

## SOUTH WEBER CITY COUNCIL AGENDA

**PUBLIC NOTICE** is hereby given that the **City Council of SOUTH WEBER CITY**, Utah, will meet in a regular public meeting on **Tuesday, 23 January 2018** at the **City Council Chambers, 1600 E. South Weber Dr.**, commencing at **6:00 p.m.**

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### **COUNCIL MEETING**

1. Approval of Consent Agenda
  - a. Approval of 2 January 2018 City Council Meeting Minutes
  - b. Approval of 9 January 2018 City Council Work Meeting and Meeting Minutes
  - c. Approval of 2018 Meeting Schedule
  - d. **Resolution 18-05** Amendment to the Consolidated Fee Schedule: Chapter 1: Administrative Charges, Section 4: History Books, and Chapter 13: Impact Fees, Sections 1, 5, and 7
2. Public Comment: Please keep public comments to 3 minutes or less per person (no action to be taken)
3. Finance Department Quarterly Report
4. Fire Department Quarterly Report
5. Presentation on Future Forecasts of the Fire Department: Issues, Concerns, and Proposed Solutions
6. **ORD 18-01** Adopting Code Section 10.5QV Visual Buffer Overlay Zone (V-B)
7. **CLOSED EXECUTIVE SESSION – UTAH CODE 52-4-204 & 52-4-205: THE COUNCIL MAY CONSIDER A MOTION TO ENTER INTO CLOSED SESSION FOR THE PURPOSE OF DISCUSSION OF CHARACTER, PROFESSIONAL COMPETENCE, PHYSICAL, OR MENTAL HEALTH OF INDIVIDUAL(S)**
8. Reports:
  - a. Mayor – on designated committee responsibilities
  - b. City Council – on designated committee responsibilities
  - c. City Manager – on current events and future agenda items
  - d. Planning Commission Liaison – meeting and current development update
9. Adjourn

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 [www.southwebercity.com](http://www.southwebercity.com) 4. UTAH PUBLIC NOTICE WEBSITE [www.pmn.utah.gov](http://www.pmn.utah.gov) 5. EACH MEMBER OF THE GOVERNING BODY 6. THOSE LISTED ON THE AGENDA

DATE: January 18, 2018

  
CITY RECORDER: Mark McRae

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.

# **SOUTH WEBER CITY CITY COUNCIL MEETING**

**DATE OF MEETING:** 2 January 2018

**TIME COMMENCED:** 6:00 p.m.

**PRESENT: MAYOR:**

Tammy Long

**COUNCILMEMBERS:**

Scott Casas  
Kent Hyer  
Merv Taylor  
Jo Sjoblom  
Wayne Winsor

**CITY RECORDER:**

Mark McRae

**CITY MANAGER:**

Tom Smith

**CITY ATTORNEY:**

Doug Ahlstrom

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:** Charles Smith, Linda Smith, Tyson Smith, Darin Sjoblom, Julie Smith, Mandy Williams, Heidi West, Jauque Jeppsen, Debi Pitts, Derek Tolman, Chris Tremea, Paul Laprevote, Lisa Winsor, Allison Winsor, McKenna Winsor, Blair Halverson, Cole Fessler, Sally Petty, Bill Petty, Michael S. Jackson, Roney Ketts, Melissa Hafen, Gary & Joan Card, Katie & Waylan Ukena, Jim Colby, Blake & Debra Burrell, Diana Hyer, Rob Hafen, Rod Westbroek, Sandra Spencer, Bart Spencer, Amy Jasso, Sydney Sjoblom, Tim Grubb, and Mike Williams.

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

**PLEDGE OF ALLEGIANCE:** Mayor Long

**PRAYER:** Council Member Casas

**AGENDA:** Council Member Casas moved to approve the agenda as written. Council Member Winsor seconded the motion. Mark called for the vote. Council Members Casas and Taylor, voted yes. Council Member Sjoblom, Hyer, and Winsor voted no. Motion died.

Council Member Hyer moved to amend the agenda by removing the closed executive session. Council Member Winsor seconded the motion. Mark called for the vote. Council Member Winsor, Casas, Sjoblom, Hyer, and Taylor voted yes. The motion carried.

**CONFLICT OF INTEREST:** None

**CONSENT AGENDA:**

- **Approval of 12 December 2017 Work Meeting and Meeting Minutes**
- **Approval of 27 December 2017 Meeting Minutes**

**Council Member Hyer moved to approve the consent agenda as written. Council Member Taylor seconded the motion. Mark called for the vote. Council Members Casas, Hyer, Taylor, Winsor, and Sjoblom voted yes. The motion carried.**

**PARTING COMMENTS:**

**Council Member Casas:** He thanked the citizens of South Weber City. He said he has served and learned a lot. Mayor Long thanked the citizens for the opportunity to serve as Mayor. She has made new friends. She hopes that residents don't react to rumors. She hopes the elected body will listen to the advice of the City Attorney. She hopes they will all take the open and public meetings course on line and take the test. She thanked everyone for being such a great Council and staff.

Council Member Sjoblom presented the Mayor and Council Member Casas with a plaque in gratitude for the service they have provided for the citizens in this community.

**ACTIVE AGENDA:**

**Oath of Office: Mayor Elect-Jo Sjoblom**

**Oath of Office: Council Member Elect-Wayne Winsor**

**Oath of Office: Council Member Elect-Angie Petty**

**Mayor Sjoblom welcomed Council Member Winsor and Council Member Petty.**

**RESOLUTION 18-1 Appointment of Mayor Pro Tempore**

**Council Member Taylor moved to approve Resolution 18-1 to appoint Council Member Kent Hyer to serve as Mayor Pro-Tempore for a period of one year from January 2018 to December 2018. Council Member Petty seconded the motion. Mayor Sjoblom called for the vote. Council Members Hyer, Petty, Taylor, and Winsor voted yes. The motion carried.**

**Interview City Council Vacancy Applicants:**

**Hafen, Melissa, R.:** She stated she campaigned in the recent election for the City Council. She hopes this shows her dedication. Council Member Winsor asked how her schooling and job will work out with the possibility of serving on the City Council. She said she is going to school part-time for her master's degree and works part-time at McKay Dee Hospital. She is willing to offer social media engagement and going door to door to help involve the people more. Council Member Petty asked what made her decide to apply at this time. Melissa said she would like to serve in some sort of capacity. She said the timing is right for her. Mayor Sjoblom liked the idea of spotlighting a citizen of South Weber City every month. She asked Melissa if her schedule is

flexible with emergency meetings etc. Melissa said her graduate program is on line. She said her work schedule is flexible as well. Council Member Taylor asked what Melissa thinks the most pressing issue is for the city right now. Melissa said she thinks growth and those things that come along with growth. Council Member Hyer asked about how she has worked as a team in past government involvement. Melissa said she has worked with a number of campaigns. She has also worked with health care.

**Halverson, Blair, T.:** Blair thanked those who have served the city of South Weber. He has lived in South Weber City for five years. He would like to get involved as he has had a very active family in politics. He feels it is a critical time for South Weber City. He would like to be proactive verses reactive. He would like to see someone from the west end of town serve on the Council. Council Member Hyer thanked Mr. Halverson and those who are willing to get involved. He asked Blair what perspective he can bring to the Council. Blair said he is a contractor and works with developers every day. He understands utilities. He has attended hundreds of council meetings and knows how to ask the right questions. Mayor Sjoblom asked Blair about the commercial property near his home and what he feels about commercial development. Blair said that is a tough question. He said the ground in that area is difficult. He is not in favor of a truck stop. He thinks there should be some type of commercial. He understands the person that owns that ground has a right to develop. Council Member Petty asked what he has in mind to be proactive. Blair said he is concerned about the streets and utilities. He said the water project needs to be funded. Council Member Winsor asked about alternate viewpoints. Blair said in day to day business there are different opinions. He said it is necessary to listen and view it from others perspectives.

**Jackson, Michael, S.:** Michael discussed concerns with future and growth. He has lived in South Weber City for 30 years. Council Member Petty asked his opinion with the gravel pit. Michael said he has thought about a water park with concession stands. He understands there would be licensing that goes along with that. Mayor Sjoblom asked Michael about community character. Michael said he would like to see more community involvement. He said he doesn't know what the requirements are for this position. He feels City government needs to take the step to ask individuals for involvement. He feels sense of ownership creates a sense of pride. He said he is very logical and creative. He would like to contribute and plan for the future. He said South Weber City is in a great location. Council Member Taylor asked how to get more citizens involved. Michael said it might take going door to door and holding something similar to a job fair and invite people to come out and learn about what the city is facing. He said ask for comments.

**Schenk, Trevor:** Mark McRae said the city received information this morning that Mr. Schenk had surgery and is unable to attend tonight.

**Westbroek, Rod:** Rod said he has lived in South Weber City his whole life and has children who live in the city. He has a desire and concern as to what happens in our city. He has served on the Planning Commission for ten years. He is at a point in his life to put into this calling. He knows this will take a lot of time. He realizes the time, effort, and responsibility and is willing to do that. He has been the owner of a business and knows how to work with people. He feels he has the demeanor to hold this type of position. Council Member Taylor asked Rod what he thinks the biggest concerns is facing the city. Rod said it has got to be the increase in growth. He said there is a lot going on in the west end of the city. He has a deep desire to keep



commercial property. He feels the city needs to be positive in helping commercial development by holding down costs for them. Mayor Sjoblom asked about the commercial property near his home. Rod said that property is close to the highway. He feels that a day care would do really well in that particular area. Council Member Petty asked about how the city can promote itself. Rod said the city has done well with Country Fair Days. He said a lot of homeowners love that activity and he would be on board for keeping it going. Council Member Winsor asked with the growing community balancing the budget can be difficult. He asked if Rod is in favor of raising fees or property taxes. He said if there has to be an increase, he would look at property taxes going up verses increasing fees. He said he is a conservative individual and would look at various areas in the city that can be cut back. He discussed protecting sensitive land areas. He has worked on the general plan and feels the city needs to stick close to it.

**RESOLUTION 18-02 Appointment of City Council Member:** Council Member Jo Sjoblom was elected to serve as Mayor of South Weber City in the 2017 election. The remainder of the now vacant council term is from January 2018 to December 2019. Mayor Sjoblom said a paper vote will be taken. Doug Ahlstrom said the Mayor will not vote unless there is a tie. The Council voted for three candidates, and the top two candidates were Blair Halverson and Rod Westbroek. The Council then voted again. There was a tie with Blair Halverson and Rod Westbroek. The Mayor selected Blair Halverson.

**Council Member Hyer moved to approve Resolution 18-2 to appoint, Blair Halverson, who will fill the remainder of the mid-term vacancy for the position of South Weber City Council for the term of January 2018 to December 2019. Council Member Winsor seconded the motion. The Mayor called for the vote. Council Members Hyer, Petty, Taylor, and Winsor voted yes. The motion carried.**

**Oath of Office: Appointee to City Council:** Blair Halverson took his oath of office as the newly appointed council member.

