operations
08/12/21	43191	Fuel Network - UTAH DGO Fleet Operations	07/31/21	Admin - July 2021	1043256	47.02	Fuel Network - UTAH DGO Fleet Operations
Total 43191:						2,022.15	
08/26/21	43230	GAYLORD, LUTHER	08/19/21	Court Interpreter 08/19/2021 Cases 215400524	1042610	90.00	GAYLORD, LUTHER

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SOUTH WEBER CITY

Check Register - Council Approval w/ inv date
Check Issue Dates: 8/1/2021 - 8/31/2021Page: 5
Sep 07, 2021 03:38PM

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 43230:						90.00	
08/26/21	43231	HANSEN & ASSOCIATES	08/10/21	Construction Staking at Canyon Meadows Park	4570730	1,375.98	HANSEN & ASSOCIATES
Total 43231:						1,375.98	
08/05/21	43167	Hayes Godfrey Bell, PC	07/31/21	Attorney Services - July 2021	1043313	3,439.50	Hayes Godfrey Bell, PC
Total 43167:						3,439.50	
08/19/21	43214	Henry Schein, Inc.	08/05/21	Medical Supplies	1057450	742.71	Henry Schein, Inc.
08/19/21	43214	Henry Schein, Inc.	08/12/21	Medical Supplies	1057450	548.57	Henry Schein, Inc.
Total 43214:						1,291.28	
08/19/21	43215	HIGH MARK CHARTER SCHOOL	06/30/21	Fiscal Year 2020 - 2021 Donation	1041620	200.00	HIGH MARK CHARTER SCHOOL
08/19/21	43215	HIGH MARK CHARTER SCHOOL	07/16/21	Fiscal Year 2021 - 2022 Donation	1041620	200.00	HIGH MARK CHARTER SCHOOL
Total 43215:						400.00	
08/26/21	43232	Hogan & Associates Construction, Inc	07/26/21	Canyon Meadows Park (West) Phase 1 Constru	4570730	191,496.87	Hogan & Associates Construction, Inc
Total 43232:						191,496.87	
08/26/21	43233	INFOBYTES, INC.	08/25/21	Website Hosting - August 2021	1043308	234.14	INFOBYTES, INC.
Total 43233:						234.14	
08/12/21	43192	Johnson, Mark H	06/30/21	Tuition Reimbursement for Spring 2021 Semest	1043610	328.50	Johnson, Mark H
Total 43192:						328.50	
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	Potential Revisions to City Code	1058312	225.75	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	General Information related to Potential Develo	1058312	96.75	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	General Engineering Assistance	1058312	64.50	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	Project Review Meetings	1058312	838.50	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	WFRC TAC Meetings & Coordination	1058312	20.50	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	New Public Works Facility - Site Design	4560730	2,494.75	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	Streetlights - General	1060416	96.75	JONES AND ASSOCIATES

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SOUTH WEBER CITY

Check Register - Council Approval w/ inv date

Page: 6

Check Issue Dates: 8/1/2021 - 8/31/2021

Sep 07, 2021 03:38PM

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	Fiber Optic Provider Investigation	1058312	129.00	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	CofO - Hidden Valley Meadows Phase 3	1058312	49.50	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	CofO - Harvest Park Phase 1	1058312	148.50	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	2019 Street Maintenance Projects	5676730	34.50	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	Cottonwood Drive Paving Project	5676730	135.75	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	2021 Street Maintenance Projects	5676730	2,107.00	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	EBRWR - Permitting	5140730	338.25	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	JCWR - Construction Management	5140730	64.50	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	Cottonwood Drive Waterline Replacement Proje	5140730	64.50	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	2021 Capital Facilities Plan (Update) - Water (C	5140730	1,437.00	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	2021 Capital Facilities Plan - Storm Water (CFP	5440690	215.25	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	Cherry Farms Ball Field	4570730	64.50	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	Canyon Meadows Park (West) - Phase 1 Projec	4570730	7,849.50	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	General Plan Maps	1058325	106.25	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	Zoning Map	1058325	148.75	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	Utility Maps - Culinary Water	5140325	743.75	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	Utility Maps - Storm Drain	5440325	956.25	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	Utility Maps - Sewer	5240325	1,155.25	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	Riverside Place Subdivision - Phases 1 & 2	1058319	1,119.00	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	Riverside Place Subdivision - Phase 3	1058319	247.50	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	Riverside Place Subdivision - Phase 4	1058319	64.50	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	Hidden Valley Meadows - Phase 1	1058319	42.50	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	Hidden Valley Meadows - Phase 2	1058319	42.50	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	Freedom Landing Townhomes - Phase 3	1058319	198.00	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	Ray Creek Estates	1058319	396.00	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	Harvest Park Subdivision - Phase 1	1058319	42.50	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	Harvest Park Subdivision - Phase 2	1058319	42.50	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	Harvest Park Subdivision - Phase 3	1058319	85.00	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	Petersen Farms Subdivision (Tim Grubb)	1058319	258.00	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	Riverside RV Park Resort	1058319	99.00	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	Larry Ray Property	1058319	258.00	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	Poll Gateway Development	1058319	158.50	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	Stephens Property (Master Development Plan)	1058319	79.25	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	The Lofts at Deer Run	1058319	32.25	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	Morty's Car Wash	1058319	340.00	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	Sophia's Haven Subdivision	1058319	161.25	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	Watts Property	1058319	470.50	JONES AND ASSOCIATES
08/12/21	43193	JONES AND ASSOCIATES	07/31/21	Bryce Estates Subdivision	1058319	213.00	JONES AND ASSOCIATES

