

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 13 November 2018

TIME COMMENCED: 6:04 p.m.

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

PRESENT: MAYOR:

Jo Sjoblom

COUNCILMEMBERS:

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

FINANCE DIRECTOR:

Mark McRae

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones

CITY MANAGER:

Dave Larson

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Jeff & Hilary Bench, Dana Shuler, Rob Morrill, Brody Terry, Chris Clifford, and Darin Sjoblom.

Mayor Sjoblom called the meeting to order and welcomed those in attendance including Troop #833. She then asked for a moment of silence for Brent Taylor, former Mayor of North Ogden City, who recently passed away while serving in Afghanistan.

PLEDGE OF ALLEGIANCE: Troop #833

PRAYER: Council Member Winsor

CONFLICT OF INTEREST: None

APPROVAL OF CONSENT AGENDA:

- Approval of 23 October 2018 City Council Meeting Minutes
- Approval of October 20 1 8 Check Register

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

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

Jeff Bench, 1916 Canyon Drive, said he has some concerns with nightly rentals that will be on the agenda later. He said they have one located across the street from his home. He said in researching their web-site, he noticed they advertise room for 18 people. He said on a number of nights there have been as many as 20 vehicles parked overnight. He doesn't begrudge anyone for operating a short-term rental, which he has used himself, but he is concerned that the owner does not live there. He said some of the other neighbors have had issues with hot tub parties late into the night. He wants to be a good neighbor, but he has concerns. He hopes as the City discusses this item they can address traffic issues and security issues. He encouraged the City Council to take a good hard look at some set of rules and regulations that will help regulate. He said it feels as if he is living next to a hotel.

Sewer System Study Report

Mayor Sjoblom said as the City considers potential development along South Weber Drive, utility capacity must be considered. Jones and Associates was asked to analyze the impact that potential high-density development would have on the sanitary sewer system. In particular, the commercial corridor along South Weber Drive was analyzed. Based on previous inquiries and meetings with developers, the following potential developments were considered:

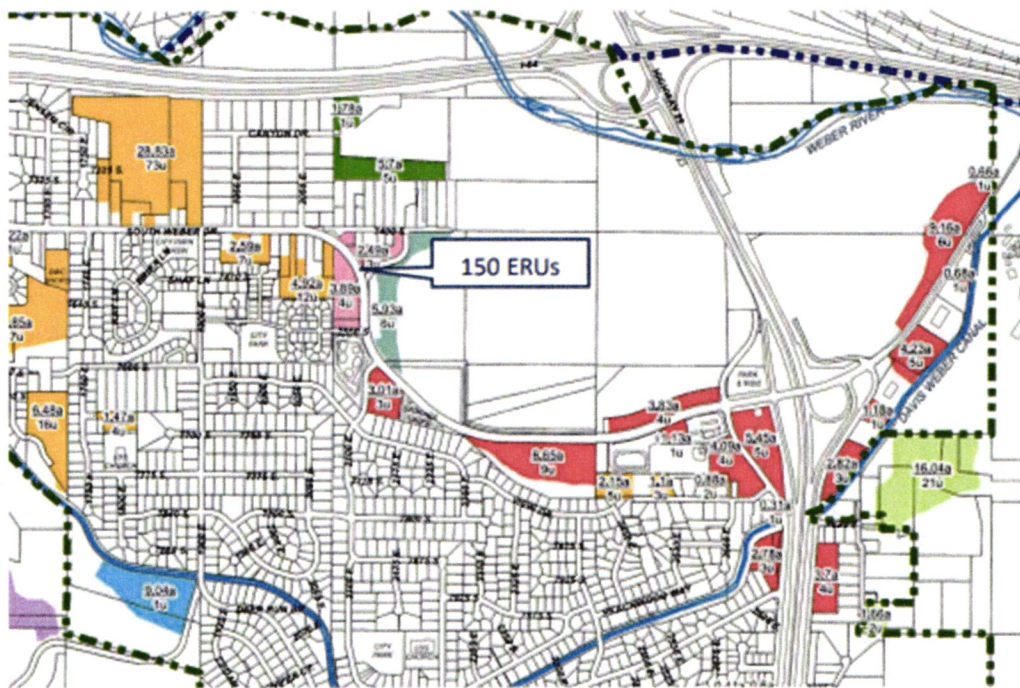
- Apartments located at the "s-curve"
- Mixed Use development near the charter school
- Development on the southeast side of Maverik

