

SOUTH WEBER CITY COUNCIL MEETING

DATE OF MEETING: 10 December 2013

TIME COMMENCED: 6:01 p.m.

PLEDGE OF ALLEGIANCE: Councilmember Poff

PRAYER: Mayor Monroe

PRESENT: MAYOR: Jeff Monroe

COUNCILMEMBERS: Joseph Gertge
Randy Hilton
Michael Poff
David Thomas

CITY MANAGER: Rodger Worthen

CITY RECORDER: Erika Ahlstrom

PRESENT: COUNCILMEMBER: Farrell Poll

Transcriber: Minutes transcribed by Michelle Clark

*A PUBLIC WORK MEETING was held at
5:30 p.m. to REVIEW AGENDA ITEMS & WARRANT REGISTER*

VISITORS: Scott Casas, Tammy Long, Gardner Crane, Layne Kap, Mark Dayton, Natalie Dayton, Jean Lay, Bryan Lay, Kenny Carson, Annette Gardner, LaRae Harper, Daren Gardner, Joe & Lilian DeLong, David Ingleby, Rick Hellstrom, Tony Moser, Sharon Leak, Dennis Leak, Rod Westbroek, Suzanne Dabell, Kelly Bambrough, Margene Bambrough, James Perry, Sara Perry, Cymbre Rowser, Alan Galiey, Louise Cooper, Larry Ray, Suzanne Ray, Kent Bambrough, Cheryl Bambrough, Shawn Byram, Whitney Brewer, Amy Poff, Doug Christensen, Cathy Christensen, Raelene Miller, Roger Miller, Zach Miller, Jerry & Earlene Stephens, Scott Logergust, Jaron Alberts, Amber Nelson, Ileona Stevensn, Gerald Titus, Baden Titus, Trevor Schenck, Sandy Hayes, Nancy Hayes, Rachel Wallis, Matt Wallis, Rebecca Warner, Bruce Dickamore, Judy & Roger Bambrough, Keelee & Rhett Weaver, Jarod Yeager, John Grubb, Louise Cash, Darren Hess, Hayley Alberts, Ralph Birt, Lynn Poll, and Tim Rees.

Mayor Monroe excused Councilmember Poll from tonight's meeting.

APPROVAL OF THE AGENDA: Councilmember Poff moved to approve the agenda as written. Councilmember Gertge seconded the motion. Councilmembers Gertge, Hilton, Poff, and Thomas voted. The motion carried.

CONSENT AGENDA:

- ◆ **Approval 26 November 2013 City Council Meeting Minutes**
- ◆ **Approval of 2014 Meetings Schedule**

Councilmember Poff moved to approve the consent agenda as written. Councilmember Hilton seconded the motion. Councilmembers Gertge, Hilton, Poff, and Thomas voted yes. The motion carried.

DECLARATION OF CONFLICT OF INTEREST: Mayor Monroe asked that the Council declare any conflict of interest at the time of the item.

RESOLUTION 13-22: Final Acceptance of Dahl Subdivision

Mayor Monroe stated Jones and Associates, Consulting Engineers for South Weber City, has conducted an inspection of the Dahl Subdivision and it has been determined that the improvements in the subdivision have been completed satisfactorily to meet minimum requirements according to city standards and specifications.

Councilmember Gertge moved to approve Resolution 13-22 Final Acceptance of Dahl Subdivision. Councilmember Thomas seconded the motion. Erika called for the vote. Councilmembers Gertge, Hilton, Poff, and Thomas voted yes. The motion carried.

RESOLUTION 13-28: Final Acceptance of Canyon View Ranches Subdivision

Mayor Monroe stated Jones and Associates, Consulting Engineers for South Weber City, has conducted an inspection of the Canyon View Ranches Subdivision and it has been determined that the improvements in the subdivision have been completed satisfactorily to meet minimum requirements according to city standards and specifications.

