

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 23 August 2016

TIME COMMENCED: 6:02 p.m.

PRESENT: MAYOR:

Tammy Long

COUNCILMEMBERS:

Scott Casas
Kent Hyer
Marlene Poore
Merv Taylor
Jo Sjoblom

CITY RECORDER:

Elyse Greiner

CITY MANAGER:

Tom Smith

CITY ATTORNEY:

Doug Ahlstrom

Transcriber: Minutes transcribed by Michelle Clark

VISITORS: Tim Grubb, Brent Petersen, and Val Petersen.

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

PLEDGE OF ALLEGIANCE: Council Member Taylor

PRAYER: Council Member Sjoblom

AGENDA: Council Member Taylor moved to approve the agenda as amended to include the appraisal of 2.5 acres located at approximately 67 E. 6650 S. (Parcel 13-018-0018) and to include a second closed session. Council Member Hyer seconded the motion. Elyse called for the vote. Council Members Casas, Poore, Hyer, Taylor and Sjoblom voted yes. The motion carried.

CONFLICT OF INTEREST: None

CONSENT AGENDA:

- Approval of August 9, 2016 Meeting Minutes
- Approval of August 9, 2016 Work Meeting Minutes

Council Member Sjoblom moved to approve the consent agenda. Council Member Poore seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Poore, Taylor, and Sjoblom voted yes. The motion carried.

ACTION ITEMS:

ORDINANCE 16-16 Adding Code Section 3.09 Mobile Businesses and Amending Section 3.02.010 Types of Businesses: Tom said this ordinance will add a new code chapter on mobile businesses and the corresponding section in the business licensing chapter indicating that they will be regulated. The reasoning behind this new chapter was because city staff received a lot of inquiries about people wanting to host events in the City, such as farmer's markets and food truck rallies, and there aren't provisions in code on how to regulate them. This new chapter encompasses any type of mobile business that may come to the City.

Council Member Taylor asked how to go about soliciting the food trucks. Tom said the Council could look at creating one night a week to have a food truck rally.

Council Member Hyer moved to approve Ordinance 16-16 Adding Code Section 3.09 Mobile Businesses and Amending Section 3.02.010 Types of Businesses. Council Member Casas seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Poore, Taylor, and Sjoblom voted yes. The motion carried.

ORDINANCE 16-15 Repealing Code Section 3.02.010 A.5. Types of Businesses:

Tom said in a previous meeting when the Council discussed amending portions of Chapter 8 Water Use and Service, an issue of rental business licenses came up. In that discussion, it was realized that the current water service sign-up process created some conflicts for staff with rental units. The Council decided then that rentals should not be regulated as a business in South Weber.

Council Member Casas moved to approve Ordinance 16-15 Repealing Code Section 3.02.010 A.5. Types of Businesses. Council Member Sjoblom seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Poore, Taylor, and Sjoblom voted yes. The motion carried.

Motion to approve the appraisal of City owned property of approx. 3.9 acres located at approx. 2071 E. South Weber Dr. (Parcel 13-033- 0077); of approx. .58 acres located at approx. 2068 E. South Weber Dr. (Parcel 13-033- 0078); and of 2.5 acres located at approximately 67 E. 6650 S. (Parcel 13-018-0018): Tom said the Council rezoned two of these parcels to Commercial, and the Council requested including in the posse grounds (which is not up for sale) in the appraisal.

Council Member Sjoblom moved to approve the appraisal of City owned property of approx. 3.9 acres located at approx. 2071 E. South Weber Dr. (Parcel 13-033- 0077); of approx. .58 acres located at approx. 2068 E. South Weber Dr. (Parcel 13-033- 0078); and of 2.5 acres located at approximately 67 E. 6650 S. (Parcel 13-018-0018). Council Member Hyer seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Poore, Taylor, and Sjoblom voted yes. The motion carried.

PUBLIC COMMENTS:

Tim Grubb, 6926 S. 475 E., introduced Val and Brent Petersen. He said they recently approached the Planning Commission about developing an assisted living center on their property on the corner of 475 East and South Weber Drive. He said it is currently zoned R-H. He said there is nothing like this in South Weber City. He said there is currently no zone for assisted living in South Weber City. He is looking at a 30 bed facility. He said if it is profitable they would do a phase 2 etc. Tim said Barry Burton, City Planner, is currently working on adding something like this to the City zoning ordinance.

CITY COUNCIL ITEMS:

Council Member Casas:

City Actual for June: He requested the City budget to actuals through June be added on the City website.

Gravel Pits: He reported that Edward Parker, of Davis County Environmental Health Division, broke his leg and is unable to install the dust monitors for a while.

Council Member Sjoblom:

Digital Sign Location: She said she will be meeting with UDOT concerning the possibility of locating the digital sign on their property by the park and ride.

Speed Limit on South Weber Drive by Highmark Charter School: She met with the Principal from Highmark Charter School concerning decreasing the speed limit along South Weber Drive.

Council Member Poore:

GPS Bids: She would like to know the status of GPS bids. The Council said this was discussed back in February. Tom said the consensus, at the time, was to wait until the lease expires. Council Member Casas will look at getting three bids.