### **PUBLIC COMMENTS:**

**Bill Petty, 7898 S. Lincoln Lane,** thanked the outgoing Mayor and Council Member Scott Casas. He encouraged open meetings. He suggested the council have a display or suggestion box for those who come to Country Fair Days.

**Tim Grubb, 6926 S. 475 E.,** thanked former Mayor Petty for his comments. He thanked Mayor Long and Council Member Casas. He also thanked those who put in their application for the council vacancy. He suggested the council keep a vision in mind and retain that vision as the city grows. He would like to see elected officials get involved and participate in events with the city.

### **REPORTS:**

**Mayor Sjoblom:** She thanked those who came to support family members.

**Council Member Taylor:** He thanked those who have served the city.

**Council Member Hyer:** He thanked those in attendance. He thanked Mayor Long and Council Member Casas for their dedication and service to the city. He thanked those who are newly elected and who are brave enough to serve.

**Council Member Halverson:** He thanked those who have served and those who have sat at this bench.

**Council Member Petty:** She appreciates those who have served.

**Council Member Winsor:** He thanked the outgoing Mayor Long and Council Member Casas for their service.

**City Recorder, Mark McRae:** He needs signatures from the council.

**ADJOURNED:** Council Member Winsor moved to adjourn the City Council meeting at 7:18 p.m. Council Member Hyer seconded the motion. All were in favor.

**APPROVED:** \_\_\_\_\_ Date

Mayor: Jo Sjoblom

\_\_\_\_\_  
Transcriber: Michelle Clark

Attest: \_\_\_\_\_  
City Recorder: Mark McRae

# SOUTH WEBER CITY COUNCIL WORK MEETING

**DATE OF MEETING:** 9 January 2018

**TIME COMMENCED:** 5:00 p.m.

**PRESENT: MAYOR:**

Jo Sjoblom

**COUNCILMEMBERS:**

Blair Halverson

Kent Hyer (arrived 5:03 p.m.)

Angie Petty

Merv Taylor

Wayne Winsor

**CITY RECORDER**

Mark McRae

**CITY MANAGER:**

Tom Smith

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:** Wes Johnson

## **CONSENT AGENDA:**

- **Approval of November Check Register**

Council Member Winsor questioned page 1 check #11217 (snow plow damage to mailbox). He asked about the incident. Mark Larsen said one of the guys hit the mailbox with the snowplow. Council Member Winsor would like to know how this is documented and how is it repaired. Mark said they got a mason to repair it. He said this was a brick mailbox. Tom said there is an accident review committee. Council Member Winsor asked about page 13 – two payments of \$320 for an ice machine. Mark said he thinks it is for a filter for the washing machine for the fire department. Tom will contact Chief Tolman and get a report. Council Member Winsor asked about the “road closed” signs on 6650 South. He isn’t sure \$300 per month for sign rental is worth it. The Council was in agreement that they are not in favor of renting the signs.

- **Approval of November Budget to Actual Report**

- **Approval of December Check Register**

- **RES 18-03: Re-Appointment of Rob Osborne to Planning Commission:** Robert Osborne's commission as a Planning Commission Member expires on January 31, 2018. Mr. Osborne has expressed a desire to continue his commission for another term. Mayor Sjoblom has carefully considered the appointment to re-appoint Robert Osborne to the Planning Commission effective February 1, 2018 to January 31, 2023.

Discussion took place regarding roll call voting. Mayor Sjoblom said she will call for the vote on an ordinance, resolution, or anything that creates liability for the city.

## **ACTIVE AGENDA:**

**Public Works Quarterly Report:** Mark Larsen, Public Works Director, will present the Public Works Quarterly Report in the general council meeting.

**Recreation Quarterly Report:** Curtis Brown, Recreation Director, will present the Recreation Quarterly Report in the general council meeting.

**RESOLUTION 18-04: Amending the City Council Rules of Order and Procedure: Rule I, Section (6)(b)(c)(e)(f): The Order of Business for a Regular Meeting; and Rule III, Section (5): Course of a Meeting; Motions and Actions:** Mayor Sjoblom said Mark McRae discussed these amendments with Doug Ahlstrom, City Attorney. The amendments being proposed for change pertain to the order of business for a council meeting consisting of the approval of the agenda, declaration of conflict of interest, active agenda, and non-scheduled delegation, and public comment period. Discussion took place regarding whether or not it is necessary to approve the agenda. Mayor Sjoblom said State law does not require the council meeting agenda to be approved. She is fine with either way. It was stated it is possible to remove an item on the agenda when they get to it. Mayor Sjoblom said we will go without approval of the agenda for now. She said another proposed amendment is to change the wording “active agenda” to “general agenda”. She then reviewed the proposed amendment to hold the public comment period at the beginning of the meeting. She feels this sends a message to the public that we have an interest in what they say. She feels it may bring to light additional information that the City staff or council has considered. The council feels it is important to keep public comments to three minutes per individual. Tom reminded them that there should be only one trip to the podium. Mark McRae suggested putting the public comment procedures on the screen as well as have the Mayor state the procedures prior to the public comment. Council Member Winsor suggested allowing enough time for individuals if there isn't other pressing items on the agenda. Mayor Sjoblom said there are some concerns with moving public comments to the beginning of the meeting which include: 1. There is a possibility that the meeting could be inhibited with the over-run of the public comment segment minimizing the time that the council has for deliberation., 2. Placing the public comment segment at the commencement of a meeting could detract from its original intent., and 3. Should public comment end early or take longer than is anticipated, scheduled visitors or presentations could be advanced or postponed without due notice.

Mayor Sjoblom discussed eliminating the 5:00 o'clock work meeting on the second and fourth Tuesday of the month, and conduct a work meeting on the 3<sup>rd</sup> Tuesday of the month. Mark McRae discussed the process of using bookmarks in the packet.

The Order of Business of a regular meeting is proposed as follows:

- a. Opening Ceremony
  - i. Pledge of Allegiance
  - ii. Prayer/Moment of Reflection
- b. Consent Agenda
- c. Non-Scheduled Delegation; Public Comment Period
- d. General Agenda
- e. Mayor and Council Reports
- f. City Manager Report
- g. Planning Commission Liaison Report
- h. Adjournment

**Payment request for cost share of Old Maple Farms Regional Detention Basin**

Mayor Sjoblom said the Old Maple Farms Cost Share Agreement says that the City owes Ford's Inc. \$322,348.19 for its cost-share of the construction of the regional detention basin. Section 6 of the Agreement indicates that the City will owe interest on any unpaid balance after January 24, 2018. However, sections 6d and 8b state that the City is not obligated to make payments or pay interest until it issues a “conditional acceptance” which starts the one-year warranty period.

Mayor Sjoblom said Mike Ford owner of Ford's Inc. and developer of the Old Maple Farms Subdivision asked if the City would be willing to make a payment of \$231,975.80 for the regional detention basin in advance of its obligation as identified in item 6(d) of the agreement.

As of January 3, 2018, the regional detention basin has been constructed to a functional level, and has been inspected by Jones and Associates, but the final grading, top soil, sprinklers system and sod have yet to be installed. The cost for the unfinished items, as outlined in Exhibit E of the agreement is \$48,634.85 (fine grading and 4" thick top soil) and \$75,162.95 (sprinkler system and sod). The total for these items is \$123,797.80. Per the Agreement, the City's share of this cost is 73%, or \$90,372.39.

**Adjourned at 5:53 p.m.**

**APPROVED:** \_\_\_\_\_ **Date**

**Mayor: Jo Sjoblom**

\_\_\_\_\_  
**Transcriber: Michelle Clark**

**Attest:** \_\_\_\_\_  
**City Recorder: Mark McRae**

# **SOUTH WEBER CITY CITY COUNCIL MEETING**

**DATE OF MEETING:** 09 January 2018

**TIME COMMENCED:** 6:01 p.m.

**PRESENT: MAYOR:**

Jo Sjoblom

**COUNCILMEMBERS:**

Blair Halverson  
Kent Hyer  
Angie Petty  
Merv Taylor  
Wayne Winsor

**CITY RECORDER:**

Mark McRae

**CITY MANAGER:**

Tom Smith

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:** Mark Larsen, Curtis Brown, and Mike Ford.

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

**PLEDGE OF ALLEGIANCE:** Mayor Sjoblom

**PRAYER:** Council Member Taylor

**AGENDA:** Council Member Taylor moved to approve the agenda as written. Council Member Halverson seconded the motion. All were in favor. The motion carried.

**CONFLICT OF INTEREST:** None

## **CONSENT AGENDA:**

- **Approval of November Check Register**
- **Approval of November Budget to Actual Report**
- **Approval of December Check Register**
- **RES 18-03: Re-Appointment of Rob Osborne to Planning Commission:** Robert Osborne's commission as a Planning Commission Member expires on January 31, 2018. Mr. Osborne has expressed a desire to continue his commission for another term. Mayor Sjoblom has carefully considered the appointment to re-appoint Robert Osborne to the Planning Commission effective February 1, 2018 to January 31, 2023.

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

**ACTIVE AGENDA:**

**Public Works Quarterly Report:** Mark Larsen, Public Works Director, presented the Public Works Quarterly Report. He stated the Public Works Department is self-dispatched. He said Bryan Wageman is over the water systems and has been with the city for 22 years. He said Zach McFarland is over parks. Jason Tubbs is a Building Inspector and is over Storm Water. Mark Johnson works with streets and water. Justin Bench is a Utility Services worker. Mark discussed the remaining service life (RSL) of the roads. He said every road is rated. He then reviewed the criteria. He is planning on putting together a similar program for the street signs, sewer, storm water, etc. Mark reviewed the building permits issued for 2017. The Mayor and council thanked Mark for all the service, especially with the recent snow removal over the holidays.

**Recreation Quarterly Report:** Curtis Brown, Recreation Director, presented the Recreation Quarterly Report. He said gym rental has gone up due to three competition teams and a wheel chair basketball team that comes in for practice. He said basketball season is underway. He said the Senior Lunch averages about 16 people every other month. He said the Fire Department has been invited to attend the luncheon. Council Member Hyer said he has attended the luncheon before and has enjoyed it. He suggested contacting the local churches to get more exposure for the event. Curtis discussed working with Job Corp and Highmark Charter School for the use of ball diamonds. He reviewed the recreation basketball registration fees and the cost breakdown. He said the community events included: Mom & Son Halloween and Breakfast with Santa. He said revenue received from competitive basketball is \$6,390 with 18 teams at \$335. Cost for officials /scorekeeping is \$3,200. Mayor Sjoblom thanked Curtis for the fans around the track and said it helps with the heat level.

**RESOLUTION 18-04: Amending the City Council Rules of Order and Procedure: Rule I, Section (6)(b)(c)(e)(f): The Order of Business for a Regular Meeting; and Rule III, Section (5): Course of a Meeting; Motions and Actions:** Mayor Sjoblom said the amendments being proposed for change pertain to the order of business for a council meeting consisting of the approval of the agenda, declaration of conflict of interest, active agenda, and non-scheduled delegation, and public comment period.

