

# **SOUTH WEBER CITY CITY COUNCIL MEETING**

**DATE OF MEETING:** 23 February 2021 **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:** **Hayley Alberts**  
**Blair Halverson**  
**Angie Petty**  
**Quin Soderquist**  
**Wayne Winsor**

**CITY ATTORNEY:** **Jayme Blakesley**

**CITY ENGINEER:** **Brandon Jones**

**CITY PLANNER:** **Shari Phippen**

**CITY RECORDER:** **Lisa Smith**

**CITY MANAGER:** **David Larson**

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:** Lyle Jorgensen, Mary Stott, Jason Stott, Terry George, Paul Sturm, Layne Kap, Sky Hazlehurst, Michael Grant, Lynn Poll, Tim Grubb, Julie Losee, Corinne Johnson, Jeremy Davis, and Farrell Poll.

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

**1.Pledge of Allegiance:** Councilwoman Petty

**2.Prayer:** Councilman Soderquist

**3. Representative Kelly Miles:** Representative Miles appreciated the invitation. Mayor Sjoblom turned the time over to the City Council for comments or questions. Councilwoman Alberts reviewed the public comments voiced earlier in the meeting concerning more local control in city

government. Representative Miles agreed with keeping it at a local level and thanked Councilwoman Alberts for the reminder. Councilwoman Alberts addressed House Bill 98 concerning building inspections. She declared that bill was not negotiable for her. It is a bad bill. She hoped whatever comes out of committee, Representative Miles will say no to it. She didn't understand how Representative Ray believes it helps with moderate income housing nor can he guarantee that. She stated there is a shortage of building inspectors. She avowed this bill is a huge conflict of interest as the backers belong to the Northern Wasatch Builders Association. She disclosed the architectural specifications are being based on the covenants set by the developer and if they are removed, it will change the quality of building materials. Representative Miles reported this bill was assigned to the House Political Subdivisions Committee on February 1, 2021. He wasn't sure why it is taking so long and expressed his frustration with the flurry of bills that come out in the last day or two of the legislative session. He appreciated Councilwoman Alberts drawing attention to her specific concerns. Councilman Winsor appreciated Representative Miles response on House Bill 82 and voting in the negative. He commented on House Bill 98 and explained building can be represented by a triangle with cost, time, and quality. One side will suffer. One of his concerns with HB 98 is housing quality will languish. He questioned why the Legislature is forcing cities into high density housing, etc. Representative Miles explained the general feeling is Utah is headed for a crisis with housing, infrastructure, etc. The legislators are trying to look at the state as one whole.

Representative Miles acknowledged that he keeps up with the Utah League of Cities and Towns (ULCT) efforts. He suggested if the City Council disagrees with the ULCT it should let him know. Mayor Sjoblom reported she, Councilwoman Alberts, Councilman Winsor, and City Manager David Larson attend those ULCT meetings. She thanked Representative Miles for listening to South Weber City's concerns and voting against HB 82. Councilman Winsor conveyed the ULCT voted to remain neutral on HB 98 and everyone on South Weber City's Legislative Policy Committee opposed it.

Mayor Sjoblom informed the public that Representative Miles set up a meeting with herself, Councilman Winsor, Councilwoman Alberts, and Representative Ward on HB 82 the other night and they spoke at length about the bill. She thanked Representative Miles for his involvement with South Weber City which has not gone unnoticed.

Councilwoman Alberts identified SB 221 concerning short term rentals and questioned where the City Council could go for direction. Representative Miles said he is willing to work with the City in the off season to create a bill. Councilwoman Petty thanked Representative Miles for his attendance tonight. Representative Miles thanked the Mayor and City Council for all they do.

**4. Corona Update:** Mayor Sjoblom reported COVID-19 cases in South Weber City total 732 with 10 currently active cases. The numbers in South Weber City, Davis County, and State of Utah continue to decline. In the 70+ age group 77% received first dose of vaccine in Davis County and 31.3% second dose. In the 65-69 age group (now eligible) 26.2% received first dose

and 7.5% second dose. Starting March 1, 2021, those 16 years or older with the following medical conditions will be eligible for the vaccine:

- i. Spleen dysfunction
- ii. Severe obesity
- iii. Chronic heart disease
- iv. Chronic liver disease
- v. Cancer
- vi. Immunocompromised state
- vii. Neurologic conditions that impair respiratory function
- viii. Receiving dialysis
- ix. Receiving immunosuppression therapy
- x. Sickle cell disease
- xi. Severe chronic respiratory disease
- xii. Solid organ transplant recipient
- xiii. Stage 4 or 5 kidney disease
- xiv. Stroke or dementia patient
- xv. Uncontrollable diabetes

**5. Public Comment:** Please respectfully follow these guidelines

- a. Individuals may speak once for 3 minutes or less: Do not remark from the audience.
- b. State your name & address and direct comments to the entire Council (Council will not respond).