Dana Shuler, of Jones & Associates, discussed the collection system overview. She said South Weber sanitary sewer system is a relatively young system (installed in 1995). All of the pipes are PVC, all gravity flow except Cottonwood Drive area, and the trunk line (main transmission line) that generally follows I-84, 100 East, and then South Weber Drive is very flat. She said the trunk line varies from 30" to 8" and flows east to west. She then explained the 2017 Capital Facilities Plan. She said this plan is based on the Projected Land Use Map (used to underlay zones). The CFP estimated the ERU's of developable ground. She said five projects were recommended totaling \$4.4 million, with most of the projects involving the flat trunk line.

Dana explained the projected load and capacity. She said in the Highway Commercial Corridor, ERUs were assigned based on underlay zone (commercial). She said Commercial uses generally have low usage.

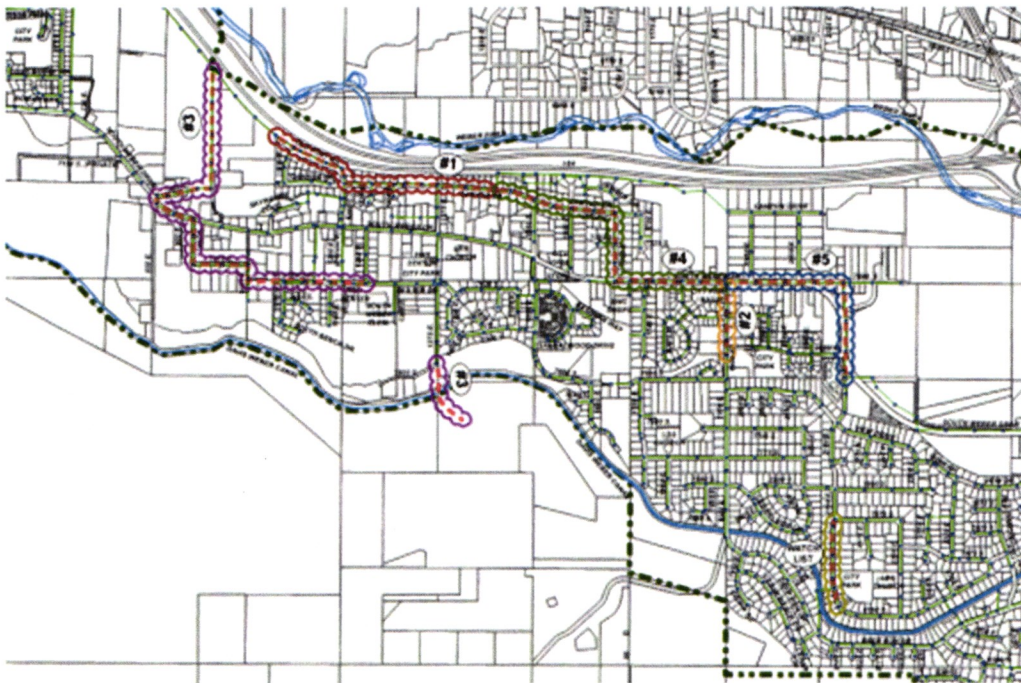
Dave Larsen, City Manager, stated we have been working towards a certain plan and at some point, we will have inquiries from developers to do something different with their land. He said the City staff needs to know what direction the Council wants the City to do. He said the current plan only allows to a certain extent, but if it goes against the plan, then it needs to be re-evaluated. Brandon Jones, City Engineer, said the Council needs to decide if they want to stick with the existing plan. Dave Larsen said there is a lot of projection and unknown out there, but a lot of it is identifying what the vision of the community is. He said the reason we are bringing this up, is that it all grows as it goes down the line. He said if we anticipate additional ERUs on the east end of town, then now might be the time to adjust that.