Councilmember Thomas moved to approve Resolution 13-28 Final Acceptance of Canyon View Ranches Subdivision. Councilmember Hilton seconded the motion. Erika called for the vote. Councilmembers Gertge, Hilton, Poff, and Thomas voted yes. The motion carried.

RESOLUTION 13-23: Interlocal Automatic Aid Fire Agreement:

Mayor Monroe stated we currently are operating with a mutual aid agreement that has been in place for several years. Under that agreement the city can request mutual aid from any department within Davis County. This agreement will formalize agreements to respond to structure fires or fires threatening a structure automatically.

Councilmember Thomas asked if South Weber is on the rotation list. Rodger said, "yes". Councilmember Poff said the city does do it shares of servicing other cities.

Councilmember Thomas moved to approve Resolution 13-23 Interlocal Automatic Aid Fire Agreement. Councilmember Gertge seconded the motion. Erika called for the vote. Councilmembers Gertge, Hilton, Poff, and Thomas voted yes. The motion carried.

Councilmember Poff moved to open the public hearing for Resolution 13-24. Councilmember Thomas seconded the motion. Councilmembers Gertge, Hilton, Poff, and Thomas voted yes. The motion carried.

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

RESOLUTION 13-24: Final Plat Canyon Vistas Subdivision, 13 lots, to be located at approx.. 1750 E 7250 S.; Developers: Mike Schultz & Mike Bastian: Developer’s Mike Schultz & Mike Bastian have made application for final plat approval for the Canyon Vistas 13 lot subdivision to be located at approx. 1750 E 7250 S. The Planning Commission held a public hearing on August 22 for preliminary plat and on September 26 the Planning Commission recommended approval of the final plat with conditions. The conditions have been met.

(A Cost Share Agreement between the developer and the City needs to be entered into after the approval of this subdivision plat.)

Mayor Monroe asked if there was any public comment.

David Ingleby, representing Questar, read a letter from Questar dated 10 December 2013 concerning the proposed Canyon Vistas Subdivision. He also submitted a copy of the environmental sound evaluation conducted on the Sunset Gate Station.

Councilmember Thomas asked about the access easement. Mr. Ingleby stated it is a surface easement. Councilmember Thomas asked which lots will be affected by the easement. Mr. Ingleby said it runs along the east boundary. He said there are times when there is a small volume of gas running through the station and some noise. He said they are concerned that unsuspecting purchasers will purchase the lots in the subdivision and then be upset when they hear noise from Sunset Station or smell the natural gas odors which are released from the station. He said we want everyone to be aware of this situation. He feels there needs to be a note on the plat as well as warning signs on Questar’s property.

Councilmember Gertge asked about development rights. Mr. Ingleby said they have looked at purchasing an easement in that area and keep it as agricultural use, but no terms were decided. He said they have discussed this with the developer, but no decision has been made yet.

Councilmember Thomas said in looking at the plat, if the easement is along 4E, and 5E, he doesn’t understand parcel “B”. Mr. Ingleby said no agreement has been put into place concerning this being a new access to Sunset Station.

Councilmember Gertge moved to close the public hearing for Resolution 13-24. Councilmember Thomas seconded the motion. Councilmembers Gertge, Hilton, Poff, and Thomas voted yes. The motion carried.

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

Mike Bastian, 7721 S. 1750 E. and developer, discussed the front page of the plat and stated a note has been added regarding the easement. He said in the Planning Commission an “E” was placed on lots 4, 5, 6, & 7. He said a building permit will not be issued until the easement with Quester is settled. He is okay with the easement on his plat, but an agreement hasn’t been made. He is going off of a recommendation from Barry Burton, City Planner. He then discussed the City Engineer recommending some pot holing be done on the property. While this was going on

a representative from Questar was on the property. A discussion took place and he was told by this employee that he hopes Questar doesn't go along with the easement. Mr. Bastian is concerned he may have four lots that could be condemned at a cost to him. He then identified a Questar pipeline that borders a home in S&S Estates Subdivision. He identified Canyon Ridge Subdivision that has a similar pipeline easement.