**Paul Sturm, 2527 Deer Run Drive,** followed up on his comments previously made regarding the budget retreat that was held on January 30, 2021. He recommended citizens read the addendum found on the city website under City Council meetings to gain considerable insight. He also referenced the Ogden Standard Examiner's article from February 23, 2021 regarding HB 98 entitled "Closer look at Legislation" by Tim Vandenak. He advocated watching the Channel 2 story presented on February 19, 2021 in which Councilwoman Alberts was interviewed regarding HB 98.

**Michael Grant, 2622 Deer Run Drive,** expressed he would like to see South Weber City remain a bedroom community. He would like Representative Miles to know that he wants City Council to control South Weber City and not the state.

**Terry George, 7825 S. 2000 E.,** requested the state keep out of city business. He pled for seven members on the Planning Commissioner versus five. He discussed the length of meeting doesn't depend on the number of individuals, but rather how the meeting is run by the chair. He expressed many people are interested in serving. He declared he is willing to serve on the Planning Commission. He advocated going with seven members and a quorum of four. He thanked the City Council for the time and effort in discussing this item.

**Lynn Poll, 826 E. South Weber Drive**, conveyed his concerns with the many house bills in the Legislature and how critical those things are in the city. He didn't think the Legislature understands how the people feel and requested more ways for public input.

**Sky Hazlehurst, Collier International**, is working with the Poll family concerning their property on South Weber Drive. He thanked the city for their willingness to work with him concerning this development. He was willing to answer any questions.

### **PRESERVATION:**

#### **6. Recognition of Outgoing Planning Commissioners Rob Osborne and Tim Grubb**

Mayor Sjoblom explained Planning Commissioners Rob Osborne and Tim Grubb recently resigned their positions and the City Council would like to recognize them for their dedicated service to the community.

- Commissioner Osborne was appointed in 2013 and reappointed in 2018. He also served several years as Commission Chair.
- Commissioner Grubb completed Wayne Winsor's term in 2017 when he was appointed to fill a Council seat. Tim was then reappointed to a full term in 2019.

Both Commissioners helped implement the short-term rental Conditional Use Program, were instrumental in completing the General Plan update, and reviewed multiple land developments. They have given many hours of service to this community. Mayor Sjoblom thanked Tim Grubb and Rob Osborne and their families for their service.

#### **7. Layne Kap Proposal Involving City-Owned Property on Lester Drive**

Mayor Sjoblom explained South Weber City owns property on Lester Drive. Layne Kap is in attendance to present an option for the City Council's consideration that would involve the property.

**Layne Kap, 8085 S. Juniper Court**, thanked the City Council and Mayor Sjoblom for doing a thankless job. He discussed city-owned property at 7375 Lester Drive and the desired connection through Joe DeLong's property. He recounted building the road is not financially viable. He originally suggested installing a cul-de-sac because at that time there wasn't yet a city ordinance requiring a second ingress/egress for more than 30 lots. Layne and his two brothers own property with approximately 12 lots that need an ingress/egress to follow city code. They have put together a proposal involving the city-owned property. He reviewed the history of his 25-acre property which was purchased in 1992. The first phase began development in 2007. They sold a portion of the property to Davis School District for the K-2 building. He reported Lester Drive and 7375 S don't align but the road is a safety issue and would help relieve traffic concerns giving a third access from South Weber Elementary. He acknowledged the connection will benefit him by allowing him to develop the remainder of his land; therefore, he is willing to step up and help the city take care of the problem. The cost for the road, however, would only allow him to break even. He asked the Council and Mayor for their thoughts on the project.