Mayor Sjoblom said State law does not require the council meeting agenda to confirm the approval of the council meeting agenda, the declaration of conflict of interest, or have a header indicating active agenda. These procedures are followed as a result of the guidelines of the City Council Rules of Order and Procedure. In the event of a conflict of interest, the council member with the conflict will be responsible to declare as much. Holding the public comment segment of a meeting at the beginning of the meeting has both benefits and detriments. Some benefits include:

1. Allowing the public to comment at the beginning of the meeting may bring to light additional information that the City staff or Governing Body has considered.
2. The community will have a sense that their local government has a genuine interest in what they have to say.
3. Community engagement and education on municipal affairs could increase.

Some additional items to consider:



1. There is a possibility that the meeting could be inhibited with the over-run of the public comment segment minimizing the time that the council has for deliberation.
2. Placing the public comment segment at the commencement of a meeting could detract from its original intent and increase the possibility for the public to criticize, disparage, or demean the council and staff.
3. Should public comment end early or take longer than is anticipated, scheduled visitors or presentations could be advanced or postponed without due notice.

Mayor Sjoblom suggested striking all work meetings from the second and fourth Tuesday of the month. All meetings at 6:00 p.m.

**Council Member Hyer moved to approve RESOLUTION 18-04: Amending the City Council Rules of Order and Procedure: Rule I, Section (6) (b)(c)(e)(f): The Order of Business for a Regular Meeting; and Rule III, Section (5): Course of a Meeting; Motions and Actions. Council Member Taylor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted yes. The motion carried.**

**Payment request for cost share of Old Maple Farms Regional Detention Basin**

The Old Maple Farms Cost Share Agreement says that the City owes Ford's Inc. \$322,348.19 for its cost-share of the construction of the regional detention basin. Section 6 of the Agreement indicates that the City will owe interest on any unpaid balance after January 24, 2018. However, sections 6d and 8b state that the City is not obligated to make payments or pay interest until it issues a "conditional acceptance" which starts the one-year warranty period.

On December 28, 2017, Mike Ford owner of Ford's Inc. and developer of the Old Maple Farms Subdivision asked if the City would be willing to make a payment of \$231,975.80 for the regional detention basin in advance of its obligation as identified in item 6(d) of the agreement.

As of January 3, 2018, the regional detention basin has been constructed to a functional level, and has been inspected by Jones and Associates, but the final grading, top soil, sprinklers system and sod have yet to be installed. The cost for the unfinished items, as outlined in Exhibit E of the agreement is \$48,634.85 (fine grading and 4" thick top soil) and \$75,162.95 (sprinkler system and sod). The total for these items is \$123,797.80. Per the Agreement, the City's share of this cost is 73%, or \$90,372.39.

**Council Member Taylor moved to approve the payment request for cost share of Old Maple Farms Regional Detention Basin in the amount of \$231,975.80 to Ford's Inc. Council Member Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted yes. The motion carried.**

**PUBLIC COMMENTS:** (None)

**REPORTS:**

**Mayor Sjoblom:** She reported that she went with Brandon Jones to meet with Betty Jean Spaulding and Brent Stauffer concerning Old Fort Road. She said the road would be 15 ft. from the sidewalk that goes up to her porch. Mayor Sjoblom reported on pending Legislation concerning a levy for homeless centers in cities and those cities getting a break. She will keep everyone updated.

**Council Member Taylor:** He asked about the city cemetery. Mark Larsen said it is a historical cemetery in which the city maintains.

**Council Member Halverson:** He asked if the council has anything they want to change on the park survey. Mark Larsen suggested adding pickle ball. He also said it does reference Salt Lake City.

**Council Member Hyer:** He said the Youth Council will be attending the Legislature. He said the Youth Council are looking into attending a retreat at Utah State University. He said last year they did a local retreat.

**Council Member Winsor:** He asked about photos. Tom said the city is willing to pay for everyone to go to a studio and have a picture taken. It was decided that Council Member Hyer will take everyone's picture.

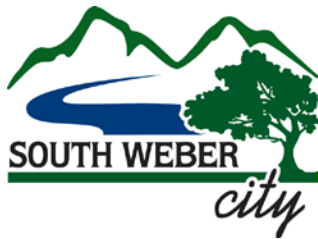
**City Manager:** He said he has received an interest in using the parcel purchased on Lester Drive for grazing. Council Member Hyer feels the city needs to look at how we are going to sale the property. Council Member Petty doesn't feel a one year contract should be made until we know what we are going to do with the property. Tom said there is one individual who is interested in purchasing. Council Member Hyer said Weston Fisher was also interested in the purchase of that property at one time. He reminded everyone of the retreat this Friday from 1:00 p.m. to 6:00 p.m. at the Davis Library and dinner at 7:30 p.m. at the Mandarin in Bountiful.

**ADJOURNED:** Council Member Taylor moved to adjourn the City Council meeting at 6:56 p.m. Council Member Petty seconded the motion. All were in favor.

**APPROVED:** \_\_\_\_\_ **Date**  
Mayor: Jo Sjoblom

\_\_\_\_\_  
**Transcriber: Michelle Clark**

**Attest:** \_\_\_\_\_  
**City Recorder: Mark McRae**



1600 E. South Weber Drive  
South Weber, UT 84405

[www.southwebercity.com](http://www.southwebercity.com)

801-479-3177  
FAX 801-479-0066

## CITY MEETING SCHEDULE 2018

All city meetings, hearing and court sessions are open to the public and held every month at the South Weber City Office, 1600 E South Weber Drive, South Weber, unless otherwise posted.

Meeting dates and times are subject to change or cancellation.

### **City Council**

**2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> Tuesdays 6:00 p.m.**

January 2, 9, 16, 23  
Retreat January 12  
February 13, 20, 27  
March 13, 20, 27  
April 10, 17, 24  
May 8, 15, 22  
June 12, 19, 26  
July 10, 17  
August 14, 21, 28  
September 11, 18, 25  
October 9, 16, 23  
November 13, 20, 27  
December 11

### **Planning Commission**

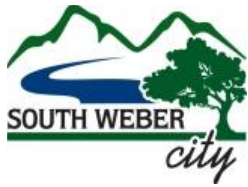
**2<sup>nd</sup> Thursday 6:30 p.m.** (work mtg. 6 pm)

January 11  
February 8  
March 8  
April 12  
May 10  
June 14  
July 12  
August 9  
September 13  
October 11  
November 8  
December 13

### **Court Calendar**

**1<sup>st</sup> & 3<sup>rd</sup> Thursday 4:00 pm**

January 4, 18  
February 1, 15  
March 1, 15  
April 5, 19  
May 3, 17  
June 7, 21  
July 12 (light schedule), 19  
August 2, 16  
September 6, 20  
October 4, 18  
November 1, 15  
December 6, 20



**Council Meeting Date:** January 23, 2018

**Name:** Mark McRae, Finance Director

**Agenda Item:** Resolution 18-05: Chapter 1: Administrative Charges, Section 4: History Books, and Chapter 13: Impact Fees, Sections 1, 5, and 7

**Objective:** Update the Consolidated Fee Schedule to reflect the impact fees adopted by the City Council.

**Background:** Several years ago, the City Council published a history of South Weber City and copies were available for purchase at City Hall. All copies have been sold or given away. No copies remain to be distributed from City Hall.

In the 2017 City Council meetings, the Impact Fee Analysis for Culinary Water, Sewer, and Parks were adopted by the council. The new fees were previously adopted by ordinance. Because of the current wording of the City's code and the wording of the Consolidated Fee Schedule, the Fee Schedule must also be changed by resolution when those new impact fees become effective. This current procedure is inefficient and requires the fee to be adopted by ordinance or resolution 3 times, each in a different way. I am currently working with our attorney to refine the process and the wording so that Impact fees show only once on the agenda for approval. But until then, we need to update the Consolidated Fee Schedule using the current procedure.

**Summary:** The following changes need to be made to the Consolidated Fee Schedule:

1. Change the Parks and Trails Impact Fee from \$817 to \$2096 per Single Family Residential and \$2,061 per unit of Multi-Family Residential . Impact Fee Analysis was adopted 9/12/2017 with an effective date of 12/12/2017;
2. Change the Sewer Impact Fee from \$1,561 to \$2933 for Residential single family, \$2,200 per unit for Apartments, and add Non-residential based on meter size. Impact Fee Analysis was adopted 8/22/2017 with an effective date of 11/22/2017; Apartments are smaller than Single family homes and are therefore charged at .75 the Single-Family rate for each unit. Example: a four-plex would be charged \$8,800.00 (4 x 2200);
3. Change the Water Impact Fee from \$1,175 to \$1205 for Residential and add Commercial fee based on meter size. Impact Fee Analysis was adopted 2/28/2017 with a new fee amount becoming effective the beginning of each calendar year; and
4. Remove History Book fee and renumber remaining fees in this section.

Please refer to the attachment titled Consolidated Fee Schedule Red Lined for the actual language changes.

**Committee Recommendation:** N/A

**Planning Commission Recommendation:** N/A

**Staff Recommendation:** Staff recommends approval of Resolution 18-05: Chapter 1: Administrative Charges, Section 4: History Books, and Chapter 13: Impact Fees, Sections 1, 5, and 7

**Attachments:**

- Resolution 18-05: Chapter 1: Administrative Charges, Section 4: History Books, and Chapter 13: Impact Fees, Sections 1, 5, and 7 Redlined
- Resolution 18-05: Chapter 1: Administrative Charges, Section 4: History Books, and Chapter 13: Impact Fees, Sections 1, 5, and 7 Clean
- Consolidated Fee Schedule Red Lined
- Consolidated Fee Schedule Clean

**Budget Amendment:** N/A

**SOUTH WEBER CITY**

**RESOLUTION 18-05**

**AMENDMENT TO THE CONSOLIDATED FEE SCHEDULE: CHAPTER 1:  
ADMINISTRATIVE CHARGES, SECTION 4: HISTORY BOOKS, AND CHAPTER 13:  
IMPACT FEES, SECTIONS 1, 5, AND 7**

**Whereas,** The City history books have all been distributed and there are no existing copies in the City Office; and

**Whereas,** Staff makes periodic recommendations to update the impact fees based on professional analyses consultation; and

**Whereas,** City Council has adopted Impact ~~fee~~Fee Amendments~~changes~~ by Ordinance; and

**Whereas,** The Consolidated Fee Schedule must be updated to reflect those amendments;

**NOW THEREFORE,** be it ordained by the Council of South Weber City, in the State of Utah, as follows:

The Consolidated Fee Schedule will be hereby amended to read:

Chapter 1: ADMINISTRATIVE CHARGES

~~4. History Books none available~~Removed History Book fee and renumber remaining fees in this section.

