

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 19 November 2019

TIME COMMENCED: 6:00 p.m.

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

PRESENT: MAYOR: Jo Sjoblom

COUNCIL MEMBERS: Blair Halverson
Kent Hyer (excused)
Angie Petty
Merv Taylor
Wayne Winsor

CITY RECORDER: Lisa Smith

CITY MANAGER: David Larson

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Kathy Devino, Haley Alberts, Brian Poll, Terry George, Jason Thompson, Melissa Thompson, Nick Thompson, Jacob Cox, Elizabeth Rice, Corinne Johnson, Jeff Judkins, Marci Poll, Paul Sturm, Lynn Poll, Tammy Long, Sandra Layland, Lacey Westbroek, Amy Mitchell, Linda Marvel, Traci Wiese, and Quin Soderquist.

Mayor Sjoblom called the meeting to order and welcomed those in attendance as well as Troop 433.

PLEDGE OF ALLEGIANCE: Troop 433

PRAYER: Lynn Poll

CONFLICT OF INTEREST: None

PUBLIC COMMENT: Please respectfully follow these guidelines:

- a. Individuals may speak once for 3 minutes or less
- b. State your name and address for the record
- c. Speak to the entire City Council
- d. Do not comment from the audience
- e. Note City Council will not respond during the public comment period

Tammy Long, 2178 Deer Run Drive, recommended checking with Country Fair Days concerning the location of the flagpole since they use the proposed area for booths.

Lynn Poll, 826 E. South Weber Drive, calculated \$10 donations from 160 families in the City would pay for the flagpole for Nick Thompson's Eagle Scout Project. He agreed the position is

the location for Country Fair Days booths. He voiced concerns with the RV Park along the Weber River. He expressed misgivings about the City not having control over who would frequent this camping area. He had several questions as to who pays for garbage, etc.

Elizabeth Rice, 7875 S. 2310 E., discussed the Poll family being caught in a series of unfortunate events concerning high-density housing. She is not in favor of building in the gravel pits because of the sand. She pointed out the Poll family property has rocks for a foundation. She thought the City should consider the need for commercial to help with tax revenue. She felt by adding mixed-use overlay the City could control the covenants for apartments, townhomes, condos, etc. She declared it could offer affordable housing for newlyweds or nearly deads. She conveyed the Poll family property rights have been hurt by those against South Bench Drive. She recounted a previous plan that was brought before the City with apartments, townhomes, and commercial. She said their developer tried to accommodate the City but had to walk away from the project. She asked if a meeting could be held between the City Council and the Poll family.

Sandra Layland, 7294 S. 1950 E., read a recently posted ad by Dustin Shiozaki concerning the Cobblestone Short Term Rental in South Weber City. She discussed small children seeing photo shoots going on in the home. She wanted the City and citizens to know this is an issue that can continue to happen if there isn't owner occupied requirements for short term rental properties.

Amy Mitchell, 1923 Deer Run Drive, suggested an open house of the public works service road and let people walk that property. She added the flagpole is a great idea to have at the Fire Station. She recommended advertising the need for donations in the City newsletter.

Linda Marvel, 8087 S. 2700 E., discussed the 55 and older development behind her home. She encouraged the City to investigate more of those types of developments. She declared there is a demand for it.

Corinne Johnson, 8020 S. 2500 E., petitioned for a focus group taking the second survey for the General Plan before it goes out to the entire community.

Brian Poll, 7878 S. 2310 E., read a letter from his brother Farrell Poll (see addendum #1). He focused on the Poll family property west of Highmark School. He described the great potential for moderate-income housing. He voiced if the City isn't willing to work with them, it could be a huge financial hit. He articulated housing offering amenities, covered parking, etc. He commented this could be a gateway to the City and something of which everyone could be proud and would enhance living conditions.

Terry George, 7825 S. 2000 E., averred high density anywhere in this county or state brings nothing but problems. He said it deteriorates over time. He compared owner occupied versus rentals. He specified people who are leasing do not take care of their property. He expressed his appreciation to the Planning Commission for lowering the number of units per acre.

Councilwoman Petty read a letter from Ray Peek. (See addendum #2)

CONSENT AGENDA:

- **Minutes September 24, 2019**
- **Minutes October 8, 2019**

- **Minutes October 15, 2019**
- **Minutes October 22, 2019**

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

Canvass of 2019 Election Returns and Certification of Results

Mayor Sjoblom proclaimed state election law assigns the municipal legislative body to act as the board of municipal canvassers. Canvass must take place 7 to 14 days after the election. The board must publicly declare the persons with the highest number of votes as elected and certify the vote totals for each person. The board also certifies the election report which includes the total number of votes cast, names of each candidate, each office on the ballot, the number of votes for each candidate, the number of ballots rejected and a certification statement. The election officer and the board of canvassers must review and sign the report.

