

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 22 August 2017

TIME COMMENCED: 6:00 p.m.

PRESENT: MAYOR:

Tammy Long

COUNCILMEMBERS:

Scott Casas
Kent Hyer (unexcused)
Merv Taylor
Jo Sjoblom
Wayne Winsor

CITY RECORDER:

Elyse Greiner

CITY MANAGER:

Tom Smith

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Doug Ahlstrom (City Attorney), Brandon Jones (City Engineer), Dana Shuler (Jones & Associates), Susie Becker (Zions Bank), Derek Tolman (Fire Chief), Craig Jacobsen, and Peter Matson (Ovation Homes), Martin & Laurie Gale, and Cole Fessler.

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

PLEDGE OF ALLEGIANCE: Council Member Sjoblom

PRAYER: Council Member Casas

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

CONFLICT OF INTEREST: None

CONSENT AGENDA:

- Approval of August 8, 2017 Meeting and Work Meeting Minutes
- Approval of July 2017 Budget to Actual
- Primary Election Canvass

Council Member Casas moved to approve the consent agenda along with the primary election canvass, as the board of canvassers, the results for the primary election. Council Member Sjoblom seconded the motion. Elyse called for the vote. Council Members Casas, Taylor, Sjoblom, and Winsor voted yes. The motion carried.

ACTIVE AGENDA:

Council Member Sjoblom moved to open the public hearing for Ordinance 17-12. Council Member Taylor seconded the motion. Elyse called for the vote. Council Members Casas, Taylor, Sjoblom, and Winsor voted yes. The motion carried.

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

Public Hearing: ORDINANCE 17-12 Sewer Capital Facilities Plan, Impact Fee Facilities Plan, and Impact Fee Analysis:

Dana Shuler, of Jones & Associates, reviewed the background, study area, and sanitary sewer. She then reviewed the ERU and population estimates. She said 1 ERU = 3.54 persons. She said laterals and collectors have 4x peaking. Peak hours are at 7:00 a.m. with another peak in the evening hours. She said South Weber’s sewer collection system is relatively new, and is therefore, likely, in good condition. This means that inflow and infiltration should be relatively low. She identified existing deficiencies on the map. She said this is when the expected pipe flows exceed the capacity. She then reviewed Projects 1 & 2. They are as follows:

Existing System Capacity Needs and Recommendations:

- Project #1 – Replacement of the 15-inch trunk line from 1050 E Old Fort Road to 1475 E Canyon Drive with 18-inch sewer pipe
- Project #2 – Replacement of the 12-inch trunk line on 1900 East between South Weber Drive and 7550 South with 15-inch sewer pipe

She reviewed the future collection system including Projects 3, 4, & 5. They are as follows:

Future System Capacity Needs and Recommendations:

- Project #3 – Sewer line needed down from south bench; re-route receiving sewer to tie in to larger diameter trunk line further downstream.
- Project #4 – Upsize the 15-inch trunk line to 18-inch from where Project #1 terminates and continue eastwards to the intersection of South Weber Drive and 1900 East; needed to accommodate future flows from the east side of the City
- Project #5 – Upsize the 10-inch line along South Weber Drive to 2100 East to a 12-inch sewer line

Dana then reviewed the estimated Capital Improvement Projects Construction Dates as well as the estimated cost. She also reviewed the Impact Fee Facilities Plan (IFFP) and the future development needs.

Susie Becker, of Zions Bank, presented the Sewer Impact Fees Analysis. She said the IFFP shows existing and proposed service levels, excess capacity in system, system improvements, and identify facilities and cost for 6 to 10 year time period (funds must be spent within 6 years). She said the Impact Fee Analysis is a proportionate share analysis. The 2016 Sewer Outfall Replacement Project Total Cost = \$626,450. New Construction = \$2,004,000. The maximum fee per ERU = \$2,933.85. She then reviewed the proposed fee schedule.

Mayor Long asked if there was any public comment. There was none.

Council Member Winsor moved to close the public hearing for Ordinance 17-12. Council Member Sjoblom seconded the motion. Elyse called for the vote. Council Members Casas, Taylor, Sjoblom, and Winsor voted yes. The motion carried.

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

Council Member Winsor asked about the proposed fee schedule and said the numbers he has in the packet don't coincide with what Zions Bank has reported. It was stated the correct numbers are the ones Susie presented.

Council Member Winsor moved to approve Ordinance 17-12. Council Member Casas seconded the motion. Elyse called for the vote. Council Members Casas, Taylor, Sjoblom, and Winsor voted yes. The motion carried.