Chapter 13: IMPACT FEES

~~1.~~ 1. Parks and Trails

~~a. \$2096.62 per~~ Single Family ~~R~~esidential ~~\$2,096 per unit~~ ~~ee~~

~~1. b. \$2061.66 per unit of~~ Multi-unit developments Family Residential  
\$2,061 per unit

5. Sewer

a. Residential ~~\$2,933.85~~ per ~~Single Family residence~~ unit  
(Single Family, Duplexes, Townhomes, Condos)

~~a.~~

b. ~~Multi-unit residential based on ERUs (Resolution 01-022)~~ Apartments  
\$2,200 per unit (3+ units per  
complex)

i. ~~\$2933.85 each unit for 1-2 unit developments~~

ii. ~~\$2933.85 X 0.75 each unit for 3+ unit developments~~

c. Non-Residential Based on meter size.

7. Water (Fees based on Water Meter Size)

<u>Residential 1"</u>	<u>\$ 1,205</u>
<u>Commercial 1½ "</u>	<u>\$ 1,807</u>
<u>Commercial 2"</u>	<u>\$ 2,410</u>
<u>Commercial 3"</u>	<u>\$ 7,712</u>
<u>Commercial 4"</u>	<u>\$12,050</u>

~~\$1205.00~~

**REPEALER CLAUSE:** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

PASSED AND ADOPTED BY THE SOUTH WEBER COUNCIL 01/16/2018.

	AYE	NAY
Blair Halverson	_____	_____
Kent Hyer	_____	_____
Angie Petty	_____	_____
Merv Taylor	_____	_____
Wayne Winsor	_____	_____



|

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Jo Sjoblom, Mayor, South Weber City

Attest

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Mark McRae, Recorder, South Weber City

## **SOUTH WEBER CITY**

### **RESOLUTION 18-05**

#### **AMENDMENT TO THE CONSOLIDATED FEE SCHEDULE: CHAPTER 1: ADMINISTRATIVE CHARGES, SECTION 4: HISTORY BOOKS, AND CHAPTER 13: IMPACT FEES, SECTIONS 1, 5, AND 7**

**Whereas,** The City history books have all been distributed and there are no existing copies in the City Office; and

**Whereas,** Staff makes periodic recommendations to update the impact fees based on professional analyses consultation; and

**Whereas,** City Council has adopted Impact Fee Amendments by Ordinance; and

**Whereas,** The Consolidated Fee Schedule must be updated to reflect those amendments;

**NOW THEREFORE,** be it ordained by the Council of South Weber City, in the State of Utah, as follows:

The Consolidated Fee Schedule will be hereby amended to read:

#### **Chapter 1: ADMINISTRATIVE CHARGES**

4. Removed History Book fee and renumber remaining fees in this section.

#### **Chapter 13: IMPACT FEES**

##### **1. Parks and Trails**

- a. Single Family Residential      \$2,096 per unit
- b. Multi-Family Residential      \$2,061 per unit

##### **5. Sewer**

- a. Residential      \$2,933 per unit  
(Single Family, Duplexes, Townhomes, Condos)
- b. Apartments      \$2,200 per unit  
(3+ units per complex)

c. Non-Residential      Based on meter size.

7. Water (Fees based on Water Meter Size)

Residential 1"	\$ 1,205
Commercial 1½ "	\$ 1,807
Commercial 2"	\$ 2,410
Commercial 3"	\$ 7,712
Commercial 4"	\$12,050

**REPEALER CLAUSE:** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

PASSED AND ADOPTED BY THE SOUTH WEBER COUNCIL 01/16/2018.

	AYE	NAY
Blair Halverson	_____	_____
Kent Hyer	_____	_____
Angie Petty	_____	_____
Merv Taylor	_____	_____
Wayne Winsor	_____	_____

---

Jo Sjoblom, Mayor, South Weber City

Attest

---

Mark McRae, Recorder, South Weber City

# CONSOLIDATED FEE SCHEDULE

(Adopted by Resolution: 17-24; June 20, 2017; [Recent Amendment by Resolution 18-05](#))

## CHAPTER 1: ADMINISTRATIVE CHARGES

<b>1. Budget *</b>	\$0.25 per page
<b>2. Copies</b>	\$0.25 per (8 ½" x 11") copy (black & white) \$0.75 per (11" x 17") copy (black & white) \$1.75 per (8 ½" x 11") copy (color) \$2.25 per (11" x 17") copy (color)
<b>3. Fax Machine</b>	\$5.00 up to five pages \$.50 each additional page
<del><b>4. History Books</b></del>	<del>\$5 (one free copy per household to new residents)</del>
<del><b>54. Maps *</b></del>	<del>\$0.25 (8 ½" x 11") black &amp; white \$0.75 (11" x 17") black &amp; white \$2.25 (11" x 17") color</del>
<del><b>56. General Plan *</b></del>	<del>\$29 Bound Booklet w/Colored Maps (available for free in electronic format on the City website)</del>
<del><b>67. City Code Book *</b></del>	<del>Available for free in electronic format on the City website</del>
<del><b>78. Audio Recordings</b></del>	<del>\$5 per CD</del>
<del><b>89. General Research</b></del>	<del>\$10 per hour minimum for records research (payable in advance) plus \$.25 per each page copied, plus the cost of envelope and postage</del>
<del><b>910. Property Plat Research for Public Notice Mailing Labels</b></del>	<del>\$100</del>
<del><b>101. Subdivision Book*</b></del>	<del>\$15</del>
<del><b>112. Public Works Standards *</b></del>	<del>\$50</del>
<del><b>123. Request for Special Mtg.</b></del>	<del>\$450 (Resolution 98-022)</del>
<del><b>134. Use of City Chambers</b></del>	<del>No non-city activities shall be held at City Hall</del>
<del><b>145. Information or Forms on CD</b></del>	<del>\$5 per CD</del>
<del><b>16. 15. Processing/Formatting of any records or requests not listed above</b></del>	<del>First 15 min. free, additional time will be billed at the rate of \$15 per hour (UCA§ 63G-2-203).</del>

## CHAPTER 13: IMPACT FEES

Fees paid on new residential/commercial building permit. **CALCULATIONS BASED ON THE SUMMARY OF CALCULATED IMPACT FEES** (SWC Code 11-6; Table 1-1):

### 1. Parks ~~and Trails~~

<del>Single Family Residential</del>	<del>\$2,096 per unit</del>
<del>Multi-Family Residential</del>	<del>\$2,061 per unit</del>
<del>\$817 dwelling</del>	
<del>Single Family residence = 1 dwelling</del>	
<del>Each unit of multi-unit development = 1 dwelling</del>	

### 2. Public Safety Buildings

\$126 dwelling  
Single Family residence = 1 dwelling

Multi-Unit Residential \$56 dwelling  
Each unit of multi-family dev = 1 dwelling

Commercial \$0.19 per sq. ft. of commercial building

### 3. Recreation

\$834 dwelling  
Single Family residence = 1 dwelling

Multi-Unit Residential \$691 dwelling  
Each unit of multi-unit dev = 1 dwelling

### 4. Storm Sewer

\$665 dwelling  
See SW Code 11-6 Table 1-1  
for multi-unit & non residential

### 5. Sewer Residential ~~\$2,933~~ ~~1,561~~

~~(Single Family, Duplexes, Townhomes, Condos)~~

~~Multi-Unit Residential Apartments (Based on ERU's - See Res. 01-022) \$2,200 per unit~~  
~~(3+ units per complex)~~

~~Non- Residential Based on meter size. One Bedroom Unit \$585~~  
~~Two Bedroom Unit \$1,248~~  
~~Three Bedroom Unit & Up \$1,561~~

### 6. Transportation

\$689

### 7. Water ~~(\$1,111) (\$1,175) Fees based on Water Meter Size)~~

<del>Residential 1"</del>	<del>\$ 1,205</del>
<del>Commercial 1½ "</del>	<del>\$ 1,807</del>
<del>Commercial 2"</del>	<del>\$ 2,410</del>
<del>Commercial 3"</del>	<del>\$ 7,712</del>
<del>Commercial 4"</del>	<del>\$12,050</del>

# CONSOLIDATED FEE SCHEDULE

(Adopted by Resolution: 17-24; June 20, 2017; Recent Amendment by Resolution 18-05)

## CHAPTER 1: ADMINISTRATIVE CHARGES

<b>1. Budget *</b>	\$0.25 per page
<b>2. Copies</b>	\$0.25 per (8 ½" x 11") copy (black & white) \$0.75 per (11" x 17") copy (black & white) \$1.75 per (8 ½" x 11") copy (color) \$2.25 per (11" x 17") copy (color)
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<b>6. City Code Book *</b>	Available for free in electronic format on the City website
<b>7. Audio Recordings</b>	\$5 per CD
<b>8. General Research</b>	\$10 per hour minimum for records research (payable in advance) plus \$.25 per each page copied, plus the cost of envelope and postage
<b>9. Property Plat Research for Public Notice Mailing Labels</b>	\$100
<b>10. Subdivision Book*</b>	\$15
<b>11. Public Works Standards *</b>	\$50
<b>12. Request for Special Mtg.</b>	\$450 (Resolution 98-022)
<b>13. Use of City Chambers</b>	No non-city activities shall be held at City Hall
<b>14. Information or Forms on CD</b>	\$5 per CD
<b>15. Processing/Formatting of any records or requests not listed above</b>	First 15 min. free, additional time will be billed at the rate of \$15 per hour (UCA§ 63G-2-203).
<b>16. Delivery of a record by Electronic means such as e-mail or cloud services</b>	Fee is based on time processing/formatting of the record before delivery, as described above

## CHAPTER 13: IMPACT FEES

Fees paid on new residential/commercial building permit. **CALCULATIONS BASED ON THE SUMMARY OF CALCULATED IMPACT FEES** (SWC Code 11-6; Table 1-1):

### 1. Parks and Trails

Single Family Residential	\$2,096 per unit
Multi-Family Residential	\$2,061 per unit

### 2. Public Safety Buildings

\$126 dwelling
Single Family residence = 1 dwelling
Multi-Unit Residential \$56 dwelling
Each unit of multi-family dev = 1 dwelling
Commercial \$0.19 per sq. ft. of commercial building

### 3. Recreation

\$834 dwelling
Single Family residence = 1 dwelling
Multi-Unit Residential \$691 dwelling
Each unit of multi-unit dev = 1 dwelling

### 4. Storm Sewer

\$665 dwelling
See SW Code 11-6 Table 1-1 for multi-unit & non residential

### 5. Sewer

Residential	\$2,933
(Single Family, Duplexes, Townhomes, Condos)	
Apartments	\$2,200 per unit
(3+ units per complex)	
Non- Residential	Based on meter size.