The certified votes were as follows: Hayley Alberts 1094, Quin Soderquist 1019, Blair T Halverson 982, Landy Ukena 762, Tamara (Tammy) Long 329.

Mayor Sjoblom congratulated Hayley Alberts, Quin Soderquist, and Blair Halverson who will be serving on the City Council in 2020.

Councilman Winsor moved to declare Hayley Alberts, Quin Soderquist, and Blair T Halverson as the candidates who had the highest number of votes and elected to the City Council for South Weber City for the term of 2020-2024. Councilman Taylor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Petty, Taylor, and Winsor voted aye. The motion carried.

Discussion: Eagle Scout Project Proposal by Nick Thompson

Nick Thompson introduced himself and his dad Jason as well as his Troop #433. He was told the City was looking for a flagpole at the Fire Station. He proposed the installation of a 25- or 30-foot flagpole at the Fire Station to fulfill his Eagle Scout project requirement. He estimated the cost with an offered 35% discount from Colonial Flag would be \$1,600 to purchase the pole, concrete, and other supplies. He coordinated with the Fire Department and offered three options for placement. His Troop #433 discouraged fundraising so he sought funding from the City. Jason stated Fire Chief Tolman initially decided on option A and Captain Rony Ketts proposed option C. The Council reviewed the options. Mayor Sjoblom asked if the poles could withstand the wind. Councilwoman Petty considered the requirements for hanging a flag with it being raised and lowered every day unless there were a light on it. Would the Fire Department raise and lower the flag daily? Councilwoman Petty expressed misgivings about funding since this item hadn't been budgeted. Councilman Winsor recounted there might be available funds since the Fire Department's new roof was under budget. He advised blue stakes needs to be contacted before any work commences because of nearby utilities. David Larson related the Fire Department is willing to raise and lower the flag daily. Mayor Sjoblom suggested Nick contact Geneva and Parson to see if they are willing to help with the funding. Councilman Winsor suggested Nick coordinate with the Fire Department and be careful not to interfere with daily operations at the fire station.

Resolution 19-45: Amend City Council Rules of Order and Procedure

Mayor Sjoblom reviewed that Resolution 18-04 amended the Rules of Order and Procedure focusing especially on the order of the agenda items; however, other errors and clarifications need to be changed, namely:

- Planning Commission to Council timeline: Rule II-3 was changed from placing items on the agenda no less than the second Council meeting following the Planning Commission (RES 1-032) to no fewer than 12 days. Developments often have requirements given by the Commission that need to be met and time is needed for the Engineer and Planner to review and verify before passing on to the Council; however, there are occasions when the action needs to be expedited. In order to allow more flexibility to the timeline, the rule requiring 12 days has been omitted.
- Guideline: Although the rule states it is a guideline, state law requires the Council to adhere to the Rules as adopted.
- Ordinance: General Plan is not City Code and does not need to be adopted by Ordinance. The City Attorney recommended using a resolution which is the common practice.
- Reports: The Planning Commission no longer provides a liaison to report. Council representative reports within normal rounds and the City Manager report is included with the Mayor and Council on the agendas.
- Other changes include punctuation and grammatical errors especially removing unnecessary spacing between sentences.

Councilman Winsor recommended amending Rule V. item #6 to add Mayor Pro-Tem.

Councilman Winsor moved to approve Resolution 19-45: Amend City Council Rules of Order and Procedure with the addition of Mayor Pro-Tem. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Petty, Taylor, and Winsor voted aye. The motion carried.

Resolution 19-46: Adopt Moderate-Income Housing Plan

Mayor Sjoblom explained South Weber City is currently amending its General Plan. One portion of that plan is a moderate-income housing plan. This plan must be submitted to the state by December 1, 2019 so it must be adopted prior to the rest of the plan.

Mayor Sjoblom identified the three options:

(B) Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate-income housing;

South Weber is currently in Phase One of a multi-year plan that will increase the sewer system capacity which will handle potential future multi-family and mixed-use developments in this area.