Mr. Bastian then read the note he received from Rick Hellstrom, a representative from Questar, concerning the access. Mr. Bastian revised the plat with a stub in a different location in which the access would not affect their property. He is not in favor of putting note 8 on his plat. Councilmember Thomas asked if he would be willing to crosshatch a section on the plat identifying the easement. Mr. Bastian said he would be willing to do that.

Councilmember Thomas discussed crosshatching and amending Note 8 to read that the crosshatched area is non buildable because of this easement. Brandon said if Questar ever vacated the easement, the plat would need to be amended. He said the area is non-buildable regardless.

Councilmember Thomas moved to approve Resolution 13-24 with an additional condition that lots 4, 5, 6, & 7 will have normal lot numbers instead of having 4E, 5E, 6E, & 7E, and the Questar easement will be crosshatched and note #8 will be amended to read nonbuildable area. Further discussion took place. Councilmember Gertge was concerned about who will maintain the area. Mr. Bastian said it is his property. He said they have proposed asphaltting the road for Questar. **Councilmember Gertge seconded the motion. Erika called for the vote. Councilmembers Gertge, Hilton, and Thomas voted yes. Councilmember Poff voted no. The motion carried 3 to 1.**

RESOLUTION 13-25: Canyon Vistas Cost Share Agreement

Brandon Jones, City Engineer, explained that a Cost Share Agreement between the developer and the City needs to be entered into after the approval of this subdivision plat. The developer is proposing to pay the City the value of what it would cost to expand the existing regional detention basin in lieu of actually constructing the improvements.

A Development Agreement has been drafted to address the City paying the developer for upsizing the storm drain piping and the developer paying the City in lieu of detention. This agreement needs to be finalized, signed and recorded following approval.

Councilmember Poff asked what happens to the water that is not being contained. Brandon said there is no risk to any kind of flooding for the small amount that they will have.

Councilmember Thomas moved to approve Resolution 13-25. Councilmember Hilton seconded the motion. Erika called for the vote. Councilmembers Gertge, Hilton, Poff, and Thomas voted yes. The motion carried.

Councilmember Poff removed himself from discussion of the following item since he is one of the applicants.

Councilmember Gertge moved to open the public hearing for Resolution 13-18. Councilmember Thomas seconded the motion. Councilmembers Gertge, Hilton, and Thomas voted yes. Councilmember Poff abstained. The motion carried.

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

ORDINANCE 13-18: Amendment to City’s Zoning Map – Change of Zoning Parcel #13-023-0022, 13-023-0109, 13-006-0031, 13-006-0025, & 13-006-0002; 30 acres from Agricultural (A) to Residential Moderate (RM) & 8 acres from Agricultural (A) to Residential High (RH); located at approx. 6650 South & 475 East; Applicants: Uinta Land Company: Developers Gardner Crane & Jared Bryson have made application for a rezone and preliminary subdivision approval for the proposed Bryson Meadows subdivision. The property is currently zoned Agricultural (A) and is utilized as such.

The application is to rezone parcels #13-023-0022, 13-023-0109, 13-006-0031, 13-006-0025, & 13-006-0002 (total of 38 acres) from Agricultural (A) to 30 acres Residential Moderate (RM) and 8 acres to Residential High (RH). Legal descriptions for each request have been provided.

Residential Moderate (RM)

The City’s General Plan Projected Land Use Map identifies this area to be rezoned to Residential Low (RL). The RL zone allows for 1.45 building lots per acre. With 30 acres (not including acreage needed for street right of way), this gives them approximately +/- 43 building lots. The application is for Residential Moderate (RM) which allows 2.8 building lots per acre. At 30 acres (not including acreage needed for street right of way), this gives them +/- 84 building lots. The proposed development has 66 building lots.

Residential High (RH)

The City’s General Plan Projected Land Use Map identifies high density zoning through the use of the “floating asterisk”. This request does fit in with the area and follows the City’s current General Plan. It also provides a good buffer between the freeway on/off ramp and single family housing.