M = Manual Check, V = Void Check

SOUTH WEBER CITY

Check Register - Council Approval w/ inv date

Page: 7

Check Issue Dates: 8/1/2021 - 8/31/2021

Sep 07, 2021 03:38PM

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 43193:						23,935.25	
08/19/21	43216	L N CURTIS	07/28/21	Turnouts (1)	1057450	2,270.00	L N CURTIS
08/19/21	43216	L N CURTIS	08/06/21	SCBA Flow Tests	1057450	1,458.00	L N CURTIS
Total 43216:						3,728.00	
08/05/21	43168	LES OLSON COMPANY	07/26/21	Quarterly Copier Contract	1043250	189.54	LES OLSON COMPANY
Total 43168:						189.54	
08/19/21	43217	Mitel	08/01/21	Telecom services - August 2021	1043280	877.18	Mitel
Total 43217:						877.18	
08/19/21	43218	NILSON HOMES	08/13/21	Refund of Completion Bond SWC210122012-H	1021340	500.00	NILSON HOMES
Total 43218:						500.00	
08/19/21	43219	NORTHRIDGE HIGH SCHOOL PTSA	07/16/21	Fiscal Year 2021 - 2022 Donation	1041620	200.00	NORTHRIDGE HIGH SCHOOL PTSA
Total 43219:						200.00	
08/19/21	43220	OFFICE DEPOT	08/05/21	Calculator, Permanent Markers	1043240	113.07	OFFICE DEPOT
Total 43220:						113.07	
08/26/21	43234	Peterson, Brent	08/26/21	Removal of Trees along Property Line	4570730	1,000.00	Peterson, Brent
Total 43234:						1,000.00	
08/05/21	43169	POST ASPHALT & CONSTRUCTION	07/28/21	Fire Hydrant Meter Rental Refund	5137100	448.17	POST ASPHALT & CONSTRUCTION
Total 43169:						448.17	
08/26/21	43235	POST ASPHALT & CONSTRUCTION	06/30/21	Cottonwood Drive Paving Project Final	5676730	194,573.01	POST ASPHALT & CONSTRUCTION
Total 43235:						194,573.01	

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SOUTH WEBER CITY

Check Register - Council Approval w/ inv date
Check Issue Dates: 8/1/2021 - 8/31/2021Page: 8
Sep 07, 2021 03:38PM

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
08/12/21	43194	PRAXAIR	07/22/21		1057450	202.82	PRAXAIR
Total 43194:						202.82	
08/05/21	43170	PROTECT YOUTH SPORTS	07/31/21	Background Check (1)	1043137	17.95	PROTECT YOUTH SPORTS
08/05/21	43170	PROTECT YOUTH SPORTS	07/31/21	Background Check (1)	1057137	17.95	PROTECT YOUTH SPORTS
Total 43170:						35.90	
08/05/21	43171	Robinson Jr., Joseph P.	07/31/21	Referee	2071481	63.75	Robinson Jr., Joseph P.
Total 43171:						63.75	
08/12/21	43195	ROBINSON WASTE SERVICES INC	07/31/21	Garbage Collection - July 2021	5340492	11,838.20	ROBINSON WASTE SERVICES INC
08/12/21	43195	ROBINSON WASTE SERVICES INC	08/01/21	Park & Ride Collection - August 2021	1070626	46.59	ROBINSON WASTE SERVICES INC
Total 43195:						11,884.79	
08/19/21	43221	ROBINSON WASTE SERVICES INC	07/31/21	Waste Pickup	1057260	240.00	ROBINSON WASTE SERVICES INC
Total 43221:						240.00	
08/12/21	43196	ROCKY MOUNTAIN POWER	08/04/21	677 E Old Fort Road	1070270	11.62	ROCKY MOUNTAIN POWER
08/12/21	43196	ROCKY MOUNTAIN POWER	08/04/21	Power for Meter Vault on Cottonwood Drive	5140270	86.94	ROCKY MOUNTAIN POWER
08/12/21	43196	ROCKY MOUNTAIN POWER	08/04/21	Power at posse grounds	1070270	27.45	ROCKY MOUNTAIN POWER
08/12/21	43196	ROCKY MOUNTAIN POWER	08/04/21	310 S Kingston E	1070270	16.92	ROCKY MOUNTAIN POWER
Total 43196:						142.93	
08/19/21	43222	Siddons-Martin	07/29/21	Vehicle Repair - Engine 2	1057250	3,103.75	Siddons-Martin Emergency Group
Total 43222:						3,103.75	
08/05/21	43172	SJE Rhombus Inc.	07/30/21	IControl Subscription - July, August, September	5140490	690.00	SJE Rhombus Inc.
Total 43172:						690.00	
08/19/21	43223	SOUTH WEBER ELEMENTARY	06/30/21	Fiscal Year 2020 - 2021 Donation	1041620	200.00	SOUTH WEBER ELEMENTARY
08/19/21	43223	SOUTH WEBER ELEMENTARY	07/16/21	Fiscal Year 2021 - 2022 Donation	1041620	200.00	SOUTH WEBER ELEMENTARY

M = Manual Check, V = Void Check

SOUTH WEBER CITY

Check Register - Council Approval w/ inv date

Page: 9

Check Issue Dates: 8/1/2021 - 8/31/2021

Sep 07, 2021 03:38PM

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 43223:						400.00	
08/05/21	43173	Stake Center Locating Inc.	07/31/21	Bluestaking Streetlights (34)	1060416	510.00	Stake Center Locating Inc.
Total 43173:						510.00	
08/05/21	43174	STAKER PARSON MATERIALS AND CONS	07/28/21	Road Base for Posse Grounds	1070261	292.75	STAKER PARSON MATERIALS AND CONSTRUCT
Total 43174:						292.75	
08/26/21	43236	STAPLES ADVANTAGE	08/14/21	3 Hole Punch	1043240	95.75	STAPLES ADVANTAGE
Total 43236:						95.75	
08/12/21	43197	State of Utah Health Dept Fiscal Ops	07/22/21	EMS License	1057450	230.00	State of Utah Health Dept Fiscal Ops
Total 43197:						230.00	
08/19/21	43224	Std Examiner Ads	06/17/21	Truth-n-taxation Billing Correction	1043220	1,125.00	STANDARD EXAMINER
Total 43224:						1,125.00	
08/12/21	43198	STERLING CODIFIERS INC	07/28/21	2021 Internet Hosting & Codification	1043314	2,452.00	STERLING CODIFIERS INC
Total 43198:						2,452.00	
08/12/21	43199	Sturm, Paul	08/08/21	Return of Deposit for Multi- Purpose Room	2034720	50.00	Sturm, Paul
Total 43199:						50.00	
08/19/21	43225	SUNSET JUNIOR HIGH SCHOOL	06/30/21	Fiscal Year 2020 - 2021 Donation	1041620	200.00	SUNSET JUNIOR HIGH SCHOOL
08/19/21	43225	SUNSET JUNIOR HIGH SCHOOL	07/16/21	Fiscal Year 2021 - 2022 Donation	1041620	200.00	SUNSET JUNIOR HIGH SCHOOL
Total 43225:						400.00	
08/05/21	43175	TOTER LLC C/O WASTE EQUIP LLC	07/24/21	GARBAGE CANS (624)	5340250	34,507.20	TOTER LLC C/O WASTE EQUIP LLC
08/05/21	43175	TOTER LLC C/O WASTE EQUIP LLC	07/26/21	Freight on Garbage Cans (624)	5340250	3,857.69	TOTER LLC C/O WASTE EQUIP LLC