(L) Preserve existing moderate-income housing;

South Weber will take no action that would put the continued existence of moderate-income housing at risk. Existing housing areas will not be rezoned in such a way as to

jeopardize their status as legal permitted uses. The zoning ordinance will not be modified in any way that jeopardizes their continued existence as legal permitted uses. South Weber will make every effort to keep costs of municipal services to these 80 dwellings within reasonable bounds.

(U) Apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance;

South Weber plans on utilizing Wasatch Front Regional Council grants wherever possible. We have partnered and applied for planning assistance in the past, have received great value, and intend to partner and apply again.

Councilman Halverson explained the Planning Commission discussed option L in length suggesting leaving the first sentence and deleting the remainder.

Councilman Winsor inquired how the city is calculating the numbers for Senate Bill 34. David Larson disclosed the calculations came from using the current moderate-income percentage of 24% and maintaining that percent. He said there is a need for moderate-income housing that is currently being met.

Councilman Winsor moved to approve Resolution 19-46: Adopt Moderate-Income Housing Plan. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Petty, Taylor, and Winsor voted aye. The motion carried.

NEW BUSINESS: Councilwoman Petty suggested looking into verifying survey results by address or utility billing account, and the possibility to publish results anonymously. She directed David Larson to address live streaming for public meetings and bring back details for review. David communicated the Cottonwood waterline project status and the possibility of doing a joint project with Uintah City for cost sharing and savings for the City. He petitioned Council confirmation for city staff working with Uintah City. The Council agreed. David reported signs will be ordered soon for South Bench Drive and there has been indication a name change is desired. Options include: Old Fort Road, Riverbend Drive, River Haven Road, Old Fort Lane, Woodland Way or keep it 6650 South. It was decided the road will be named Old Fort Road.

REPORTS:

Mayor Sjoblom: She reported Central Weber Sewer District is working through the tentative budget right now. There was a 2% increase in service fees last year, but no rate increase is proposed for this year.

She compared the population increase in Weber County cities to South Weber's

- South Weber – 2.8% increase to our total population
- North Ogden – same % increase, but much larger population
- Harrisville – roughly same % increase as South Weber
- Farr West – 3% increase
- Pleasant View – 4.3% increase
- Hooper – 5.5% increase
- West Haven – 12.6% increase – by nearly 2,000 residents

David Larson and the Mayor attended the Utah Outdoor Recreation Grant meeting

- UCOR – Utah Children's Outdoor Rec and Ed Grant – services children 6-18 years – activities
 - Cycling, trail running, hiking, canoeing, kayaking, rafting, fishing, challenge course (along trail)
- UORG – Utah Outdoor Rec Grant – eligible projects
 - Similar activities as UCOR
 - River access infrastructure
 - Bathrooms in recreational areas
- RRIG – Recreation Restoration Infrastructure Grant
 - Trail repairs or realignment – not appropriate for wilderness trails
 - Restoration of restrooms, fire rings, tables, etc...
 - Accessibility for visitors with disabilities

She reported on the Joint Land Use Study – HAFB

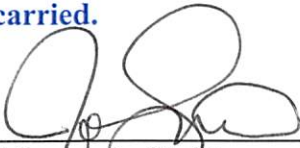
- HAFB received a grant for joint land use study
- The Mayor is part of the policy committee – received 3 RFP's - chose Matrix Design Group to perform study
 - Studies relationships and impacts of HAFB on surrounding communities
- Committee will meet with Matrix Design regularly to evaluate results

Councilman Halverson: He conveyed the Planning Commission discussed the R-H Zone at their last meeting. The number of units chosen was 7 units per acre with the name changing to R-7 Zone. The Planning Commission recommended a moratorium for the next six months. He reported on road issues 1) the sidewalk by Cambridge Crossing has a gap and needs to be fixed and 2) the turn lane at 475 East and South Weber Drive needs to be painted.

Councilwoman Petty: She stated Parks and Recreation Committee met today and discussed projects that are impact fee eligible i.e. a new ball field at Cherry Farms Parks, pickle ball courts at Canyon Meadows, possible property acquisition for a trail, as well as more restroom facilities, and roughed in parking lot at Canyon Meadows Park.

ADJOURNED: Councilwoman Petty moved to adjourn the Council Meeting at 7:38 p.m. Councilman Halverson seconded the motion. Council Members Halverson, Petty, Taylor and Winsor voted yes. The motion carried.

APPROVED:



Mayor: Jo Sjoblom


Date

12/10/19



Transcriber: Michelle Clark

Attest:



City Recorder: Lisa Smith