RESOLUTION 17-34 Final Plat Old Maple Farm Townhomes Phase 1

Tom said the South Weber City Planning Commission held a public hearing for the Old Maple Farms Townhomes (87 lots), located at approximately the northeast corner of 6650 S. and 475 E. with approximately 8.17 acres, on the 13th of July 2017, and reviewed the final plat of Phase I (27 lots) with approximately 2.1 acres, on the 13th of July 2017, and have given a favorable recommendation to approve with the stipulation that the roads in Phases I & II of Old Maple Farms be finalized before building permits may be issued. Tom said, as per Brandon Jones memo of 17 August 2017, the developer must meet all the requirements from Central Weber Sewer District and the South Weber Irrigation Company before construction can begin. Brandon recommends no building permits be issued for this subdivision until Old Maple Road and Silver Oak Lane are constructed and a connection from 475 East to 6650 South is established. He said this will ensure compliance with the 30 lot ingress/egress code requirements. He said Old Maple Farms Phase 1 plat must be recorded before this plat can be recorded. Council Member Casas is concerned about the 20' setback. He is also concerned about the sidewalks being against the asphalt. Brandon said keep in mind this is a private road and is privately owned and maintained.

Council Member Winsor moved to approve Resolution 17-34 – Final Plat Old Maple Farm Townhomes Phase 1 with the stipulation that items listed in Brandon Jones memo of 17 August 2017 be followed. Council Member Taylor seconded the motion. Elyse called for the vote. Council Members Taylor, Sjoblom, and Winsor voted yes. Council Member Casas voted no. The motion carried 3 to 1.

ORDINANCE 17-13 Rezone: property located at 2666 E. Deer Run Dr. and approx. 7850 S. 2700 E. (Parcels 13-041-0062, 13-041-0118, 13-041-0068, & 13-140-0010), approx. 2.35 acres, be rezoned from the Highway Commercial Zone (C-H) to Commercial Overlay Zone (C-O) and approx. 0.388 acres be rezoned from the Commercial Zone (C) to Commercial Overlay Zone (C-O): Tom said, Laurie Gale with Deer Run Plaza, LLC, agent for the property of the above listed parcels made application for change of zoning from the current Highway-Commercial Zones (C-H) and Commercial Zone (C) to Commercial Overlay Zone (C-O). On the 10th of August 2017, the Planning Commission held a public hearing to consider the application for change of zoning and recommended approval of the change of zoning. He said this request is consistent with the general plan.

Laurie Gale, 1088 S. Malington Lane South Jordan, Utah, said she is the applicant. She wanted to make sure that the fifth parcel on the north side is withdrawn. She said the potential use is for a Day Care Center. Council Member Casas thanked Ms. Gale for her attendance and feels the Day Care will be a good use for the city.

Council Member Taylor moved to approve ORDINANCE 17-13 Rezone: property located at 2666 E. Deer Run Dr. and approx. 7850 S. 2700 E. (Parcels 13-041-0062, 13-041-0118, 13-041-0068, & 13-140-0010, approx. 2.35 acres, be rezoned from the Highway Commercial Zone (C-H) to Commercial Overlay Zone (C-O) and approx. 0.388 acres be rezoned from the Commercial Zone (C) to Commercial Overlay Zone (C-O). Council Member Sjoblom seconded the motion. Elyse called for the vote. Council Members Casas, Taylor, Sjoblom, and Winsor voted yes. The motion carried.

PUBLIC COMMENTS: (None)

REPORTS:

Mayor Long: She attended the Council of Governments Meetings in which the west gate corridor was discussed. She attended the Central Weber Sewer Meeting and discussed the refinancing of the bonds. She said West Nile Virus has been increasing in Utah.

Council Member Casas: He said on 475 East there is a 30 mph speed limit sign that is hidden behind some trees. He suggested the Public Works Department take care of it. It was stated the stop sign at the intersection of Highway 89 and South Weber Drive has been removed and needs to be replaced.

Council Member Taylor: He thanked Council Member Casas for meeting with the Posse Grounds Committee.

Council Member Sjoblom: The Finance Administration and Municipal Utilities Committee will be meeting this week. She said they will be discussing the possibility of refinancing the bond. She said the Citizens Committee will be meeting on 5 September 2017. She is currently in the process of putting together a meeting with the Wasatch Integrated Landfill Company. She has received complaints about 1250 East. Brandon said the completion date was scheduled for last Friday, August 18th. He said he can't give excuses but information. He said Post Construction was the general contractor. He said the project did have some unforeseen delays with the majority of them being with UDOT. He said UDOT approval was given prior to construction. He said there have been multiple meetings with UDOT. He said the water line was more difficult than anticipated. He said the irrigation line has been added in the road. He said Post Construction has been proactive in getting things done, but there is a deficiency in labor and getting subcontractors to do the work. Council Member Winsor suggested enforcing the contract with Post Construction.

Council Member Winsor: Council Member Winsor said this Friday they will talk about the details of refinancing the bond. He thanked the Fire Department for quick and timely response.

City Manager: Zions Public Finance will start the Utility Rate Studies beginning with water.