The Planning Commission recommended approval of the rezoning of this property at a public hearing held on November 14, 2013.

Jared Bryson, developer, made a presentation to all those in attendance. He said they are a land investment and development firm. Recent projects have been throughout Davis and Weber Counties. He then gave a quick overview of Bryson Meadows. He said they began in May with the basic drawings and then moved to a conceptual plan. They took this information to a Sketch Plan Meeting. He reviewed plan B with two connections on 6650 South. Since then they have amended the access in Plan C. This plan created difficult traffic flow etc. On September 24th they discussed roads, storm water, sensitive lands, land drain system, secondary water, and re-designing the access road. Plan D was drafted. The preliminary traffic study did come back stating that 6650 South would handle the increased traffic from this subdivision. Plan E was drafted. At the second Sketch Plan Meeting they started exploring option for acquisition on 475 East. Plan F was drafted. Plan G was drafted. At this time, they acquired access to 475 East conditional upon the city approving increased density. Plan H was approved by city staff. There

are still some minor adjustments including square off all roads. The City Engineer has recommended approval of this subdivision. Mr. Bryson said they have tried to accommodate the city's concerns and what the city is requiring them to do. On November 14, 2013 the Planning Commission recommended approval. He said the development in the RM Zone would be 66 units; although this zone would allow for up to 84 units they are only asking for 66 units. He explained that in the RH Zone they are planning on luxury apartments. He stated the reasons why this subdivision plan follows the city's general plan. He then reviewed the vehicle transportation map. He said the single family subdivision high end homes are estimated at \$300K to \$600K. He said the luxury apartments will bring roughly \$850,000 to local jurisdictions in the form of permit/impact fees, etc. He said the location is ideal for the City with minimal traffic impact.

Tina Burns, President of Cornerstone Residential, said she works for an accredited management company, which they are required to maintain a higher standard. They are a HUD approved company. All residents have an extensive criminal background checks because they are part of a good landlord program. All residents receive an extensive credit check.

Tony Moser, 6458 Raymond Drive, said if this was such a great idea, he doesn't think we would fill this room. He isn't aware of a lot of support for this going through. He identified Destination Townhomes on the city general plan. He understands high density has been distributed throughout the city. He then discussed the Petersen property that has been rezoned high density. In his mind, as a result of the Petersen property, it must meet the requirement for high density. He isn't sure why the east end got townhomes and the west end is supposed to have apartments. He feels that most people would rather have townhomes or condos verses apartments. He then identified the low density residential areas. He appreciates those areas and feels according to the master plan, it should remain low density. He said we are talking families that have been here for a long time. He was attracted to the rural feel of South Weber. He said by keeping a low density residential area, people will build bigger homes. He then pointed out the area on the plan that stated, "this area must have new access to 475 East – no access from 6650 South allowed." He said it is ironic that a member of the city council is a player with this plan. In comparison to Heather Cove, there is one access to Heather Cove. If there is one access to this proposed subdivision, then 30 units is the maximum. He identified the commercial property and stated this property could be rezoned to commercial/mixed business use and still meet 8 acres high density in the west end of town. Mr. Moser said 6650 South has drainage problems. He would like to know how the water issues are going to be mitigated. He feels the master plan needs to be followed.

Sandy Hayes, 1010 East Harper Way, said in looking at the total population of South Weber City this development will increase the population by 10%. She feels the council needs to take their time and not rush into anything. She is concerned about the drainage, increased population, etc. She feels there should be no basements allowed. She is concerned about the problems this subdivision could create down the road. She would like to consider the liability for the engineering.

Kelly Bamborough, 750 East Cottonwood Drive, he is not sure why the city needs more apartments. He feels there are plenty of options in the east end. He too is concerned about the drainage problems. He said a \$600,000 home isn't going to go next to an apartment complex. He said lower South Weber has no sidewalks and there will be no buses to get the kids to school.