Residents requesting property in Canyon Meadows Park: She would like to know what has happened with the resident's request to purchase City property in Canyon Meadows Park. It was stated this will be discussed at the work meeting in September.

Council Member Taylor:

Sign Height at Maverik: He asked what the City code is concerning the height of the sign for Maverik. It was stated it is within City code limits.

MAYOR'S ITEMS:

Hill Field Road: She said the Davis School District and UDOT will be monitoring traffic in the next two to three days because of construction on Hill Field Road.

CITY MANAGER'S ITEMS:

Citizens Committee - He has been working on putting together a citizens committee with (6) residents, (2) council members, and (2) city staff.

September 27th Council Meeting: Tom and Elyse will be absent. The meeting will be cancelled.

ADJOURNED: Council Member Hyer moved to adjourn the meeting at 6:50p.m. to go into a closed session as per UCA § Section 52-4-205(1)(a): Discussion of the character, professional competence, or physical, or mental health of an individual. Council Member Sjoblom seconded the motion. Elyse called for the vote. Council Members Casas, Hyer, Poore, Sjoblom, and Taylor voted yes. The motion carried.

APPROVED: _____ **Date**
Mayor: Tammy Long

Transcriber: Michelle Clark

Attest: _____
City Recorder: Elyse Greiner

SOUTH WEBER CITY COUNCIL WORK MEETING

DATE OF MEETING: 23 August 2016

TIME COMMENCED: 5:06 p.m.

PRESENT: MAYOR:

Tammy Long

COUNCILMEMBERS:

Scott Casas
Kent Hyer
Marlene Poore
Merv Taylor
Jo Sjoblom

CITY RECORDER:

Elyse Greiner

CITY MANAGER:

Tom Smith

Transcriber: Minutes transcribed by Michelle Clark

VISITORS:

CONSENT AGENDA:

- **Approval of August 9, 2016 Meeting Minutes**
- **Approval of August 9, 2016 Work Meeting Minutes**

ACTION ITEMS:

ORDINANCE 16-16 Adding Code Section 3.09 Mobile Businesses and Amending Section

3.02.010 Types of Businesses: Tom explained the Planning Commission has given a recommendation for approval on the new code chapter on mobile businesses and the corresponding section in the business licensing chapter indicating that they will be regulated. The reasoning behind this new chapter was because the City staff has received a lot of inquiries about people wanting to host events in the City, such as farmer's markets and food truck rallies, and there aren't provisions in code on how to regulate them. This new chapter encompasses any type of mobile business that may come to the City. Elyse did a lot of research for this ordinance and met with the City Attorney and City Planner.

ORDINANCE 16-15 Repealing Code Section 3.02.010 A.5. Types of Businesses:

Tom said in a previous meeting when the Council discussed amending portions of Chapter 8 Water Use and Service, an issue of rental business licenses came up. In that discussion, it was realized that the current water service sign-up process created some conflicts for staff with rental units. The Council decided then that rentals should not be regulated as a business in South Weber.

Motion to approve the appraisal of City owned property of approx. 3.9 acres located at approx. 2071 E. South Weber Dr. (Parcel 13-033- 0077); and of approx. .58 acres located at

approx. 2068 E. South Weber Dr. (Parcel 13-033- 0078): Tom said in a previous meeting the Council discussed the possibility of obtaining appraisals for City owned property located at approximately 2071 E. South Weber Drive, 2068 E. South Weber Drive, and the City owned posse grounds. He said this appraisal does not include the posse grounds. Council Member Poore and Taylor thought the posse ground was going to be included. Council Member Sjoblom asked why the need to appraise the posse grounds. Council Member Casas said Smith & Edwards, property owners of a parcel located on 128 E. South Weber Drive, recently came to the Planning Commission with a rezone request to rezone 24.08 acres from Agriculture to Commercial Recreation. He said they have plans to construct a large soccer facility with some acreage left over. He said there has been discussion of this property being a possible place for a future posse grounds. As a result, he would suggest including the posse grounds in the appraisal just in case something becomes of the Smith & Edwards property.

COUNCIL ITEMS:

Building Inspection/Maintenance 2 Position: Council Member Poore voiced her concerns with the building inspection/maintenance 2 position being advertised by the City. She then discussed looking into contracting out for building inspections before the position is filled. Tom said the position does more than building inspections. Council Member Poore is concerned because she feels South Weber City has more Public Works Department employees than they need right now. As a result, she would like to see a freeze on this position. She said, according to her research, South Weber City is paying approximately \$50,000 more a year verses other cities in building inspections. Tom discussed looking at filling the position excluding building inspector certification. Tom feels this position needs to be filled. Mayor Long requested a list of all the Public Works employee certifications. Council Member Poore referred to the research she has conducted with Farmington City. She feels this is one place that the City can cut expenses. Tom is concerned if this position isn't filled it will affect the maintenance level of service for the City. Council Member Casas asked about putting out an RFP for building inspections. Council Member Hyer feels the Council needs some type of chart that shows what the top three duties are for each Public Works employee. Council Member Casas would like to make a decision on this by September 13, 2016.

Adjourned at 6:00 p.m.

APPROVED: _____ **Date**

Mayor: Tammy Long

Transcriber: Michelle Clark

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