M = Manual Check, V = Void Check

SOUTH WEBER CITY

Check Register - Council Approval w/ inv date

Page: 10

Check Issue Dates: 8/1/2021 - 8/31/2021

Sep 07, 2021 03:38PM

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 43175:						38,364.89	
08/12/21	43200	UNIFIRST CORPORATION	07/30/21	Towels for FAC	2071241	26.40	UNIFIRST CORPORATION
08/12/21	43200	UNIFIRST CORPORATION	08/06/21	Towels for FAC	2071241	69.21	UNIFIRST CORPORATION
Total 43200:						95.61	
08/26/21	43237	UNIFIRST CORPORATION	08/13/21	Towels for FAC	2071241	26.40	UNIFIRST CORPORATION
08/26/21	43237	UNIFIRST CORPORATION	08/20/21	Towels & Mats for FAC	2071241	69.21	UNIFIRST CORPORATION
Total 43237:						95.61	
08/12/21	43201	UPPERCASE PRINTING INK	07/31/21	Newsletter - July 2021	5140370	107.47	UPPERCASE PRINTING INK
08/12/21	43201	UPPERCASE PRINTING INK	07/31/21	Newsletter - July 2021	5240370	76.43	UPPERCASE PRINTING INK
08/12/21	43201	UPPERCASE PRINTING INK	07/31/21	Newsletter - July 2021	5340370	23.88	UPPERCASE PRINTING INK
08/12/21	43201	UPPERCASE PRINTING INK	07/31/21	Newsletter - July 2021	5440370	16.72	UPPERCASE PRINTING INK
Total 43201:						224.50	
08/19/21	43226	UTAH LOCAL GOVERNMENTS TRUST	07/13/21	Workers Comp Monthly Premium	1022250	2,790.66	UTAH LOCAL GOVERNMENTS TRUST
Total 43226:						2,790.66	
08/05/21	43176	UTAH RETIREMENT SYSTEMS	07/31/21	URS Contribution Correction	1070130	30.81	UTAH RETIREMENT SYSTEMS
Total 43176:						30.81	
08/12/21	43202	UTAH RETIREMENT SYSTEMS	08/09/21	URS Contribution Correction	1043130	70.49	UTAH RETIREMENT SYSTEMS
Total 43202:						70.49	
08/05/21	43177	UTAH STATE TREASURER	07/31/21	Court Surcharge Remittance - July 2021	1035100	7,461.61	UTAH STATE TREASURER
Total 43177:						7,461.61	
08/05/21	43178	VANGUARD CLEANING SYSTEMS OF U	08/01/21	Janitorial service - August 2021	1043262	280.00	VANGUARD CLEANING SYSTEMS OF U
Total 43178:						280.00	

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SOUTH WEBER CITY

Check Register - Council Approval w/ inv date
Check Issue Dates: 8/1/2021 - 8/31/2021Page: 11
Sep 07, 2021 03:38PM

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
08/19/21	43227	VERIZON WIRELESS	08/17/21	Public Works Air Card - August 2021	5140280	40.01	VERIZON WIRELESS
Total 43227:						40.01	
08/05/21	43179	WASATCH INTEGRATED WASTE MGMT	07/31/21	Garbage Collection - July 2021	5340492	22,147.20	WASATCH INTEGRATED WASTE MGMT
08/05/21	43179	WASATCH INTEGRATED WASTE MGMT	07/31/21	Park Waste	5340492	50.10	WASATCH INTEGRATED WASTE MGMT
08/05/21	43179	WASATCH INTEGRATED WASTE MGMT	08/02/21	Tire Charge Adjustment	5340492	4.00	WASATCH INTEGRATED WASTE MGMT
Total 43179:						22,201.30	
08/26/21	43238	WASATCH INTEGRATED WASTE MGMT	08/01/21	Garbage Collection - August 2021	5340492	22,291.20	WASATCH INTEGRATED WASTE MGMT
Total 43238:						22,291.20	
08/12/21	43203	WESTBROEK, ROD	07/29/21	Refund Deposit for Park Rental	2034720	15.00	WESTBROEK, ROD
Total 43203:						15.00	
08/26/21	43239	Winsor, McKenna	08/24/21	Food for Country Fair Days	1041494	22.86	Winsor, McKenna
Total 43239:						22.86	
08/12/21	43204	Winterton Towing	08/04/21	Car relocated for chip seal	5676730	120.00	Winterton Towing
Total 43204:						120.00	
08/05/21	43180	Woods Cross City	07/31/21	One-Fourth of Bar Dues 2021 for Judge Memm	1042210	108.38	Woods Cross City
Total 43180:						108.38	
08/19/21	43228	WORKFORCE QA	06/30/21	Drug Screen (1)	2071137	38.00	WORKFORCE QA
Total 43228:						38.00	
Grand Totals:						686,992.83	

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SOUTH WEBER CITY

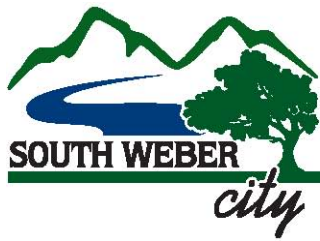
Check Register - Council Approval w/ inv date
Check Issue Dates: 8/1/2021 - 8/31/2021

Page: 12
Sep 07, 2021 03:38PM

Approval Date: _____

Mayor _____

City Recorder: _____



PLANNING MEMORANDUM

#6 IADU

1600 E. South Weber Drive
South Weber, UT 84405

www.southwebercity.com

801-479-3177
FAX 801-479-0066

To: South Weber Mayor & City Council
From: Trevor Cahoon, Community Services Director
Re: Internal Accessory Dwelling Unit – Draft Ordinance

PURPOSE

Within the parameters of HB82, the City Council is tasked to adopt an Internal Accessory Dwelling Unit (IADU) ordinance and make a final recommendation to the City Council.

The adoption of an Internal Accessory Dwelling Unit (IADU) City ordinance is a legislative action. The City Council's role is to consider the draft ordinance and move to adopt an ordinance. The ordinance has been drafted by the City Attorney, City Planner, staff, and the Code Committee and reviewed by the Planning Commission.

BACKGROUND

In the 2021 general session, the Utah Legislature passed HB82, requiring that cities allow internal accessory dwelling units in no less than 75% of the zones that allow for residential uses. By no later than October 1, 2021, Utah municipalities are required to have an ordinance in place that complies with the provisions of HB82 or IADUs will be allowed in any residential property.

The bill defines IADU as an accessory dwelling unit created within a primary dwelling, within the primary dwelling's footprint, and for the purpose of renting for 30 consecutive days or longer. The primary dwelling is a single-family dwelling in which the owner occupies the primary residence, and the dwelling is detached.