He feels it is a way too big project for lower South Weber. He feels the east end of South Weber is more conducive to apartments especially with the school right there.

Mayor Monroe said this is a rezone request. He understands individuals concerns.

Alan Gailey, 142 E. Harper Way, said he has been a developer. He has spent a lot of time on Planning Commissions. He understands what the city is up against. He has always had a concern for property rights. He would ask that people deal with the facts. Everyone has interests. He said there is a lot of infrastructure that needs to be looked at in the City. He is concerned about fire protection, children getting to school, etc. He is also concerned about his children being able to come and live in South Weber. He would like the council to deal with the facts.

Amber Nelson, 296 E. 6650 S., said she submitted a building plan after a fire destroyed her home. She has had a difficult time working with the city staff as they were told they would have to sprinkle the home. After expenses out of their pocket, the city decided to upgrade the water line. She said now they are in their home and there is no water pressure. She is concerned that they will lose more water pressure.

Roger Miller, 291 E. 6650 S. said the low access fire road is directly across the street from him. He is concerned about how this will affect him. He feels that not everything has been addressed. He said he is not opposed to building, but would like to see a smaller footprint. He is concerned about what the apartments will look like after fifteen years.

Nolan Birt, 6925 S. 475 E., said he doesn't think for a minute that it is in the best interest of the city to have a moving asterisk on the general plan. He feels people need to know what is going in next to them. He feels it is unethical. He is concerned about the storm drain issues. He does feel that property owners have a right to develop and he does feel that residential moderate fits in this area but not high density.

Sharon Kendell, representing the Kendell property, said they have interest in keeping their property as it has been (agricultural). She feels that high density will take some right from the Kendell property. She is concerned about the drainage of the water. She said their property has areas that can't be used because of the water issues. She is also concerned about the road on the east coming into 6650 South. She would like to know where the snow will be pushed etc. She is also concerned about individuals using her property to make turns with their vehicles.

Jerry Titus, 6955 S. 475 E., said he is concerned about the traffic problem on 475 East. He said every time you build a house it adds two or three more vehicles to the city. He is concerned about the speeding on 475 East. He is against any more houses in that area.

Jared Yaeger, 161 E. Harper Way, said his home has flooded three times. He said there are serious water problems in that area. He said at the Planning Commission meeting Commissioner Westbroek discussed people not wanting larger lots. He feels people do want larger lots. He is not against development, but he does feel it needs to slow down.

Councilmember Gertge moved to close the public hearing for Resolution 13-24. Councilmember Thomas seconded the motion. Councilmembers Gertge, Hilton, and Thomas voted yes. The motion carried.

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

Gardner Crane, of Uinta Land Company, said he understands change is hard for people, but down the road, people who live here may be your best friend. He hopes individuals can open their minds that somewhere down the road this may be something you are happy with. He said there are a lot of respectable people who make \$45,000 a year. To qualify for a home loan in South Weber, there is no way you can qualify if you make \$45,000 a year. He understands how everyone wants this type of housing on the other end of the city. He feels this is the best spot in the whole city for a project like this. He explained when a project is under 100 units it is impossible to put in higher end amenities. He understands the concerns about the drainage issues. He said the general plan is there as a guide. He feels they have paid particular attention to the transportation plan. He discussed the right turn only access off of 6650 South. He said Michael Poff agreed to work with them because he felt it was the right thing to do. He was very cooperative. He said they have made every effort they can to not impact those people who live on 6650 South. He said this project will be built in phases.

Councilmember Gertge asked about the water pressure. Brandon Jones, City Engineer, said over the past two or three years the city has spent a fair amount of money to upgrade the waterlines in that area. He said after the last fire flow, it came back with static psi of 120 or 130psi which is adequate for these types of homes. He said according to the water pressure tests taken, everything has come back adequate. He then discussed the wetlands and there is only one that may be jurisdictional and the developer would have to mitigate that. He said the city has requested this development put in a land drain system. He said Heather Cove has problems because they don't have a land drain system. He feels this land drain system will draw the water table down. He said the culvert is down low enough that the land drain can get it out.