Figure 1. Developable Ground with Assigned ERUs



These future ERUs were added to the sewer model, and then required pipe sizes are determined. When changes to the existing system are required to accommodate growth, these become projects eligible for impact fees. These five (5) projects are shown clouded in Figure 2.

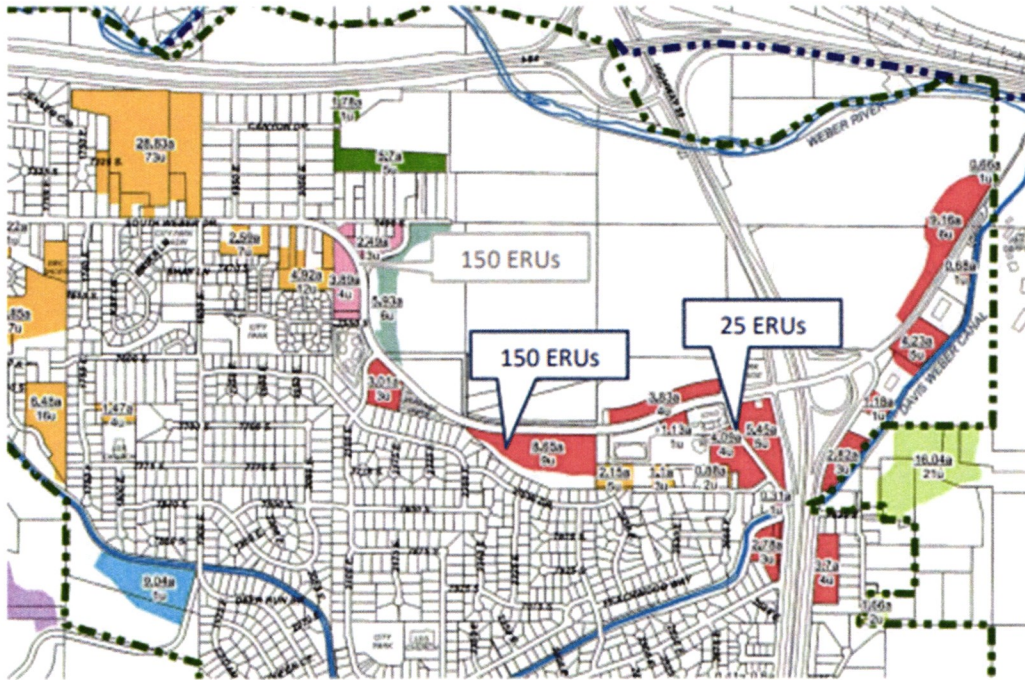
Figure 2. Excerpt from Capital Facilities Plan Projects Map



Since pipes come in standard sizes, a pipe upsized to accommodate future growth may contain excess capacity. For example, a 10-inch pipe is required to convey the sewer discharge from 400 homes (ERUs). However, a 10-inch sewer line has the capacity to serve about 500 ERUs; therefore, there are 100 ERUs of excess capacity in that 10-inch sewer line.

This is the situation for many of the pipes or projects identified in the Capital Facilities Plan. Figure 1 shows the ERUs that were used to create the future sewer system model. Figure 3 shows a possible configuration of additional ERUs based on the previously mentioned development inquiries. It should be noted that while this configuration shows an additional 175 ERUs, alternative configurations may achieve fewer ERUs, depending on the development locations.