In areas zoned primarily for residential use (a determination up to the municipality), IADUs are permitted uses. However, a municipality may prohibit IADUs in up to 25% of the total area in the municipality, zoned for primarily residential, or, if a state or private university with a student population of 10,000 or more is located in the municipality, 67% or less.

A municipality may not establish restrictions on the construction or use of an IADU, including IADU size within the primary dwelling, total lot size, or street frontage. However, HB 82 allows a municipality to adopt the following IADU restrictions and requirements: require bedroom window egress, prohibit installation of a separate utility meter, require that the IADU design not change the appearance of the primary dwelling, require one additional on-site parking space and replace any garage or carport parking spaces if the IADU is created in the garage or carport, prohibit an IADU in a mobile home, require an IADU permit or license, prohibit an IADU if the primary dwelling is served by a failing septic tank, prohibit an IADU if the lot is 6,000 sf or less, prohibit the renting of the IADU for less than 30 consecutive days, and prohibit renting an IADU that is not in an owner-occupied primary dwelling.

Planning Commission Review

The Planning Commission voted to recommend approval of the IADU Ordinance in a unanimous decision. With the recommendation to add the definitions for IADU and EADU into Title 10 and recommended that Title 10 Chapter 8 - Off Street Parking, be looked at for consistency with the new IADU ordinance.

The following definitions will be included in the ordinance to amend Title 10 Chapter 1 Section 10: Definitions.

ACCESSORY DWELLING UNIT, EXTERIOR: an accessory dwelling unit created separate from a primary dwelling and for the purpose of offering a long-term rental of thirty (30) consecutive days or longer.

ACCESSORY DWELLING UNIT, INTERIOR: an accessory dwelling unit created within a primary dwelling; within the footprint of a primary dwelling at the time the internal accessory dwelling unit is created; and for the purpose of offering a long-term rental of thirty (30) consecutive days or longer.

Parking Review

Upon review of Title 10 Chapter 8 there are currently no provisions within the chapter to direct surfacing requirements for residential units. There are also no provisions to prohibit on street parking for individuals who reside in an IADU. Therefore, under current and proposed zoning, an additional parking space is required when an individual wishes to obtain a license for an IADU, but the city does not dictate the material that would need to be used to create that space. With the proposed ordinance we require the additional space, but do not the currently have the ability to require tenants to park off the street in the designated spaces.

The drafted ordinance, recommended by the Planning Commission, states that construction of a space shall be provided in addition to any current parking provided at the home (10-19-7C). Staff would suggest the addition of the following text to that subsection to include the following text for clarification (bolded text added for emphasis of additional text):

(Alternative) C. One off-street parking space per IADU shall be provided, in addition to any off-street parking provided for the primary dwelling ***in compliance with Chapter 8 of this title.***

An alternate point of clarification within the proposed ordinance that needs to be addressed by the Council is the idea of absolutely requiring a homeowner to construct one additional parking space per space lost in the conversion of a carport or garage, regardless of excess parking spaces as required by 10-8-5. The Council may choose to adopt the original language as recommended by the Planning Commission or update the following language of 10-19-7D to only require the construction if there are not enough parking spaces as required by 10-8-5.

(PC Original Recommendation) D. In the event a garage or carport is converted to an IADU, off-street parking shall be replaced on a space-per-space basis.

-OR-

(Alternative) D. In the event a garage or carport is converted to an IADU, and such conversion reduces the number of available off-street parking spaces below the minimum amount required by 10-8-5, then the eliminated spaces shall be replaced on a space-per-space basis up to the minimum amount required.

The provided alternatives are based upon the review of City Staff and Code Committee as recommended by the Planning Commission. The City Council has the prerogative to accept, reject, or amend the ordinance as they see fit in compliance with state statute.

As we continue to look over city code with a parking lens, there are many areas that can be addressed, it would be best to allow the public to comment on those proposed amendments, additions, or annulments specifically to parking, and have the primary focus of this decision be upon IADUs.

Draft Ordinance Summary

The draft ordinance follows state law in what Cities must do and cannot do. While the City has some discretion on several items within the code, what can be prohibited or restricted is reflected within the draft ordinance with few exceptions. The prerogative of the Planning Commission is to make recommendations on what restrictions or prohibitions, allowable under state law, are to be recommended to the City Council.

Some notable areas within the draft ordinance are:

- There is no prohibition on the changing of external appearance
 - As the Committee discussed this, we determined that because setbacks, height limits and other things are in place regarding building placement, an addition to a home for an IADU doesn't create any greater of an impact than an addition for a living room or any other purpose.
 - Each unit's entrance shall be distinct from the other and shall be on separate planes of the primary dwelling unit.
- The property owner must occupy the dwelling in order to utilize the IADU
- A minimum 15-foot common wall or floor space is required between the IADU and the main unit
 - This will prevent property owners from having a breezeway or some other similar structure connecting two separate units, under the guise of having a single dwelling unit on the property.
- IADUs are allowed in all residential zones, excluding the Residential Multi-Family (R-7) and Residential Patio (R-P).

In order to determine the zones where IADUs would be allowed, the Committee had Jones & Associates (the City's engineering firm) analyze and break down the zoning data in the City. The data they presented is as follows:

	# of Parcels	Acreage	Area %	# Parcels < 6000 Sq Ft
Residential Very Low Density (A)	232	916.02	49%	1

Residential Low Density (R-L)	416	247.54	13%	2
Residential Low Moderate Density (R-LM)	118	60.68	3%	1
Residential Moderate Density (R-M)	1598	593.81	32%	17
Residential Patio (R-P)	96	18.44	1%	10
Residential Multi-Family (R-7)	202	17.49	1%	198
Total	2662	1853.99	100%	229

A clear criterion should be set to exclude zones or areas within the city to disallow IADUs. Upon review of city zoning code, and the specific prohibitions that are allowed under the state statute, it is recommended that the R-7 zone, and R-P are the most defensible zones to prohibit IADUs in order to create a standard criterion.

GUIDANCE

There are things that municipalities can do, things they cannot do, and things they must do. Those things are:

Cities MUST

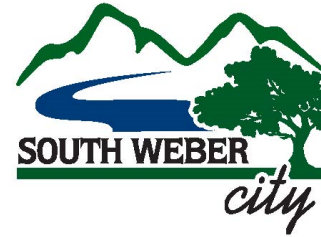
- Have an ordinance in place by October 1, 2021 that meets requirements of HB82
- Allow IADUs in 75% or more of the residentially zoned areas within the City
- Amend the definition of single family to remove the word “unrelated”
- Create exemptions for IADUs related to wall thickness, ventilation, and other changes, per the State Construction Code

Cities CAN

- Require bedroom window egress
- Prohibit installation of a separate utility meter
- Require that the IADU design not change the appearance of the primary dwelling
- Require one additional on-site parking space and replace any garage or carport parking spaces if the IADU is created in the garage or carport
- Prohibit an IADU in a mobile home
- Require an IADU permit or license
- Prohibit an IADU if the primary dwelling is served by a failing septic tank
- Prohibit an IADU if the lot is 6,000 sf or less
- Prohibit the renting of the IADU for less than 30 consecutive days
- Prohibit renting an IADU that is not in an owner-occupied primary dwelling.