Gardner Crane said with this project there will a substantial amount of impact fees that the city can use to upgrade infrastructure. He feels there will be more interest in commercial growth in that area with the addition of this development that will increase the city's tax base.

Councilmember Thomas asked about the traffic study and it looking at the second access on 6650 South. Brandon Jones said there hasn't been a traffic study requested by the city. He said the city staff emphasis was to get as much traffic as possible off of 6650 South. He has seen and reviewed a lot of traffic study, and typically they are pretty disappointing for people who expect the numbers to be higher. Councilmember Thomas said he doesn't have as much concern about 475 East but there will be a lot who go through 6650 South to get to South Weber Drive. He is concerned that there may be a need to widen 6650 South. He said the master plan shows 6650 South moving east as a frontage road.

Mayor Monroe said this is a rezone request and before there is any development a plan will need to be brought before the City Council and Planning Commission.

Councilmember Gertge said when Heather Cove Subdivision went in individuals didn't want that subdivision. He is torn between property rights and individuals' concerns.

Councilmember Hilton agrees with Councilmember Gertge. He said there are lots of people in South Weber who will eventually want to develop their property. He said people want to have their kids come back and live in South Weber.

Councilmember Thomas said according to state statute, moderate income housing for our size of community would be approximately 400 units and we currently have approximately 100 right now. He said we have 14 acres high density on the east side. He said as far as the east side goes, we are running out of areas. He feels the best place is right next to the interstate.

Councilmember Hilton is wondering if the master plan needs to be revised by the Planning Commission. Councilmember Thomas said the reality of it is that we don't know how long that would take. He doesn't know if the high density residential would change; however, the other might change. Gardner Crane said they are nowhere near the number of units they can have for residential moderate.

Councilmember Thomas moved to approve Resolution 13-18A to approve the 8 acres to be rezoned from agricultural to residential high. Councilmember Gertge seconded the motion. Erika called for the vote. Councilmember Thomas, Gertge, and Hilton voted yes. The motion carried.

Councilmember Gertge moved to table Resolution 13-18B for a period not to exceed six months to give the Planning Commission time to address the master plan. Councilmember Thomas seconded the motion. Erika called for the vote. Councilmember Thomas, Gertge, and Hilton voted yes. The motion carried.

RESOLUTION 13-21: Easton Village Phase Two Final Plat (8 lots), located at approx. 1100 East 7500 South; Developer Kastlerock Excavation (public hearing held November 26, 2013)

Councilmember Thomas moved to table Resolution 13-21 until the boundary line agreement is signed. Councilmember Gertge seconded the motion. Further discussion took place on the motion. Layne Kap said it is his fault that it hasn't been signed. He asked if it can be approved with the condition that the boundary line agreement is taken care of.

Councilmember Thomas said he would rather have this as an extra push to get it done. Layne said he understands it has got to be done. **Erika called for the vote. Councilmembers Gertge, Hilton, Poff, and Thomas voted yes. The motion carried.**

APPROVAL OF UP TO \$20,000 FOR GRAVEL PIT AQUIFER FEASIBILITY STUDY

Councilmember Thomas explained that the expenditure of \$20,000 is to assist in joint funding with the Weber Basin Water Conservancy district in the development of a feasibility study. This study is for the evaluation of a water reservoir and aquifer storage and recovery project in the gravel pits at the mouth of Weber Canyon in South Weber City. He said the purpose of the feasibility study is to finally determine whether a storage/recreation reservoir and ASR project is feasible.

Darren Hess, from Weber Basin Water Conservancy District, said he was contacted by the city to see if we would be interested. He said we are willing to participate and he feels it would be good to know if this type of project is feasible.