### 6. Transportation

\$689

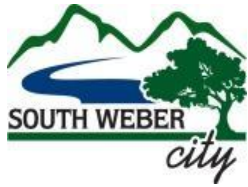
### 7. Water

	(Fees based on Water Meter Size)
Residential 1"	\$ 1,205
Commercial 1½ "	\$ 1,807
Commercial 2"	\$ 2,410
Commercial 3"	\$ 7,712
Commercial 4"	\$12,050

### 8. Central Weber Sewer

\*\$2,449.65, (\*\$2,333 to Central Weber + \$116.65 City fee). There is an additional \$75.00 fee if connecting directly to the Central Weber Sewer Line.





**Council Meeting Date:** January 23, 2018

**Name:** Derek Tolman, Fire Chief

**Agenda Item:** Presentation on Future Forecasts of the Fire Department: Issues, Concerns, and Proposed Solutions

**Objective:** To be pre-emptive in addressing the future concerns of EMS care through the implementation of ambulance transportation service and the development of a seasonal wildland response team.

### **Background:**

Ambulance Service. The state mandated requirements for South Weber to run an ambulance are 2 Advanced EMT's staffed 24 hours a day, 7 days a week, 365 days a year. It is highly possible that an ambulance could be donated to the City free of charge if the City will commit to meeting the state requirement of staffing 2 Advanced EMT's 24 hours a day, 7 days a week, 365 days a year. There are two potential donors, who have asked not to be named at this time, who each have fully equipped ambulances that are no older than 9 years. Chief Tolman has already inspected each vehicle and either one would be of great benefit to the City. These vehicles are part of the donor's vehicle replacement plans and are up for replacement according to their scheduled plans.

With a nursing home being built in South Weber, the City can expect a minimum of 2-3 calls a week. Nursing home residents either have private insurance and/or Medicare. The Fire Department is highly confident that revenue can be made from transports from the nursing home. The nursing home is currently approaching the construction phase.

There is also potential for the City to run into Uintah and Mountain Green on medicals with us being closer than South Ogden for Uintah and Morgan for Mountain Green. The City would also be added to Layton City as a backup ambulance.

Wildland Service. In 2017, The City entered into a Memorandum of Understanding (MOU) with the state and a cooperative agreement with the Utah Division of Forestry, Fire, and State Lands for wild land protection (CWPP). With these two agreements in place, the City has a unique opportunity of establishing its own seasonal wildland program with the potential of turning the program into a source of revenue.

## **Summary:**

Ambulance Service. The Fire Department aspires to provide the best EMS and fire protection service possible to the community. Because the Fire Department is funded by tax dollars coming out of the general fund, we want to strive to lower the amount of tax money needed to run the Fire Department. This can be accomplished one of two ways: 1) lowering our level of service, which is not an option; or 2) finding ways to bring in revenue. One way to bring in revenue is to provide ambulance service. Running an ambulance service is likely to never be a money maker of significance; however, it will off-set a substantial portion of the Fire Department's overall budget.

In 2016, the City had 85 Medical Transports of which Layton billed \$126,805; an average of \$1,491 per call. Layton City administers their own billing, so the City would contract for that service. Gold Cross charges 5.5 % of net, IRIS charges 6% of net and FPCS charges 6% of net (FPCS is already using the same software we use which will stream line the billing process).

Our response time when staffed is 4-5 minutes. Our response times when not staffed are double at 9 minutes. The difference can be the difference between life and death. We often are waiting 12-25 minutes for an ambulance from Layton City. The City also receives ambulance service from the Davis County Sheriff's Office, and with the current volatility with their Paramedic program it is uncertain as to whether or not the City will continue to receive that service.

To staff an ambulance would require an increase to the FY 2019 Fire Department budget of approx. \$120,608. These personnel costs would be off-set by the revenue being brought in from ambulance transportation. The data is important to know, however, it is important to weigh the effects that an increased level of service will have compared against the outcome effects on patients. This step is the next natural move for the Fire Department.

Wildland Service. As a result of the 2017 Uintah Fire, the City paid approx. \$6,000 (annual charge) to be part of the CWPP, and \$2,000 in labor and equipment costs (Uintah Fire), but because of the compensation framework of the CWPP and MOU, the City received \$39,352.50 that was put back into the general fund. The \$39,352.50 is one check from one fire. Chief Tolman has also acquired, free of charge, two additional wildland vehicles. With the increase in climate change (wet springs and dry summer heat), the City's proximity to unincorporated lands, and the City's geographical location to wild lands, the City could have crews on retainer deployment for 4 months or longer. Many of the larger cities operate under a similar model. The advantage to South Weber City is its location to smaller communities that do not have these resources (Uintah, Washington Terrace, Mountain Green, Morgan, etc.) Some additional benefits outside of the financial ones are that it will give the City's department more training/real-life experience, and an opportunity to evaluate people for long term part-time positions.

**Committee Recommendation:** The committee did not convene to discuss this agenda item.

**Planning Commission Recommendation:** N/A

**Staff Recommendation:**

Ambulance Service. Staff recommends that the City Council approve the authorize of staff to move forward with the acquisition of an ambulance transportation vehicle with the understanding that the ambulance will have to be in service and staffed with 2 Advanced EMT's 24 hours a day, 7 days a week, 365 days a year; and that salary costs of approx. \$120,608 will be implemented into the FY 2019 Fire Department Budget to cover those personnel costs.

**Attachments:**

- Ambulance Data Sheet

**Budget Amendment:** No budget amendment is requested for FY 18. The FY 19 budget would need to include the additional costs for service, approx. \$120,608.

## Ambulance Data

2016 Data (2017 is incomplete but the runs are higher).

85 Medical Transports

Layton billed \$126,805

They billed an average of \$1,491 per call.

Layton does their own billing.

We would contract:

Gold Cross: 5.5 % of net

IRIS: 6% of net

FPCS: 6% of net. They are already using the same software we use which will make billing stream line.

Our response time when staffed is 4-5 minutes.

Our response times when not staffed are double at 9 minutes.

The difference can be the difference between life and death.

We often are waiting 12-25 minutes for an ambulance from Layton.

We would need 24/7/365 staffing with two advanced EMT's.

This will increase the budget \$120,000.

This increase will almost be offset by the revenue.

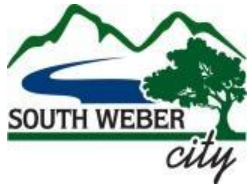
We will need to acquire an Ambulance.

There is a potential to provide ambulance services to surrounding communities.

The uncertainty with the Davis County Paramedic program make it more important to move forward with an ambulance.

The Data in here is important to know however I think it is important to weigh the effects an increased level of service will have concerning the outcomes for patients.

This is the next natural move for the Fire Department.



**Council Meeting Date:** January 23, 2018

**Name:** Tom Smith

**Agenda Item:** ORD 18-01: Adopting Code Section 10.5Q, Visual Buffer Overlay Zone (V-B)

**Objective:** The objective and purpose of this overlay zone is to promote and provide for the preservation of open space, natural vegetation, and to reduce the visual and noise impacts of Interstate 84 on adjacent residential development.

**Background:** In prior council meetings, discussion took place regarding the future of Old Fort Road and any subdivisions that might participate in the development of that road. At that time, the City Council directed staff to do whatever they could to see that future development absorb as much of the costs for that road as possible. The council also directed staff to preserve the open space along Interstate 84 from the Rocky Mountain Power Substation to 1100 East for a future trail as part of the Old Fort Road right-of-way. In an effort to accomplish those two requests, the following ordinance has been proposed. This overlay zone applies to only those properties that would abut Old Fort Road (areas immediately adjacent to and on the south side of the Interstate 84 right-of-way from The Rocky Mountain Power Substation to 1100 East). The visual buffer overlay zone area will be between the I-84 right-of-way, the right-of-way for Old Fort Rd., and primarily land that contains existing vegetation.

In council meeting held on December 12, 2017, the council had requested that staff change the language of section 10.5Q.4: Special Provisions: Density Increase and Transference of the ordinance clause from “may be” to “shall”. On January 12, 2018 in the City Council and Planning Commission retreat, it was discussed to leave the language as it was originally written in the ordinance with the “may be” clause instead of the “shall” clause in order to provide developers the option of a density increase and transference or to opt out.

**Summary:** The zoning requirements for the Visual Buffer Overlay Zone (V-B) as discussed in the November 21<sup>st</sup> council meeting are that:

- The overlay zone only apply to land that lies adjacent to the south side of Interstate 84 between The Rocky Mountain Power substation and 1100 East, and that is at least ten (10) acres in area;
- The density of the development that would be allowed by this zone within the area being preserved may be increased by 100% and all of the density thereby generated may be transferred to that part of the same property that is not being preserved, and to no other property;
- The minimum lot width required by this zone shall be reduced by five feet (5');

- The minimum side yard required by this zone shall be reduced by two feet (2'), but in no case, shall the minimum side yard be less than five feet (5');

Staff is confident that by providing a density increase and transference, developers will be inclined to participate more than what is required for the development of Old Fort Road. Staff has visual renderings prepared to present to the council of what the density would look like and how the Old Fort Road is proposed to be configured.

**Committee Recommendation:** N/A

**Planning Commission Recommendation:** The Planning Commission has reviewed the ordinance, in their special meeting held on November 6<sup>th</sup>, and in their regular meeting held on November 9, 2017. The Planning Commission has recommended that the Council approve ORD 18-01: Adopting Code Section 10.5Q, Visual Buffer Overlay Zone (V-B)

**Staff Recommendation:** Staff recommends approval of ORD 18-01: Adopting Code Section 10.5Q, Visual Buffer Overlay Zone (V-B)

### **Attachments:**

- ORD 18-01: Adopting Code Section 10.5Q, Visual Buffer Overlay Zone (V-B)
- Planning Commission Meeting Minutes from Nov 6<sup>th</sup> & 9<sup>th</sup>, 2017 meeting
- V-B Lot Constraints by Zone
- V-B Option #1
- V-B Option #2
- Exhibit C of the Old Fort Road Presentation from the City Council and Planning Commission retreat
- Exhibit D of the Old Fort Road Presentation from the City Council and Planning Commission retreat

**Budget Amendment:** N/A

## **SOUTH WEBER CITY ORDINANCE 18-01**

### **AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL ADOPTING SOUTH WEBER CODE SECTION 10.5Q, VISUAL BUFFER OVERLAY ZONE (V-B)**

**Whereas**, South Weber City has a desire to preserve open space and natural vegetation while reducing both the visual and noise impacts of Interstate 84; and

**Whereas**, the South Weber City Staff has created a land use zone to accomplish the aforementioned; and

**Whereas**, on the 12th day of October, 2017 the South Weber City Planning Commission held a public hearing regarding the proposed land use code adoption; and

**Whereas**, on the 9th day of November 2017 the South Weber City Planning Commission made a favorable recommendation to approve said code adoption;

**Whereas**, the Legislative Body of South Weber City finds it in the best interest of the City to amend its city code to comply with these findings;

### **NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF SOUTH WEBER CITY, IN THE STATE OF UTAH, AS FOLLOWS:**

**SECTION 1: Adoption of new V-B Code.** Adoption of the South Weber Municipal Code 10.5Q, Visual Buffer Overlay Zone (V-B) is hereby added as follows:

#### **10.5Q.1 Purpose**

The purpose of this overlay zone is to promote and provide for the preservation of open space and natural vegetation important to reducing the visual and noise impacts of Interstate 84 on adjacent residential development. This overlay zone provides incentives to property owners to develop in a way that will accomplish these objectives. This overlay zone establishes special provisions that apply only to those properties that receive this overlay designation and which override the applicable provisions of the underlying zone.