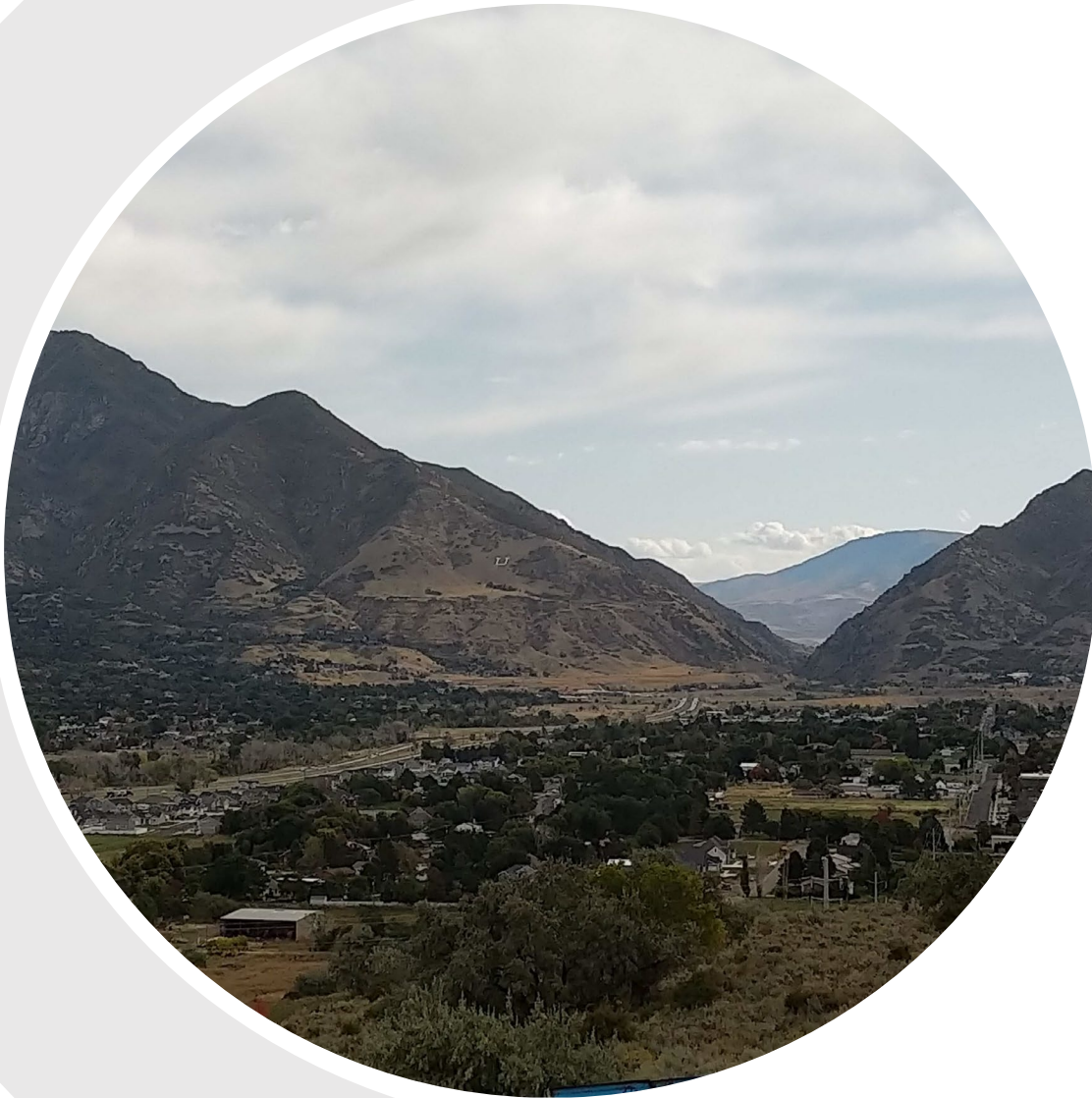
Cities CANNOT

- Limit the size of an IADU
- Issue a blanket ban on IADUs
- Limit the lot size and frontage of lots containing IADU (noted exception above)
- Prohibit IADUs in more than 25% of residentially zone areas in the City
- Require installation of a separate utility meter



IADU ORDINANCE

TREVOR CAHOON – COMMUNITY SERVICES DIRECTOR



PURPOSE

Consider the Draft Ordinance and make a recommendation to the City Council for adoption of an IADU Ordinance in compliance with State Statute



CONTEXT

In the 2021 general session, the Utah Legislature passed HB82, requiring that cities allow internal accessory dwelling units in no less than 75% of residential zones.

By October 1, 2021, we are required to have an ordinance in place that complies with the provisions of HB82 or IADU will be expressly allowed within the city.



CONTEXT

A municipality may not establish restrictions on the construction or use of an IADU, including IADU size in ratio to the primary dwelling, total lot size, or street frontage.

The municipality can however:

- Require bedroom window egress
- Prohibit installation of a separate utility meter
- ➔ • Require that the IADU design not change the appearance of the primary dwelling
- Require one additional on-site parking space and replace any garage or carport parking spaces if the IADU is created in the garage or carport
- Prohibit an IADU in a mobile home

- Require an IADU permit or license
- Prohibit an IADU if the primary dwelling is served by a failing septic tank
- Prohibit an IADU if the lot is 6,000 sf or less
- Prohibit the renting of the IADU for less than 30 consecutive days
- Prohibit renting an IADU that is not in an owner-occupied primary dwelling.

CONTEXT – PLANNING COMMISSION

RECOMMENDATION

The Planning Commission voted to recommend approval of the IADU Ordinance in a unanimous decision. With the recommendation to add the definitions for IADU and EADU into Title 10, and recommended that Title 10 Chapter 8 Off Street Parking, be looked at for consistency with the new IADU ordinance.

ACCESSORY DWELLING UNIT, EXTERIOR: an accessory dwelling unit created separate from a primary dwelling and for the purpose of offering a long-term rental of thirty (30) consecutive days or longer.