City Recorder: She said the Planning Commission met on 10 August 2017. She reviewed those items that were discussed. She said they reviewed 10.11.050 General and Miscellaneous Provisions (Clear View) as the Council directed and they recommend that the ordinance remain the same. Tom said the fence at Central Park is in violation of Code because it is 4 feet tall.

City Engineer: Brandon discussed the need for an easement on 1250 East for a street light. He doesn't have anyone who is willing to sign the easement to have the street light installed in their yard. Council Member Casas said this corridor needs a light for safety reasons. It was decided Council Member Casas will talk to Council Member Hyer and see if they can resolve it.

Fire Department: Fire Chief Tolman reported there was a fire early Friday morning at the Geneva Gravel Pit. He thanked Layton, Kaysville, Uintah, Washington Terrace, Weber Fire District, Morgan, Mt. Green, State Resources, and Level 4 Incident Command from Forest Service. He said the State is investigating the fire. He said they did find two fireworks cases. He reported a citizen has been illegally dumping wood chips. He thanked the Public Works Department for their help. Council Member Casas is concerned about vegetation that has been burned on the slopes of the pits and dust mitigation. Tom suggested meeting with Geneva to discuss these concerns. He reported that the State Fire Warden, Dave Vicors, is willing to provide a Brush Fire Truck but the City will need to provide a pump (\$1,500). Cole Fessler said Chris Tremea has also been working with Geneva. Council Member Casas said the miscellaneous budget has \$4,000 available and he would recommend moving half of that into the Fire Department budget. He thanked the Fire Department for their service.

ADJOURNED: Council Member Winsor moved to adjourn the meeting at 7:38 p.m. Council Member Taylor seconded. Elyse called for the vote. Council Members Casas, Taylor, Sjoblom, and Winsor voted yes. The motion carried.

APPROVED: _____ Date
Mayor: Tammy Long

Transcriber: Michelle Clark

Attest: _____
City Recorder: Elyse Greiner

SOUTH WEBER CITY COUNCIL WORK MEETING

DATE OF MEETING: 22 August 2017

TIME COMMENCED: 5:05 p.m.

PRESENT: MAYOR:

Tammy Long

COUNCILMEMBERS:

Scott Casas
Kent Hyer (unexcused)
Jo Sjoblom
Merv Taylor
Wayne Winsor

CITY MANAGER:

Tom Smith

CITY RECORDER:

Elyse Greiner

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ATTENDEES: Doug Ahlstrom (City Attorney), Brandon Jones (City Engineer), Dana Shuler (Jones & Associates), and Mark McRae, Susie Becker (Zions Bank).

Field trip to 1900 E. Deer Run Dr. possible posse grounds site (Did not take place)

CONSENT AGENDA:

- **Approval of August 8, 2017 Meeting and Work Meeting Minutes**
- **Approval of July 2017 Budget to Actual**
- **Primary Election Canvass**

Mayor Long asked if there were any questions with the minutes. There were none. Mayor Long asked if there were any questions on the budget to actual. Council Member Casas asked if the council has received the end of year information. Mark McRae said he is still receiving invoices. Mayor Long said the general election will consist of: Wayne Winsor, Angie Petty, Melissa R. Hafen, and Rob Osborne running for 2 Council Member seats.

ACTIVE AGENDA:

Public Hearing: ORD 17-12 Sewer Capital Facilities Plan, Impact Fee Facilities Plan, and Impact Fee Analysis: Dana Shuler, of Jones & Associates, said the Impact Fee Analysis (IFA) has some changes made to it. Council Member Winsor said he would like a copy of the plan earlier to have more than three days to review these types of documents. Tom said the Capital Facilities (CFP) major updates were on account of the metering of the sewer and getting more accurate flows. Brandon explained how they metered the flows in several different locations. He said they added the apartment use around 2100 East. Tom said the sewer IFA has increased from \$1650 to \$2,933 per ERU. Susie Becker suggested Brandon address the sudden jump in cost. Brandon said the future ERU's will go into an impact fee. He said the line that needs upsizing will be very expensive. Dana stated the upsizing will be ongoing depending on growth for the next ten years. Susie said the impact fees should be spent within six years. Tom said that should this ordinance be adopted, then it will be effective in 90 days. Council Member Winsor is concerned about the need to inform developers of this change. Brandon said the city has met all the legal requirements for notifications. Tom said the CFP and IFFP is on the city website. Council Member Casas asked about economic impact this will have on development. Tom said

the fees are justified by the analysis and is muchly needed for the city. He said the city needs to be able to support the growth on the system.

RESOLUTION 17-34 Final Plat Old Maple Farm Townhomes Phase 1

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Adjourned at 5:39 p.m.

APPROVED: _____ **Date**

Mayor: Tammy Long

Transcriber: Michelle Clark

Attest: _____ **City Recorder: Elyse Greiner**