#### **10.5Q.2 Description of Area to Be Preserved**

The open spaces to be preserved under the provisions of this article are those areas immediately adjacent to and on the south side of the Interstate 84 Right of Way from The Rocky Mountain Power Substation to 1100 East. This area will be between the I-84 Right of Way and the right of way for Old Fort Rd. as it is proposed and primarily land that contains native vegetation.

#### **10.5Q.3 Description of Area Overlay Zone Allowed**

With the Planning Commission recommendation and City Council approval, this overlay zone may be applied to land that lies adjacent to the south side of Interstate 84 between The Rocky Mountain Power substation and 1100 East and that is at least ten (10) acres in area.

#### 10.5Q.4 Special Provisions

##### Density Increase and Transference:

The density of the development that would be allowed by the underlying zone within the area being preserved may be increased by 100% and all of the density thereby generated may be transferred to that part of the same property that is not being preserved, and to no other property.

##### Lot Width adjustment:

The minimum lot width required by the underlying zone shall be reduced by five feet (5').

##### Minimum Side Yard Adjustment:

The minimum side yard required by the underlying zone shall be reduced by two feet (2'), but in no case, shall the minimum side yard be less than five feet (5').

Land preserved by this Overlay Zone shall not count toward the total allowable area of any underlying zone that has area limits.

#### 10.5Q.5 Requirements of Underlying Zone

All other provisions of the underlying zone not modified by this overlay zone remain in full force and effect.

**SECTION 2. Severability Clause.** If a court holds any part or provision of this Ordinance invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

**SECTION 3. Effective Date.** This Ordinance shall become effective immediately upon passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SOUTH WEBER CITY,  
STATE OF UTAH, ON THIS 23<sup>rd</sup> DAY OF JANUARY, 2018.**

Attest

\_\_\_\_\_  
Tamara P. Long, Mayor

\_\_\_\_\_  
Mark McRae, City Recorder

Mr. Halverson	Yes	No
Mr. Winsor	Yes	No
Mr. Hyer	Yes	No
Ms. Petty	Yes	No
Mr. Taylor	Yes	No



RECORDED 01/23 of, 2018

PUBLISHED OR POSTED this \_\_\_\_\_ of January 2018.

**CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING**

In accordance with Utah Code Annotated §02-152-174 as amended, I, the Recorder of South Weber City, Utah hereby certify that Ordinance 18-01 An Ordinance of the South Weber City Council Adopting South Weber code section 10.5Q, Visual Buffer Overlay (V-B) was duly passed and published or posted at:

- 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

on the above referenced dates.

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Mark McRae, City Recorder

# **SOUTH WEBER CITY PLANNING COMMISSION MEETING WORK MEETING**

**DATE OF MEETING: 6 November 2017**

**TIME COMMENCED: 5:04 p.m.**

**PRESENT: COMMISSIONERS:**

**Tim Grubb (excused)  
Debi Pitts  
Rob Osborne  
Wes Johnson (unexcused)  
Taylor Walton (unexcused)**

**CITY ENGINEER:**

**Brandon Jones**

**CITY PLANNER:**

**Barry Burton**

**CITY MANAGER:**

**Tom Smith**

**CITY RECORDER:**

**Mark McRae**

**Transcriber: Minutes transcribed by Michelle Clark**

**ATTENDEES:** Stan Cook, James Cook, and Jason Bickley.

Commissioner Osborne excused Commissioner Grubb from tonight's meeting. Commissioner Johnson and Walton were not in attendance. Commissioner Osborne recommended changing the order of the agenda, so Mr. Bickley could leave following the discussion regarding his property.

**Conditional Use Permit application for twin homes (parcel 13-017-0013) located at approximately 7170 S 1700 E approximately 0.6 acres, by applicant Jason Bickley:**  
Commissioner Osborne asked Mr. Bickley his feelings. Mr. Bickley said if there is a way he can split the lots, he is willing to do that. He discussed this idea with Barry Burton. He said Barry said there isn't enough frontage on Lot #13. He said he is under contract with Lot #12 & #13. Barry said the process will require a subdivision amendment. Barry said it is a minimum 30' setback in R-L Zone. Brandon recommended Mr. Bickley get an Alta Survey. Mr. Bickley said he is trying to take the two lots and make three lots.

## **Amending Residential Patio (R-P) SWMC 10.5P.2 & 3**

Commissioner Osborne questioned why the Residential Patio Zone (R-P) is good for the city. Barry Burton explained that there is a very high demand for that kind of housing, but he said, if it is too much for the Planning Commission, we can take it off. Barry said one of the fastest growing populations is 65 and older. Brandon Jones discussed the combined meeting with City Council and Planning Commission, when they discussed preservation of the trail along I-84, posse grounds, etc. Barry discussed this zone bringing less impact to the city. Brandon said if it helps the city to further accomplish its goals, then he would recommend making those changes. Commissioner Osborne likes keeping it at 10 acres. Brandon said that by keeping it at 10 acres, the bonus for the developer isn't very significant. Discussion took place regarding the density

and the difference in going from 6.0 dwelling units verses the proposed amendment of 4.0 dwelling units. Barry discussed the proposed amendment to 10-5P-9 item A. He said the minimum area that may be zoned RP shall be (2) acres and the maximum area which may be zone RP in any zone district shall be ~~ten (10)~~ twenty (20) acres. Brandon discussed Old Fort Road and it being hugely beneficial for the city in the long term. Barry agreed. Brandon discussed incentives for following the master plan and how it may help the city in the future. Commissioner Osborne said he is not in favor of going with the maximum of 20 acres. Barry said he will change 10-5P-9 item a back to 10 acres.

**Adopting Visual Buffer Overlay Zone (V-B) SWMC 10.5Q**

Barry Burton said the purpose of this overlay zone is to promote and provide for the preservation of open space and natural vegetation important to reducing the visual and noise impacts of Interstate 84 on adjacent residential development. This overlay zone provides incentives to property owners to develop in a way that will accomplish these objectives. This overlay zone establishes special provisions that apply only to those properties that receive this overlay designation and which override the applicable provisions of the underlying zone.

The open spaces to be preserved under the provisions of this article are those areas immediately adjacent to and on the south side of the Interstate 84 Right of Way from The Rocky Mountain Power Substation to 1100 East. This area will be between the I-84 Right of Way and the right of way for Old Fort Rd. as it is proposed and primarily land that contains native vegetation.

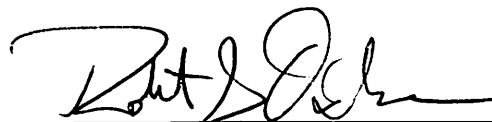
Barry said he needs to get some wording in the V-B Zone so that whatever is being preserved doesn't count against the 10 acres.

**Combined Retreat with City Council and Planning Commission January 12, 2017 from 1:00 to 5:00 p.m. followed by dinner.**


**Christmas Party is December 7, 2017 at 6:00 p.m. at Golden Corral in Layton.**

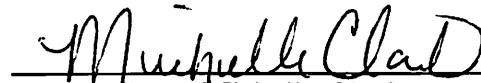
**ADJOURNED: 6:11 p.m.**

**APPROVED:**



**Chairperson: Rob Osborne**

DEC  
Date ~~Nov~~, 14, 2017  




**Transcriber: Michelle Clark**



**Attest:**

**Planning Coordinator: Lisa Smith**

# **SOUTH WEBER CITY PLANNING COMMISSION MEETING WORK MEETING**

**DATE OF MEETING: 9 November 2017**

**TIME COMMENCED: 6:00 p.m.**

**PRESENT: COMMISSIONERS:**

**Tim Grubb (excused)  
Debi Pitts  
Rob Osborne  
Wes Johnson  
Taylor Walton**

**CITY ENGINEER:**

**Brandon Jones**

**CITY PLANNER:**

**Barry Burton**

**PLANNING COORDINATOR:**

**Lisa Smith**

**CITY MANAGER:**

**Tom Smith**

**Transcriber: Minutes transcribed by Michelle Clark**

**ATTENDEES: None**

**Approval of Meeting Minutes – Commissioner Osborne ▪ October 12, 2017:**

**Vote on Amending Code Ordinance: 10.5P.2 & 3 Residential Patio (R-P), Permitted Uses and Conditional Uses:** Commissioner Osborne said this item was discussed in a work meeting on 6 November 2017. He discussed a minimum of 10 acres for the Residential Patio (R-P) Zone. Commissioner Pitts discussed the density for the R-P Zone with the Visual Buffer Overlay Zone (V-B) Zone. Section 10-5P-4 states, there shall be no more than 4.0 dwelling units per acre contained within the boundaries of each phase of every development; except when previously completed phases of the same development have sufficiently low density so that the average is still no more than 4.0 dwelling units per acre.

**Vote on Adopting Code Ordinance: 10.5Q Visual Buffer Overlay Zone (V-B) 6:45 P.M.** Barry said in the V-B Zone Section 5Q.4 add item E which would read: “Land preserved by this overlay zone shall not count toward the total allowable limit of any zone that has area limits.” Tom Smith, City Manager, said it is difficult because he feels there is no incentive to get the developer to help with the construction of Old Fort Road. Barry said section 10-5P-9 item (a) reads as follows:

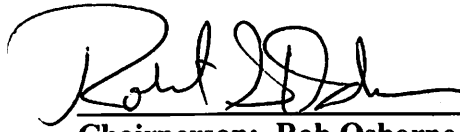
- A. Minimum and Maximum Area: The minimum area that may be zoned RP shall be two (2) acres and the maximum area which may be zoned RP in any zone district shall be ten (10) acres.

Barry said the City Council has the opportunity to change the 10 acres to 20 acres.

**Final Subdivision: application for Riverside Place phases 3 & 4 (26 lots) located at approximately 6650 S Pebble Creek, by applicant Tim Grubb:** Commissioner Osborne said Barry and Brandon recommended to table this item. It was stated neither Phase 3 nor Phase 4 proposed are the same as the phasing approved as part of Preliminary Plat. Both phases stay within the allowed 30 lots with one access and the lot arrangement is according to the approved preliminary plat. All lots meet requirements for area and lot width. However, in both phases, there is a corner lot where the proposal does not include both streets on which the lots front. This does not meet the requirements of the ordinance. Each of these phases will have to be expanded to include the entire street frontage for those two corner lots; and if they do that, it would make sense to add the lots on the other side of those street additions to one of the phases.