ACCESSORY DWELLING UNIT, INTERIOR: an accessory dwelling unit created within a primary dwelling; within the footprint of a primary dwelling at the time the internal accessory dwelling unit is created; and for the purpose of offering a long-term rental of thirty (30) consecutive days or longer.

DEFINITIONS

INFORMATION ON PARKING

State statute allows the city to require only one additional space for an IADU.

Currently we do not provide an approved surfacing guideline in our code. This may need to be addressed.

ALTERNATIVE LANGUAGE

C. One off-street parking space per IADU shall be provided, in addition to any off-street parking provided for the primary dwelling **in compliance with Chapter 8 of this title.**

ALTERNATIVE LANGUAGE

- The council may choose to adopt the original language as recommended by the Planning Commission or update the following language of 10-19-7D to only require the construction if there are not enough parking spaces as required by 10-8-5.

(PC Original Recommendation) D. In the event a garage or carport is converted to an IADU, off-street parking shall be replaced on a space-per-space basis.

-OR-

(Alternative) D. In the event a garage or carport is converted to an IADU, and such conversion reduces the number of available off-street parking spaces below the minimum amount required by 10-8-5, then the eliminated spaces shall be replaced on a space-per-space basis up to the minimum amount required.



DRAFT ORDINANCE SUMMARY

THE DRAFT ORDINANCE FOLLOWS STATE LAW IN WHAT CITIES MUST DO AND CANNOT DO. WHILE THE CITY HAS SOME DISCRETION ON SEVERAL ITEMS WITHIN THE CODE, WHAT CAN BE PROHIBITED IS REFLECTED WITHIN THE DRAFT ORDINANCE WITH FEW EXCEPTIONS.

THE PREROGATIVE OF THE PLANNING COMMISSION IS TO MAKE RECOMMENDATIONS ON WHAT RESTRICTIONS OR PROHIBITIONS, ALLOWABLE UNDER STATE LAW, ARE TO BE RECOMMENDED TO THE CITY COUNCIL.



ORDINANCE HIGHLIGHTS



EXTERNAL APPEARANCE

There is no prohibition on changing of external appearance.

Materials should be constructed of similar materials and design.

Each unit's entrance shall be distinct from the other and shall be on separate planes of the primary dwelling unit.



OWNER OCCUPATION

Either the IADU or the primary dwelling unit shall be owner-occupied.



COMMON WALL OR FLOOR

In order to qualify as an IADU, a minimum of 15' common wall or floor space with the primary dwelling unit is required.



ZONING

IADUs are allowed in all residential zones, excluding the Residential Patio (R-P) Residential Multi-Family (R-7).

RESIDENTIAL ZONING INFORMATION

	# of Parcels	Acreage	Area %	# Parcels < 6000 Sq Ft
Residential Very Low Density (A)	232	916.02	49%	1
Residential Low Density (R-L)	416	247.54	13%	2
Residential Low Moderate Density (R-LM)	118	60.68	3%	1
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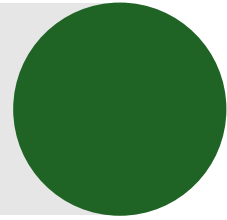
A clear criteria should be set to exclude zones or areas within the city to disallow IADUs. Upon review of city zoning code, and the specific prohibitions that are allowed under the state statute, it is recommended that the R-7 and R-P are the most defensible zones to prohibit IADUs in order to create a standard criteria.



DISCUSSION

WHAT CAN WE DO?

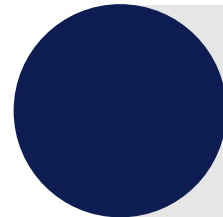
WHAT CITIES CAN DO



- ✓ Require bedroom window egress
- ✓ Prohibit installation of a separate utility meter
- ❑ Require that the IADU design not change the appearance of the primary dwelling
- ✓ Require one additional on-site parking space and replace any garage or carport parking spaces if the IADU is created in the garage or carport
- ✓ Prohibit an IADU in a mobile home
- ✓ Require an IADU permit or license
- ✓ Prohibit an IADU if the primary dwelling is served by a failing septic tank
- ✓ Prohibit an IADU if the lot is 6,000 sf or less
- ✓ Prohibit the renting of the IADU for less than 30 consecutive days
- ✓ Prohibit renting an IADU that is not in an owner-occupied primary dwelling.

- ❑ Limit the size of an IADU in ratio to primary dwelling.
- ❑ Issue a blanket ban on IADUs
- ❑ Limit the lot size and frontage of lots containing IADU (noted exception above)
- ❑ Prohibit IADUs in more than 25% of residentially zone areas in the City
- ❑ Require installation of a separate utility meter

WHAT CITIES CANNOT DO



ORDINANCE 2021-~~???~~12

AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL ~~ADOPTING SOUTH WEBER CITY CODE CHAPTER 10.19~~ ENACTING REGULATIONS PERTAINING TO INTERNAL ACCESSORY DWELLING UNITS

WHEREAS, the South Weber City Council has an obligation to allow Internal Accessory Dwelling Units (IADU) within City Code.

WHEREAS, the South Weber City Council wishes to guide the development, regulation and distribution of such units as outlined by the State of Utah.

NOW, THEREFORE, BE IT ORDAINED by the City Council of South Weber City, State of Utah:

Section 1. ~~Chapter amended~~Amendment. Chapter 10.1.10 of the South Weber Code is hereby amended to include the following definitions:

10-1-10: Definitions

ACCESSORY DWELLING UNIT, EXTERIOR: an accessory dwelling unit created separate from a primary dwelling and for the purpose of offering a long-term rental of thirty (30) consecutive days or longer.

ACCESSORY DWELLING UNIT, INTERIOR: an accessory dwelling unit created within a primary dwelling; within the footprint of a primary dwelling at the time the internal accessory dwelling unit is created; and for the purpose of offering a long-term rental of thirty (30) consecutive days or longer.

Section ~~12. Chapter adopted~~Adoption. Chapter 10.19 of the South Weber Code is hereby adopted to read as follows:

CHAPTER 10-19 INTERNAL ACCESSORY DWELLING UNITS

10-19-1 Purpose

To provide regulations for the construction and use of internal accessory dwelling units as prescribed in state statute. To ensure that such uses comply with all applicable building codes. To prevent such uses from being detrimental to the character of residential zones within South Weber City.

10-19-2 Definitions

The definitions contained in this Chapter shall have such meanings as may be found in Title 10, Chapter 1, Section 10 of this code.