Mayor Sjblom thanked Mr. Kap and voiced the City Council will review this item. Councilman Winsor questioned how Mr. Kap would address the easement of the private road that will need to be crossed with the connection of Lester Drive to 7375. Layne replied he had already addressed it. In Layne's opinion, the private drive would be terminated to 7375 on the south side, and on the north side block it off so there is no access to be able to go north to South Weber Drive. The private drive going north has two homes and would allow them access on 7375 to go east or west. Councilman Winsor asked how those families would be compensated. Layne replied he didn't know if there is financial payment due to them. Layne reported his name is on the easement as well, which accesses a five acre parcel he purchased. Councilman Winsor asked what would be the benefit for those homes? Layne replied it is less road to maintain. He reported they have all been contacted and they all have concerns. Layne believed it is a prescriptive right of way but wasn't sure. Councilwoman Alberts inquired how many building-lots would be available if Mr. Kap connects the two roads. Layne replied he believed there are seven lots. He continued to explain the DeLongs are requesting a bigger lot to build on and a lot for them to save or sell to be compensated for their home and property. Mayor Sjblom thanked Layne for his time and attendance.

**ACTION ITEMS:****8. Approval of Consent Agenda**

- **January 26, 2021 Minutes**
- **January 30, 2021 Minutes**
- **January Check Register**
- **December Budget to Actual**

Councilman Winsor noted on the January 30, 2021 meeting minutes page 8 – second paragraph needs to be amended from “taxes” to “sales taxes”. Councilman Soderquist questioned page 41 of check register and the budget to actual beer tax listed as an expense and revenue. David explained it is a pass through given to Davis County who provides our law enforcement.

**Councilman Winsor moved to approve the consent agenda as amended. Councilman Halverson seconded the motion. Mayor Sjblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

**9. Ordinance 2021-01: Title 10 Chapter 3 Planning Commission**

On February 9, 2021, the City Council discussed potential changes to City Code related to the organization of the Planning Commission including commission size, term lengths, term limits, etc. Ordinance 2021-01 codifies the changes discussed.

Councilman Winsor suggested a \*~~five~~seven-member Planning Commission. Councilman Soderquist discussed research conducted by Shari Phippen and Jayme Blakesley in which most

smaller cities have five members. He allowed with seven members there may be a difference in opinions. He struggled with seven members because of the experiences other cities have had. He indicated it can be changed to seven members later. He calculated if you have seven commissioners changing out every three years, serving one term, 46 new commissioners would be needed in a 20-year span. If they each serve two terms it is still 25 new commissioners. He suggested considering having no term limit but allowing the City Council and Mayor to review terms after each year.

Councilwoman Alberts still advocated for seven members. She suggested starting with five members and in 2022 adding two more members. In the cities she reviewed there were 13 comparable cities who each have seven members. She charged the City Council should review each commission and decide whether to allow someone to move forward to another term.

Councilman Halverson didn't think the complaints were because of the number of commissioners. He discussed changes for a positive direction, and he favored five members. He saw no need to change to seven members.

Councilman Winsor conveyed seven members would provide opportunities and have a comprehensive voice with more perspective. He suggested easing into seven members.

Councilwoman Petty supported five members.

Mayor Sjblom discussed there being a concern and the changes that have taken place recently with a new city planner, new term length, new chair, etc. to address that. She commented if there are still issues, adjustments can be made later.

City Planner Shari Phippen discussed the bylaws being set by the Planning Commission. City Attorney Jayme Blakesley asked the City Council their opinion. He clarified bylaws are procedural and policies address other substance. Councilman Winsor queried if the City Council wants a member of the Planning Commission to attend every City Council meeting. The ordinance language currently states, "may". Discussion took place regarding whether the report should be verbal or written. David explained the bylaws can address that specifically. The Council agreed to keep the language with "may".

**Councilman Halverson moved to approve Ordinance 2021-01: Title 10 Chapter 3 Planning Commission. Councilwoman Petty seconded the motion. Mayor Sjblom called for the vote. Council Members Halverson, Petty, and Soderquist voted aye. Councilwoman Alberts and Councilman Winsor voted no. The motion carried 3 to 2.**

#### **10. Resolution 21-09: Planning Commissioner Appointment – Jeremy Davis**

Mayor Sjblom reported the Planning Commission has three vacancies, created by the term expiring for Taylor Walton and the resignations of Rob Osborne and Tim Grubb. The City

previously advertised for a vacant position and Mayor Sjoblom, Commission Chair Rob Osborne, and City Planner Shari Phippen performed interviews prior to the resignations.