**ADJOURNED: 6:20 p.m.**

**APPROVED:**

  
Chairperson: Rob Osborne

Date 14 <sup>DEC</sup> ~~NOV~~, 2017  


  
Transcriber: Michelle Clark

Attest:

  
Planning Coordinator: Lisa Smith

# **SOUTH WEBER CITY PLANNING COMMISSION MEETING**

**DATE OF MEETING: 9 November 2017**

**TIME COMMENCED: 6:30 p.m.**

**PRESENT: COMMISSIONERS:**

**Tim Grubb (excused)  
Debi Pitts  
Rob Osborne  
Wes Johnson  
Taylor Walton**

**CITY PLANNER:**

**Barry Burton**

**CITY ENGINEER:**

**Brandon Jones**

**CITY MANAGER:**

**Tom Smith**

**PLANNING COORDINATOR:**

**Lisa Smith**

**Transcriber: Minutes transcribed by Michelle Clark**

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*A PUBLIC WORK MEETING was held at 6:00 p.m. to REVIEW AGENDA ITEMS*

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**PLEDGE OF ALLEGIANCE: Commissioner Osborne**

**ATTENDEES: Stan Cook and James Cook**

**APPROVAL OF MEETING MINUTES**

- **October 12, 2017**

**Commissioner Johnson moved to approve the meeting minutes of 12 October 2017 as written. Commissioner Pitts seconded the motion. Commissioners Johnson, Osborne, and Pitts voted yes. Commissioners Walton abstained as he was excused from the meeting. The motion carried.**

**APPROVAL OF THE AGENDA: Commissioner Walton moved to approve the agenda as written. Commissioner Pitts seconded the motion. Commissioners Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.**

**DECLARATION OF CONFLICT OF INTEREST: (None)**

**Vote on Amending Code Ordinance: 10.5P.2 & 3 Residential Patio (R-P), Permitted Uses and Conditional Uses:** Commissioner Osborne said the only change made to this zone is the buffer yard section B on 10-5B-11 has been removed and inserted a screen fence of 6 ft. and the density of building lot requirements will be no more than 4 dwelling units per acre. He said a public hearing has been held.

**Commissioner Johnson moved to forward recommendation of approval to the City Council for the amendments to Code Ordinance: 10.5P.2 & 3 Residential Patio (R-P), Permitted Uses and Conditional Uses. Commissioner Pitts seconded the motion. Commissioners Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.**

**Vote on Adopting Code Ordinance: 10.5Q Visual Buffer Overlay Zone (V-B):** Barry Burton, City Planner, said the Visual Buffer Overlay Zone (V-B) came about to help preserve natural vegetation along I-84. He said this ordinance allows a density transfer from the area being preserved and a density increase. He then discussed the lot width adjustment being 5ft and the side yard will be reduced by 2 ft. but no less than 5 ft. He discussed adding item E to this list which states, "Land preserved by this overlay zone shall not count toward the total allowable limit of any zone that has area limits."

**Commissioner Walton moved to forward recommendation of approval to the City Council for Code Ordinance: 10.5Q Visual Buffer Overlay Zone (V-B). Commissioner Johnson seconded the motion. Commissioners Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.**

**Final Subdivision: application for Riverside Place phases 3 & 4 (26 lots) located at approximately 6650 S Pebble Creek, by applicant Tim Grubb**  
Commissioner Osborne said as per Barry Burton's memo it has been recommended that the Planning Commission table this item.

Barry Burton, City Planner's memo of 2 November 2017 is as follows:

*Neither Phase 3 nor Phase 4 as proposed are the same as the phasing approved as part of Preliminary Plat. That in itself is not a problem, but the way these phases are being proposed does create some issues. Both phases stay within the allowed 30 lots with one access and the lot arrangement is according to the approved preliminary plat. All lots meet requirements for area and lot width. However, in both phases, there is a corner lot where the proposal does NOT include both streets on which the lots front. This does not meet the requirements of our ordinance. Each of these phases will have to be expanded to include the entire street frontage for those two corner lots; and if they do that, it would make sense to add the lots on the other side of those street additions to one of the phases.*

Barry said due to the fact that both of the plats need to be revised, he would recommend tabling these proposals to allow developers to make the necessary alterations.

**Commissioner Pitts moved to table Final Subdivision: application for Riverside Place phases 3 & 4 (26 lots) located at approximately 6650 S Pebble Creek, by applicant Tim**

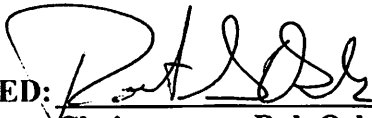
**Grubb. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.**

**PUBLIC COMMENTS: (None)**

**PLANNING COMMISSION:**

**Commissioner Johnson:** He met with Mayor-Elect Sjoblom concerning trails and trailheads for South Weber City. He discussed the reconstruction of Highway 89. He will be contacting the State parks people so that this information can be passed along to UDOT. Barry said he attended the open house for Highway 89 and reviewed the plans. Commissioner Johnson also discussed the Weber Pathway Trail and property that they are looking at for property acquisition. He discussed the fencing along Weber River that was destroyed in the fire. He also discussed the continuation Bonneville Shoreline Trail. He has been reviewing the landscape portion of the zoning ordinance. Barry said he met with Tom and discussed this item. He will begin amending the ordinance the first of the year.

**ADJOURNED: Commissioner Walton moved to adjourn the Planning Commission meeting at 6:49 p.m. Commissioner Pitts seconded the motion. Commissioners Pitts, Johnson, Osborne, and Walton voted yes. The motion carried.**

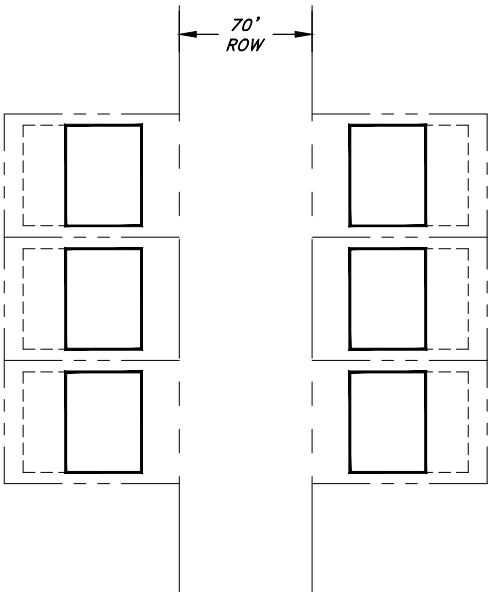
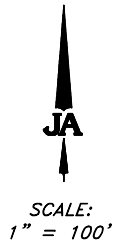
APPROVED:  Date 14 Dec, 2017  
Chairperson: Rob Osborne

  
Transcriber: Michelle Clark

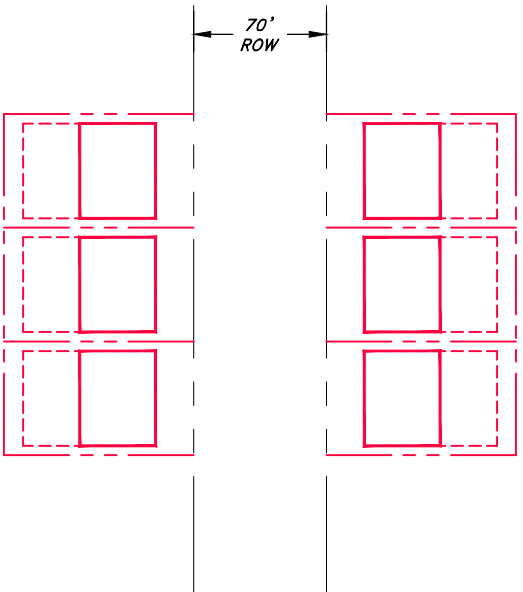
Attest:   
Planning Coordinator: Lisa Smith



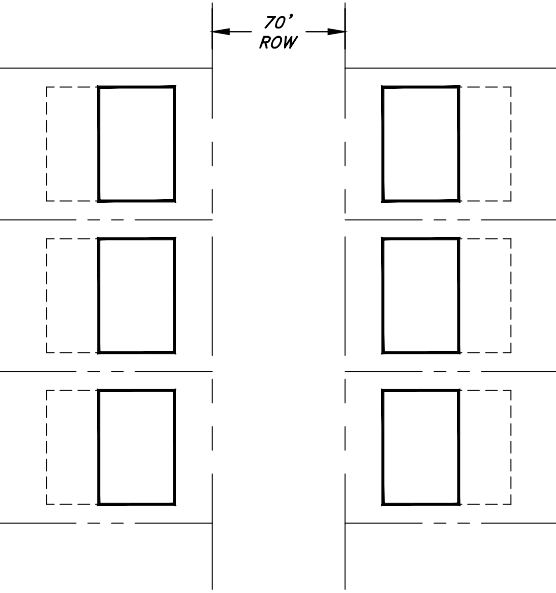
V-B (VISUAL BUFFER) OVERLAY COMPARISON  
LOT CONSTRAINTS BY ZONE



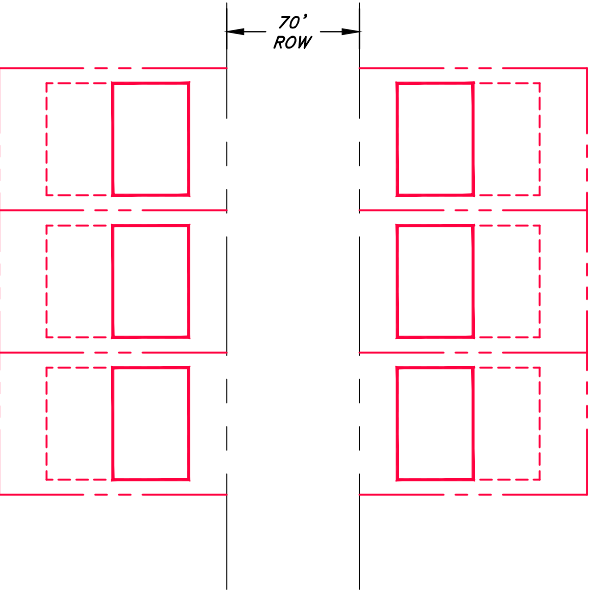
R-P (BASE)



R-P (WITH V-B)



R-M (BASE)



R-M (WITH V-B)

	R-P Zone		R-M Zone	
	Base	w/ V-B	Base	w/ V-B
Min. Lot Size	6,000	6,000	9,000	9,000
Min. Lot Width	65	60	80	75
Front Setback	20	20	20	20
Side Setback	6	5	10	8
Rear Setback	10	10	25	25



V-B (VISUAL BUFFER) OVERLAY COMPARISON  
OPTION 1 - CURRENT ALIGNMENT (NO OPEN SPACE)

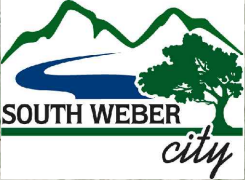
JA  
SCALE:  
1" = 500'

Unit Calculation							
Base				without V-B Overlay			
Zone	Area (Ac.)	Density (Units/Ac)	Total Units	Open Space (Ac.)	Density Bonus (100%)	Additional Units	Total Units
R-P	10	4.00	40	0.4	--	--	40
R-M	60	2.80	168	1.2	--	--	168
R-LM	47	1.85	86	--	--	--	86
	117		294	1.6			294

\* These numbers represent the maximum allowable units based on density calculations per zone. The number of units that would actually be constructed will be based upon geometric conditions of street alignments and developable ground (likely less than the maximum allowable).