Councilmember Poff is concerned as to whether or not this study will provide what we really need to know. Darren Hess said any study will answer certain questions and may not answer all questions; however, it will be a comprehensive study. He said the study will look at water rights and whether or not there is enough water to fill the pit. He said without this study, we are no further along.

Councilmember Thomas moved to approve up to \$20,000 for gravel pit aquifer feasibility study. Councilmember Gertge seconded the motion. Councilmembers Gertge, Hilton, Poff, and Thomas voted yes. The motion carried.

FISCAL YEAR 2012-2013 AUDIT REPORT – Tim Rees

Tim Rees said there are no unusual findings on the audit. He said the city is in compliance with the financial laws and the budget is within the required limits. There is nothing that has brought any attention for concern. The books are in good shape. There were no problems with management. He said if anyone has a question, the council can contact him.

Councilmember Thomas discussed the ending fund balance. Mr. Rees said the city is within its limits. Councilmember Gertge asked if Mr. Rees has an opinion on what the city has bonded. Mr. Rees said you are not in debt more than you should be.

Mayor Monroe thanked Mr. Rees for his time and stated he has done a great job for the city.

RESOLUTION 13-26: Appointment of Randy Hilton to Administrative Control Board of Wasatch Integrated Waste Management District: Councilmember Poff moved to approve Resolution 13-26 to appoint Randy Hilton to the Administrative Control Board of Wasatch Integrated Waste Management District for a period of two years from January 2014 to January 2016, unless a new appointment is made by the Council. Councilmember Gertge seconded the motion. Erika called for the vote. Councilmembers Gertge, Hilton, Poff, and Thomas voted yes. The motion carried.

RESOLUTION 13-27: Appointment of Michael Poff to Central Weber Sewer Improvement District Board of Trustees: Councilmember Gertge moved to approve Resolution 13-27 to appoint Michael Poff to Central Weber Sewer Improvement District Board of Trustees for a period of two years from January 2014 to January 2016, unless a new appointment is made by the Council. Councilmember Thomas seconded the motion. Erika called for the vote. Councilmembers Gertge, Hilton, Poff, and Thomas voted yes. The motion carried.

NON-SCHEDULED DELEGATION:

Lilian DeLong, 7382 S. 1025 E., said she met with the Davis School District concerning Easton Village. She said the district doesn't get involved with city politics. The school district did recommend she visit with UDOT. She said R930-6 that is a State of Utah guide for management of roads. The roads need to be 660 ft. from each other. 1250 East to the Williams property meets that qualification barely, but 1200 East does not meet that qualification. She wanted to reaffirm that it is important to have that second ingress/egress because of the elementary school.

MAYOR'S ITEMS:

Christmas Party: He reminded individuals that the Christmas Party will be December 14th at Jeremiahs at 8:30 a.m.

Committed to the Community: Mayor Monroe thanked those in attendance for the opportunity he has had to serve the community. He understands it takes commitment to serve.

CITY COUNCIL ITEMS:**Councilmember Poff:**

1250 East: He would like to figure out what the best solution is for improvements on 1250 East.

Pollution/Contamination and Health: He has researched an article that had pollution on a base that caused birth defects. He would like to have HAFB involved.

Councilmember Hilton:

RAB Meeting: Councilmember Hilton said he has questioned HAFB at the RAB meeting concerning birth defects and studies.

Traffic Issues with School: He didn't notice any major traffic problems. He sees more problems in Layton City.

Councilmember Gertge:

John Cooney: He asked if Mr. Cooney got is occupancy. Rodger said, "no".

Jami Jones, City Treasurer: Councilmember Gertge said North Ogden is getting a class act with Jami. Mayor Monroe agreed. He said he met with the mayor and they are excited to have her work for their city. Mayor Monroe said South Weber City is losing a valuable asset.

CITY MANAGER'S ITEMS:

Jami Jones, City Treasurer: He thanked Jamie for all her work at the city. He appreciates her friendship and all she has done for the city.