Figure 3. Possible Configuration of Additional ERUs



Dana stated the changes to the Projected Land Use Map include:

- Need to consider impacts on existing and planned infrastructure
 - water, sewer, storm drain, roads
- May require re-evaluation of Capital Facility Plans
 - load/capacity analysis
 - projects
- May require re-evaluation of Impact Fees
 - project costs
 - ERUs
 - over- vs. under-projecting

Review of Street Light Policy: Council Member Winsor said there are street lights owned by Rocky Mountain Power Company and those owned by the City. He said City staff was asked by the Municipal Utilities Committee (MUC) to consider a recommendation of migrating to one or the other. The results were presented to the MUC on November 1, 2018. Both the City staff and the MUC felt the best option was to move forward with city-owned streetlights for the following reasons:

- The City could save between \$1,600 - \$10,000 per light, depending on which light is selected (50-year analysis)
- The City has more control over costs
- The City can provide a higher level of service
- The streetlights selected are all LED, which provides long life and low maintenance

- The streetlights selected are more attractive and can provide style and character to the City.

NEW RECOMMENDED STREETLIGHTS There are three different styles of streetlights being recommended based on their proposed function (described and similar examples shown below). All styles would have a fluted pole with a script “South Weber City” inscribed on the base.

- Residential: Located in cul-de-sacs, mid-block, and minor intersections (where approved)
- Intersection: Located at all intersections
- Corridor: Located along major corridors (South Weber Drive and South Bench Drive), commercial centers and other locations (where approved)

Council Member Winsor said the MUC is in favor of moving forward with City owned streetlights. The Council agreed.

Council Member Winsor discussed the following tables:

Developer Installed Streetlight – Cost to City:

	<i>RMP-Owned</i>	<i>City-Owned Residential</i>	<i>City-Owned Intersection</i>
Total 50-year Cost*	\$18,500	\$9,200 - \$15,700	\$9,500 - \$16,900
Initial Cost Paid by Developer	\$0	\$0	\$0
50 Years Operation & Maintenance	\$18,500	\$5,500 - \$9,100	
Replacement Year 26	\$0	\$3,700 - \$6,600	\$4,000 - \$7,800
Savings vs. RMP →		\$2,800 - \$9,300	\$1,600 - \$9,000

City Installed Streetlight – Cost to City:

	<i>RMP-Owned</i>	<i>City-Owned Residential</i>	<i>City-Owned Intersection</i>
Total 50-year Cost*	\$22,500 - \$22,800	\$11,900 - \$20,800	\$12,400 - \$23,000
Initial Cost	\$4,000 - \$4,300	\$2,700 - \$5,100	\$2,900 - \$6,100
50 Years Operation & Maintenance	\$18,500	\$5,500 - \$9,100	
Replacement Year 26	\$0	\$3,700 - \$6,600	\$4,000 - \$7,800
Savings vs. RMP →		\$2,000 - \$10,600	(\$200) - \$10,000

*For the purpose of the analysis, a 50-year timeframe was used.

Award of CM/GC Contract for the Replacement Bridge Over Irrigation Canal Project

South Weber City publicly solicited for proposals for a Construction Manager/General Contractor for the Bridge Replacement over Irrigation Canal Project. The deadline for submission was 5:00 pm, November 2, 2018. Two (2) proposals were received from the following contractors:

1. Associated Brigham Contractors
2. Whitaker Construction

Over the past week, the two proposals were reviewed by a committee consisting of:

- Dave Larson, City Manager
- Mark Larsen, City Public Works Director

- Bryan Wageman, City Water System Supervisor
- Brandon Jones, City Engineer
- Dana Shuler, Project Engineer

The committee met on Wednesday, November 7, 2018 to formally discuss and compile proposal scores. After discussion and scoring were complete, the decision was made to recommend award of the CM/GC contract to: **Associated Brigham Contractors, Inc.**

Council Member Winsor moved to recommend the award of CM/GC Contract for the Replacement Bridge over Irrigation Canal Project to Associated Brigham Contractors, Inc. Council Member Petty seconded the motion. Council Members Halverson, Petty, Taylor, and Winsor voted yes. The motion carried.

Discussion on Nightly Rentals

Mayor Sjoblom stated Nightly Rentals, commonly referred to as Short-Term or Vacation Rentals, is most often defined as a rental of a residential dwelling unit for period less than 31 consecutive days. Many of these types of rentals are listed on websites such as Airbnb & VRBO.