DECEMBER 6, 2017



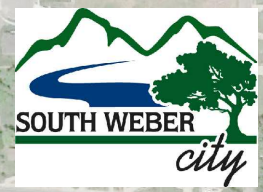
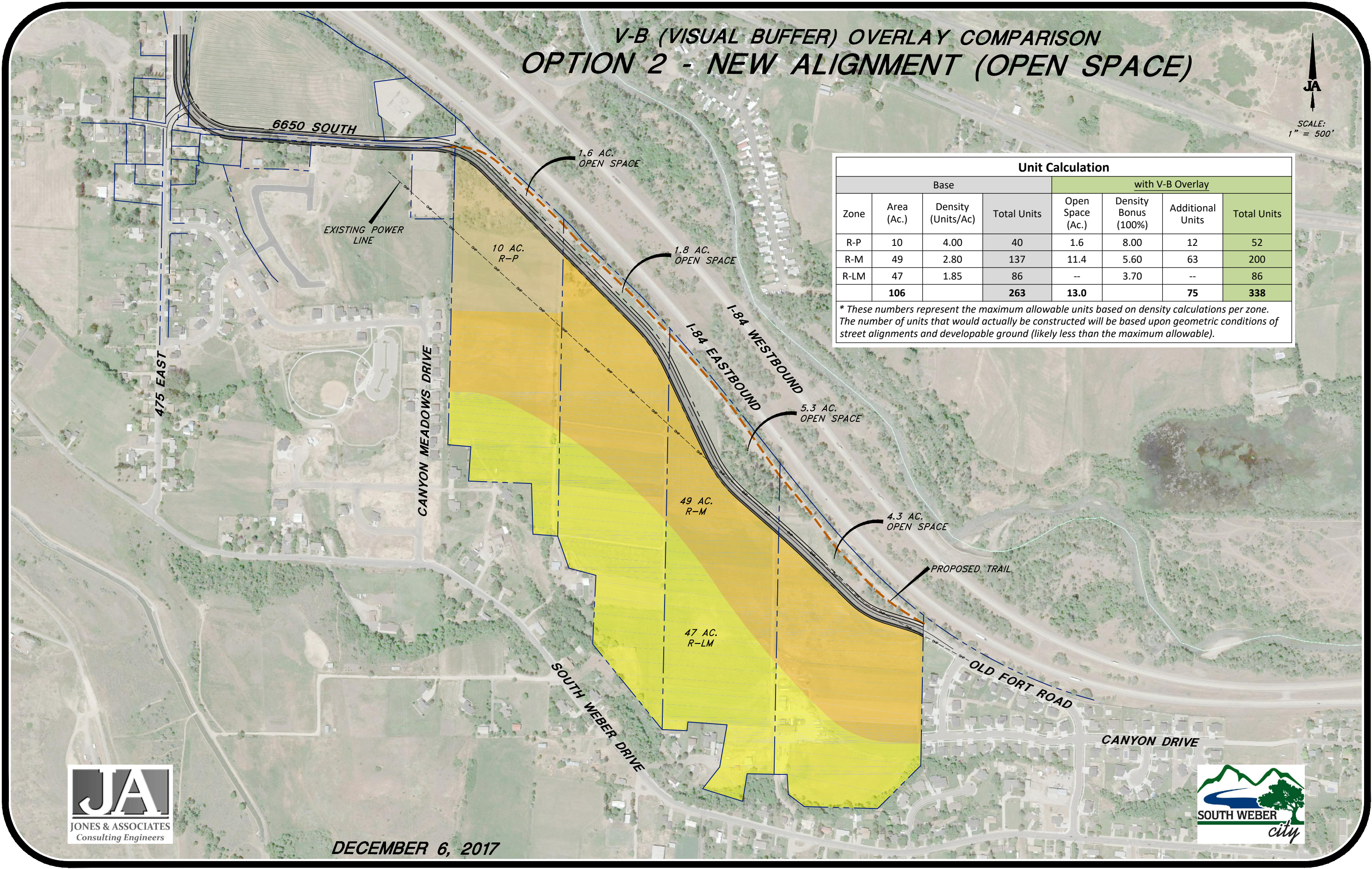


V-B (VISUAL BUFFER) OVERLAY COMPARISON  
OPTION 2 - NEW ALIGNMENT (OPEN SPACE)

JA  
SCALE:  
1" = 500'

Unit Calculation							
Base				with V-B Overlay			
Zone	Area (Ac.)	Density (Units/Ac)	Total Units	Open Space (Ac.)	Density Bonus (100%)	Additional Units	Total Units
R-P	10	4.00	40	1.6	8.00	12	52
R-M	49	2.80	137	11.4	5.60	63	200
R-LM	47	1.85	86	--	3.70	--	86
	106		263	13.0		75	338

\* These numbers represent the maximum allowable units based on density calculations per zone. The number of units that would actually be constructed will be based upon geometric conditions of street alignments and developable ground (likely less than the maximum allowable).

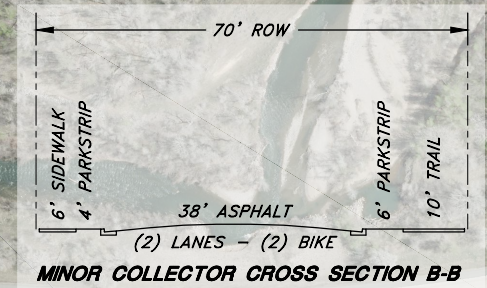


DECEMBER 6, 2017



# COOK PROPERTY TO COTTONWOOD COVE I-84 OPTION

SCALE:  
1" = 300'



PROPOSED  
TRAIL/SIDEWALK

I-84 EASTBOUND

FUTURE  
70' ROW

OLD FORT ROAD

OLD FORT ROAD

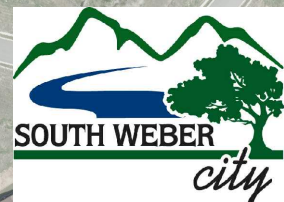
POSSE GROUNDS

STAN COOK PROPERTY

PETERSON PARKWAY

CANYON MEADOWS DRIVE

OLD POST OFFICE ROAD



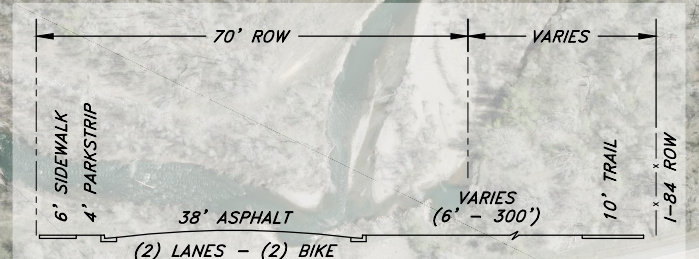
- EXHIBIT C -



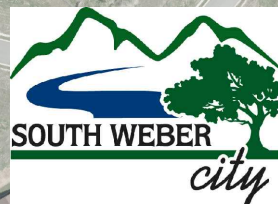
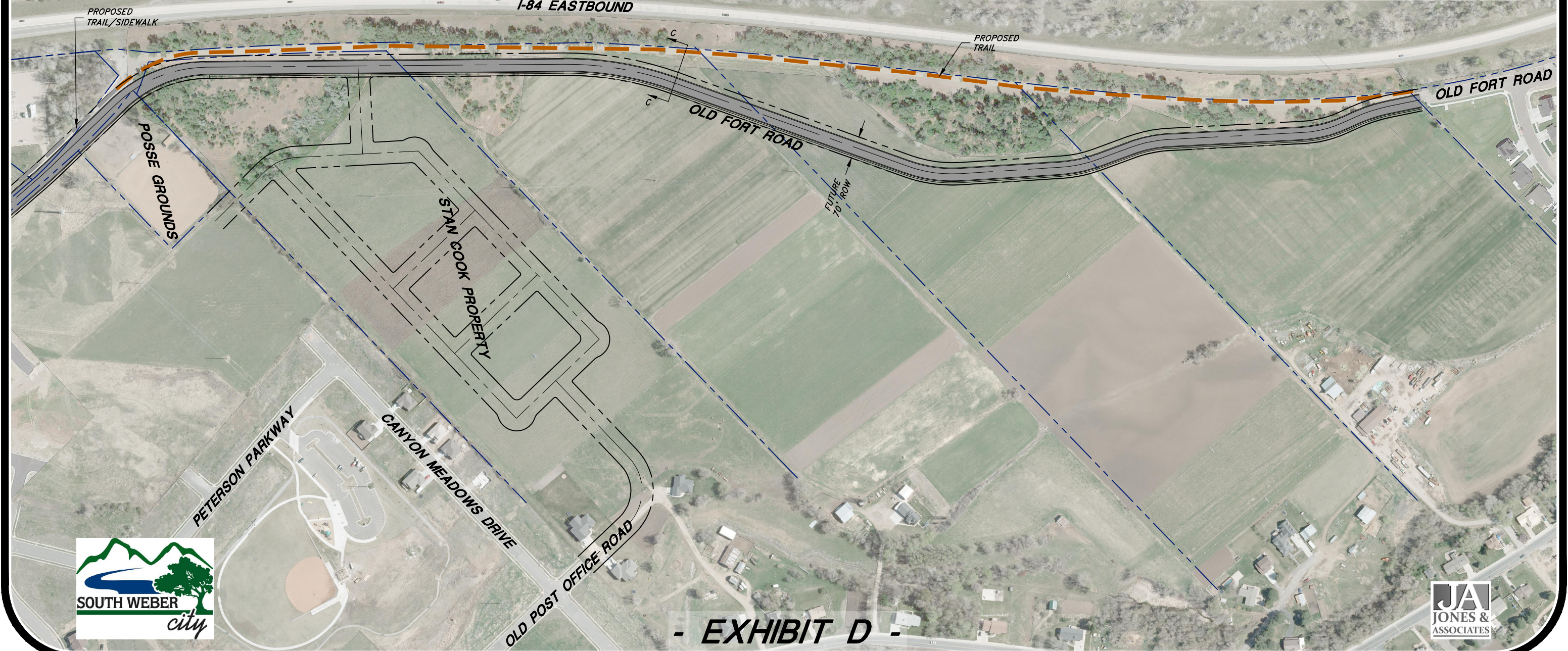


# COOK PROPERTY TO COTTONWOOD COVE OPEN SPACE OPTION

SCALE:  
1" = 300'



MINOR COLLECTOR CROSS SECTION C-C



- EXHIBIT D -