ADJOURNED: Councilmember Thomas moved to enter into a close executive session at 9:46 p.m. for the purpose of discussion of character, professional competence, or physical or mental health of individual(s). Councilmember Gertge seconded the motion. Councilmembers Gertge, Hilton, Poff, and Thomas voted yes. The motion carried.

APPROVED: 14 January 2014

Transcriber: Michelle Clark

City Recorder: Erika Ahlstrom

DECEMBER 10, 2013
WORK/DISCUSSION MEETING PRIOR TO CITY COUNCIL

Those in attendance to the work session were: Mayor Jeff Monroe, Councilmembers Joe Gertge, Randy Hilton, Michael Poff, Dave Thomas, City Manager Rodger Worthen, City Recorder Erika Ahlstrom, Deputy Recorder Emily Thomas, Treasurer Jami Jones.

Visitors: Mary Johnston, Delene Hyde, Scott Casas, Marlene Poore, Tammy Long, Mike Bastian, Brandon Jones.

Councilmember Hilton moved to enter into a work session. Councilmember Gertge seconded. Work meeting commenced at 5:35 p.m.

Consent Agenda and Warrant Register: Rodger explained the truck payment is the lease program. There are a total of five trucks on lease. The warrant register also reflect purchase of pickle ball equipment.

Final Acceptance of Subdivisions: Dahl and Canyon View Ranches will be accepted upon the recommendation of Jones & Associates.

Interlocal Aid Agreement: Mayor Monroe said this agreement allows us to call on other communities for aid.

Discuss Sidewalk Snow Plowing Near Charter School: Mayor Monroe said the staff provided some bids on what it would cost to clear the sidewalk. Mrs. Johnston (Highmark School Principal) said the Board president did it recently with a snow blower. It was discussed that the bid prices are high. The city only received two responses to the request for bids. Mayor Monroe said Ferrin Calder may want to provide a bid. It was discussed that determining the depth of snow would be left up to the contractor. Rodger asked UDOT and they do not provide this service even if it is in their right of way. Marlene Poore said Mr. Bergman (South Weber Storage) talked about property owners working together. Councilmember Poff expressed frustration at expecting someone to plow who doesn't have any input into when the sidewalk goes in. Councilmember Gertge suggesting giving the proposal to Mr. Calder and Mr. Bergman. Mrs. Johnston said the school will keep the sidewalk in front of the school property clear, and they know it is their students walking on the sidewalk. She said there are children who live in the apartments who walk to and from school. Mayor Monroe said the city is looking at it as a safety issue, but we have keep the cost down. Mrs. Johnston said the school would like to offer whatever it can to help the city, stating they have a gym and fields they can share; they want it to be a community school.

Canyon Vistas Final Plat and Storm Drain Cost Share Agreement: Rodger said staff is comfortable recommending approval of this subdivision. Mike Bastian said he would like to delete the "E" restriction on the lots, although he said he is the one who recommended the restriction until he gets the easement worked out with Questar. He feels that doing it this way just gives Questar four of his lots. He also requested deleting note 8 on the plat. He said Questar has an ingress/egress on the back of the lots, not in the building envelope. Brandon said if there is a restriction then Questar has no motivation to vacate the easement. Mr. Bastian said he owns the property, and if Questar wants the property they are happy to sell it to them at market value. He said his proposal provides Questar with a better access to their property, running east west.

Easton Village Phase 2 Final Plat: Mayor Monroe recommended tabling this item, as they don't have signatures on the boundary line agreement.

Uinta Land Company Rezone: Delene Hyde, Planning Commission Chair, said she was the only no vote at Planning Commission due to the RM not following the General Plan; she wanted to table the decision

until a review of the General Plan. Councilmember Gertge asked if the Petersen rezone affects the decision. It was discussed that the asterisk was put in place so the community has the opportunity to allow for multifamily homes in those areas. In this case it is very strong, it is right over the property.

Work meeting adjourned at 6:00 p.m. Work meeting minutes by Erika Ahlstrom.