Mayor Sjoblom stated South Weber City does not currently have an ordinance addressing nightly rentals within the community. Tonight's item is the first step in a community-driven process to define how strict or lenient we'd like to be in regulating nightly rentals. We have an Open House scheduled for next Tuesday, November 20 for the community to provide their perspective and comments on what we can/should do. We also will have all the information that will be at the open house posted on the City website and with an online ability to comment for those who are unable to attend in person.

Dave Larson, City Manager, said feedback from the community is needed. He said tonight we'd like to hear from the Council on what information they'd like presented to the public next Tuesday, and any other thoughts they have, after presenting information that we've gathered on some of the common issues surrounding nightly rentals and some examples of what other cities are doing to regulate or invite nightly rentals in their communities.

Dave said the proposed timeline is November 19th to November 30th for the public comment period. He said on November 20th a Public Open House will be held at the City Hall from 6:00 p.m. to 7:30 p.m. He said comment methods include a comment card and an on-line survey. He said the comment card will also be available on the City web-site and located at the City Hall. He said the open house format will include informational posters and comment cards with City Council and City staff mingling. He said advertising will be: city signs, social media, city website, flyers at City Hall and FAC, and mailers to targeted areas (currently five known locations). He then reviewed the Open House Informational Posters which include:

- What are Short-term Rentals?
- Different Perspectives (Property Owner, Neighbor, and City)
- State Law & Enforcement Challenges
- Other Cities' Strategies

Jeff Bench suggested looking at impact on neighbors and their property values. Dave Larson said there are lots of ways to tackle this and the open house is one way to get information from residents.

REPORTS:

Mayor Sjoblom: Mayor Sjoblom stated she took a tour of Job Corp last week with Donica, the general manager. She said they took away the masonry vocation and added forestry conservation. Job Corp is in the process of designing a metal South Weber city sign to go on the beam across the top of the digital sign. They will only charge the City for the materials to build it.

Mayor Sjoblom stated at the Planning Commission meeting last week, Chris Clifford came to present ideas for the Poll property. The Planning Commission liked a lot of what he was offering; however, the concerns are the 180 ERU's, tallest buildings against resident's homes on View Drive (10ft. below ridgeline), and South Weber fire trucks only handle 2 story buildings. The likes include: nice architecture, good prospect on a grocery store, good design with business up front and housing in back, and city center with possible library.

Mayor Sjoblom reported that the City has been awarded a safe sidewalk grant for properties on the south side of South Weber Drive just east of Skyhaven Cove. The City has submitted letters of intent for a trails planning and engineering grant as well as a couple of federal grants for help with South Bench Drive. We have also submitted a grant application to the County for help with South Bench Drive, Phase One.

Council Member Halverson: He attended the RAB Meeting in which Dr. Chuck Holbert presented on OU 1 and OU 2 (Operable Units). He asked if the City is interested in having him give a presentation to the Council.

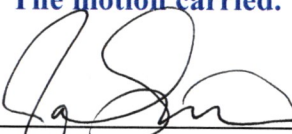
Council Member Petty: She stated the Parks and Recreation Committee met today to discuss the trail master plan. She asked if there is an ordinance for Jake brakes.

Council Member Taylor: He asked if there is any way the city can have one water district verses four different districts. He is concerned about the water situation. Brandon stated Weber Basin is not in the business of distributing water.

Dave Larson, City Manager: He stated Barry Burton will continue as the City Planner under a new contract.

ADJOURNED: Council Member Halverson moved to adjourn the Council Meeting at 7:48 p.m. Council Member Winsor seconded the motion. Council Members Halverson, Petty, Taylor, and Winsor voted yes. The motion carried.

APPROVED:



Mayor: Jo Sjoblom

Date 11/27/18



Attest:

Michelle Clark
Transcriber: Michelle Clark

Mark McRae
City Recorder: Mark McRae

Handwritten text, possibly a signature or date, appearing as "11/10/1931".

Handwritten text, possibly a name or address, appearing as "J. H. ...".