10-19-3 Permitted Use - Limitations

- A. Internal Accessory Dwelling Units (IADU) shall be permitted in those zones identified in Title 10, Chapter 1, Section 10-A of this code, also known as the South Weber City land use matrix.
- B. Regardless of the location of a proposed IADU, no IADU may be located on parcels which:
 - a. Are smaller than 6,000 square feet
 - b. Are serviced by a failing septic tank
 - c. Have a recreational vehicle as the primary dwelling unit
- C. IADUs shall not be rented for less than thirty-day periods
- D. IADUs shall not be listed for rental on a short-term rental website or through other short-term rental media.
- E. No primary structure may contain more than one IADU.
- F. External accessory dwelling units are prohibited.

10-19-4 Business License Required

Prior to occupancy of an IADU, the owner of record of any parcel shall first apply for and obtain a business license from South Weber City.

10-19-5 Building Permit Required

Prior to beginning construction on a new IADU, the owner of record, or their designee, shall apply for and receive a building permit from South Weber City.

10-19-6 Standards of Approval- General

IADUs located in South Weber City shall adhere to the following standards:

- A. Single-family homes with an IADU shall be the primary or principal place of residence of the property owner, as defined in Utah Code Annotated, Section 20-a-105.
- B. Either the IADU or the primary dwelling unit shall be owner-occupied.
- C. The primary dwelling unit and IADU shall be served by a single utility meter.
- D. A separate mailing address shall be created for the IADU.
- E. IADUs may not be rented to more than one family unit, as defined in South Weber City Code.

10-19-7 Standards of Approval- Construction

Construction of all IADUs shall adhere to the State Construction Code and Title 9 of South Weber City Code. In addition, the following construction guidelines shall apply:

- A. In order to qualify as an IADU, a minimum of 15' common wall or floor space with the primary dwelling unit is required.
- B. Each IADU shall have separate eating, bathing, living, and sleeping areas.
- C. One off-street parking spot per IADU shall be provided, in addition to any off-street parking provided for the primary dwelling.
- D. In the event a garage or carport is converted to an IADU, off-street parking shall be replaced on a space-per-space basis.

- E. All IADUs shall have egress windows in any such room as required by the State Construction Code and Title 9 of South Weber City Code.
- F. An IADU may be constructed either as an addition to an existing home, a remodel of a garage, carport, or basement, or as part of new construction.
 - a. Regardless of the manner of construction, all setbacks, height limits and other similar regulations shall be adhered to.
 - b. Each unit's entrance shall be distinct from the other and shall be on separate planes of the primary dwelling unit.
- G. If an IADU is constructed as an addition to an existing home, to the greatest extent possible, similar construction materials and design shall be used.

10-19-8 Violation

Failure to adhere to any of the provisions contained in this Chapter shall constitutes a violation of city code and may result in one or more of the following:

- A. Following the procedures outlined in State law, a lien may be filed with the Davis County recorder until such time as the violation is remedied.
- B. Prosecution of the property owner.
- C. Daily fines not to exceed \$100 per day.
- D. Revocation of a business license until such time as the violations are remedied.
- E. Any and all other fines and penalties available under City or State code.

Section 2. -General Repealer. -Ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 3. -Effective Date. -The City Council of South Weber City, State of Utah, has determined that the public health, safety, and welfare requires that this ordinance take effect immediately. Therefore, this ordinance shall become effective immediately upon passage and publication as required by law.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the —14th day of September 2021.

MAYOR: Jo Sjoblom

ATTEST: City Recorder, Lisa Smith

Roll call vote is as follows:

Council Member Halverson	FOR	AGAINST
Council Member Alberts	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Soderquist	FOR	AGAINST
Council Member Winsor	FOR	AGAINST

CERTIFICATE OF POSTING

I hereby certify that Ordinance 2021-~~xx-12~~ was passed and adopted the —14th day of September 2021 and that complete copies of the ordinance were posted in the following locations within the City this —15th day of -September—2021.

1. South Weber Elementary, 1285 E. Lester Drive
2. South Weber Family Activity Center, 1181 E. Lester Drive
3. South Weber City Building, 1600 E. South Weber Drive

Lisa Smith, City Recorder

ORDINANCE 2021-12

AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL ENACTING REGULATIONS PERTAINING TO INTERNAL ACCESSORY DWELLING UNITS

WHEREAS, the South Weber City Council has an obligation to allow Internal Accessory Dwelling Units (IADU) within City Code; and

WHEREAS, the South Weber City Council wishes to guide the development, regulation, and distribution of such units as outlined by the State of Utah;

NOW, THEREFORE, BE IT ORDAINED by the City Council of South Weber City, State of Utah:

Section 1. Amendment. Chapter 10.1.10 of the South Weber Code is hereby amended to include the following definitions:

ACCESSORY DWELLING UNIT, EXTERIOR: an accessory dwelling unit created separate from a primary dwelling and for the purpose of offering a long-term rental of thirty (30) consecutive days or longer.

ACCESSORY DWELLING UNIT, INTERIOR: an accessory dwelling unit created within a primary dwelling; within the footprint of a primary dwelling at the time the internal accessory dwelling unit is created; and for the purpose of offering a long-term rental of thirty (30) consecutive days or longer.

Section 2. Adoption. Chapter 10.19 of the South Weber Code is hereby adopted to read as follows:

CHAPTER 10-19 INTERNAL ACCESSORY DWELLING UNITS

10-19-1 Purpose

To provide regulations for the construction and use of internal accessory dwelling units as prescribed in state statute. To ensure that such uses comply with all applicable building codes. To prevent such uses from being detrimental to the character of residential zones within South Weber City.

10-19-2 Definitions

The definitions contained in this Chapter shall have such meanings as may be found in Title 10, Chapter 1, Section 10 of this code.

10-19-3 Permitted Use - Limitations

- A. Internal Accessory Dwelling Units (IADU) shall be permitted in those zones identified in Title 10, Chapter 1, Section 10-A of this code, also known as the South Weber City land use matrix.

- B. Regardless of the location of a proposed IADU, no IADU may be located on parcels which:
 - a. Are smaller than 6,000 square feet
 - b. Are serviced by a failing septic tank
 - c. Have a recreational vehicle as the primary dwelling unit
- C. IADUs shall not be rented for less than thirty-day periods
- D. IADUs shall not be listed for rental on a short-term rental website or through other short-term rental media.
- E. No primary structure may contain more than one IADU.
- F. External accessory dwelling units are prohibited.

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Prior to occupancy of an IADU, the owner of record of any parcel shall first apply for and obtain a business license from South Weber City.

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Prior to beginning construction on a new IADU, the owner of record, or their designee, shall apply for and receive a building permit from South Weber City.

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IADUs located in South Weber City shall adhere to the following standards:

- A. Single-family homes with an IADU shall be the primary or principal place of residence of the property owner, as defined in Utah Code Annotated, Section 20-a-105.
- B. Either the IADU or the primary dwelling unit shall be owner-occupied.
- C. The primary dwelling unit and IADU shall be served by a single utility meter.
- D. A separate mailing address shall be created for the IADU.
- E. IADUs may not be rented to more than one family unit, as defined in South Weber City Code.

10-19-7 Standards of Approval- Construction

Construction of all IADUs shall adhere to the State Construction Code and Title 9 of South Weber City Code. In addition, the following construction guidelines shall apply:

- A. In order to qualify as an IADU, a minimum of 15' common wall or floor space with the primary dwelling unit is required.
- B. Each IADU shall have separate eating, bathing, living, and sleeping areas.
- C. One off-street parking spot per IADU shall be provided, in addition to any off-street parking provided for the primary dwelling.
- D. In the event a garage or carport is converted to an IADU, off-street parking shall be replaced on a space-per-space basis.
- E. All IADUs shall have egress windows in any such room as required by the State Construction Code and Title 9 of South Weber City Code.
- F. An IADU may be constructed either as an addition to an existing home, a remodel of a garage, carport, or basement, or as part of new construction.

- a. Regardless of the manner of construction, all setbacks, height limits and other similar regulations shall be adhered to.
- b. Each unit's entrance shall be distinct from the other and shall be on separate planes of the primary dwelling unit.
- G. If an IADU is constructed as an addition to an existing home, to the greatest extent possible, similar construction materials and design shall be used.

10-19-8 Violation

Failure to adhere to any of the provisions contained in this Chapter shall constitutes a violation of city code and may result in one or more of the following:

- A. Following the procedures outlined in State law, a lien may be filed with the Davis County recorder until such time as the violation is remedied.
- B. Prosecution of the property owner.
- C. Daily fines not to exceed \$100 per day.
- D. Revocation of a business license until such time as the violations are remedied.
- E. Any and all other fines and penalties available under City or State code.

Section 2. General Repealer. Ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 3. Effective Date. The City Council of South Weber City, State of Utah, has determined that the public health, safety, and welfare requires that this ordinance take effect immediately. Therefore, this ordinance shall become effective immediately upon passage and publication as required by law.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 14th day of September 2021.

MAYOR: Jo Sjoblom

ATTEST: City Recorder, Lisa Smith

Roll call vote is as follows:

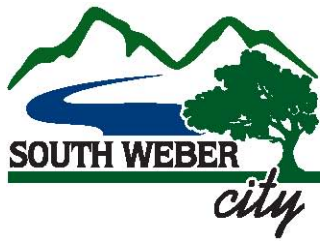
Council Member Halverson	FOR	AGAINST
Council Member Alberts	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Soderquist	FOR	AGAINST
Council Member Winsor	FOR	AGAINST

CERTIFICATE OF POSTING

I hereby certify that Ordinance 2021-12 was passed and adopted the 14th day of September 2021 and that complete copies of the ordinance were posted in the following locations within the City this 15th day of September 2021.

1. South Weber Elementary, 1285 E. Lester Drive
2. South Weber Family Activity Center, 1181 E. Lester Drive
3. South Weber City Building, 1600 E. South Weber Drive

Lisa Smith, City Recorder



PLANNING MEMORANDUM

#7 Code Enforce

1600 E. South Weber Drive
South Weber, UT 84405

www.southwebercity.com

801-479-3177
FAX 801-479-0066

To: South Weber Mayor & City Council
From: Trevor Cahoon, Community Services Director
Re: Code Enforcement – Policy & Procedure

PURPOSE

Discuss Code Enforcement, and the policy and procedure associated.

BACKGROUND

With the recent move of Code Enforcement to the newly created Community Services Department, further direction on the policies and procedures is necessary to meet expectations of the Council and community. We will center the conversation around what is the priority of the Council, how would you like to see enforcement being handled, and if we need to amend code to make our enforcement process easier. While some current issues may come to light, this discussion isn't to make a list of current issues, rather a priority list of enforcement.

Documentation & Reporting

Staff is aware that there needs to be a better solution for documentation and reporting. Citizens, staff, and Council have employed several methods of reporting which are not always consistent. This can create issues for follow up, and priority-based enforcement. We currently utilize the iWorQ system for reporting and anticipate that this system will continue to be the main source for documentation and reporting. The best way for consistent reactionary enforcement would be to all utilize this system of reporting. There are some issues with the utilization of the program which will be handled administratively.

Proactive v. Reactive Enforcement

City Staff is sensitive to the various demands of local stakeholders upon the Mayor and City Council. Much of the current enforcement measures are driven by reactionary enforcement; a problem or issue is noticed and then reported to Code Enforcement. These requests are followed up on and in most cases, education is given, and further monitoring will occur. We have seen this with examples such as short-term rentals, the pits, the park-and-ride, recreational sports facilities, etc. These requests have built over time to create a workload that may not be adequately serving the needs of the community.

Reactionary enforcement is something that will continue to be a function of the division; however, priority-based, or proactive enforcement is an area that could help the division be more effective at making a more palpable impact within the community. Proactive enforcement is something that is being done from time to time, but changing demands placed upon code enforcement moves the mark of what items are most meaningful to the Council and citizens. By making a priority list of items that are the biggest concern, the City Council then can show a greater impact.

City Code

There are elements that need to be a carrot for our residents, but our code does allow the City to have a stick. There are two methods of enforcement that the City can employ. The first is a criminal process. In this process the property is noticed and has 14 days to bring the property into compliance. After this the city may choose to process the incident through criminal proceedings. At this time the individual has an additional “cure” period to bring the property into compliance. After this the city can issue a final notice. We then need to follow the due process of the Court. Some limitations do occur with the willingness of the prosecutor choosing to proceed with the prosecution or the Judge moving the item through the process. In most instances the citation is not continuing through the process and is not being prosecuted. There are limitations on the way we can criminally enforce this through state statute which are reflected in our code.

An alternate method of enforcement involves abatement. The city can choose after the 14 days to abate the property. In this case we have a second “cure” period to give the property notice of the charge to abate the property. After this time, we can choose to abate, assess the fine and/or put a lien on the property for the costs. Abatement costs money which is not currently budgeted and so the Council would need to direct this a priority method of enforcement.

There are modifications that we can make to enforcement methods that would make the entire process a civil offense if that were the route the City Council wishes to explore.

QUESTIONS TO CONSIDER

Are we happy with the current system of enforcement?

Does the City Council wish to be more proactive with abatement?

Are there items that are priority items for proactive enforcement?

What are the issues within the community that will make a palpable difference to the city and its residents?