Mayor Sjoblom presented Jeremy Davis to fill the seat vacated by Taylor Walton. Jeremy and his family have lived in South Weber since October 2017, after living in Florida and Hurricane, UT. He has 10+ years of project management experience and currently directs the AAA roadside assistance program. Jeremy expressed his interest in serving when he stated, “I would love the opportunity to serve my community even more by being appointed to the Planning Commission. I feel my robust experience in customer service, process improvements, and project management make me an ideal candidate for this position, and I feel I would bring a unique perspective to the city in planning short term and long-term goals.”

**Councilwoman Petty moved to approve Resolution 21-09: Planning Commissioner Appointment – Jeremy Davis to serve a three-year term on the Planning Commission beginning February 23, 2021 to January 31, 2024. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

### **11. Resolution 21-10: Planning Commissioner Appointment – Julie Losee**

Mayor Sjoblom explained Julie expressed her interest in serving when she stated, “I love South Weber and all that this City offers to its citizens and I would like to have a greater role in making sure that we stay a city that we can all be proud of while acknowledging the need for growth including both residential and commercial opportunities.” Mayor Sjoblom recommended Julie Losee fill the seat vacated by Tim Grubb. Her commission would fill the remaining three years ending January 31, 2024.

Julie and her family have lived in South Weber over 14 years, after moving from Colorado. She has worked eight years as a realtor, in addition to other positions in human resources, sales/marketing, and many hours volunteering at both South Weber Elementary and Highmark Charter School.

Councilwoman Alberts asked what Julie and Jeremy hope to bring to the Planning Commission. Jeremy replied he has a large passion for this community and will bring a unique perspective. He was looking forward to getting to know individuals better. Julie replied she has experience and is willing to help protect the uniqueness of South Weber City.

**Councilman Soderquist moved to approve Resolution 21-10: Planning Commissioner Appointment – Julie Losee to serve on the Planning Commission from February 23, 2021 until January 31, 2024. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

### **12. Resolution 21-11: Planning Commissioner Appointment – Taylor Walton**

Mayor Sjoblom reported the City Council previously expressed a concern for the length of term Taylor would serve if appointed to a second five-year term. Mayor Sjoblom advocated Taylor serve the remaining two years of the term vacated by Rob Osborne ending January 31, 2023.

Councilman Winsor apologized for previous comments he made toward Taylor Walton. Councilwoman Alberts asked Taylor what he will bring to the Planning Commission. Taylor replied he champions public involvement and will keep the vision of the General Plan to the best of his ability. Councilwoman Alberts relayed her previous concerns with Taylor were surrounding the length of term. She welcomed him to the Planning Commission.

**Councilman Winsor moved to approve Resolution 21-11: Planning Commissioner Appointment – Taylor Walton to fill the remainder of the term of the Planning Commission vacancy commencing February 23, 2021 and ending January 31, 2023. Councilwoman Petty seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

**Councilman Winsor moved to open the public hearing for Budget 2020-2021 Amendment #5. Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

\*\*\*\*\* PUBLIC HEARING \*\*\*\*\*

**13. Public Hearing: Budget 2020-2021 Amendment #5**

The current city budget for 2020-2021 was adopted on June 16, 2020. Since the adoption of the budget, the City has received Coronavirus Aid, Relief, and Economic Security (CARES) funding. The City Council previously approved several expenditures of the Cares Act funds. There were four changes regarding CARES monies: 1) reducing fire salaries and benefits previously budgeted to be covered by CARES (\$ -172,000), 2) additional touchless drinking fountains and upgrade of the city sign, \$81,000, 3) new radios in the fire department, \$9,000, and 4) reducing the utility assistance program, \$-29,000.

The second section of amendments were not related to CARES. These included an additional \$10,000 for unexpected vehicle repairs in the fire department and \$820,000 for Canyon Meadows Park West improvements.

This year's budget needs to be opened and amended to reflect these changes. To amend an adopted budget, a public hearing is required to afford citizens an opportunity to address the proposed changes.

**Section A) CARES Amendments.**

10-33-500	Federal Grants – CARES	-	\$ 172,000
10-31-300	Sales Tax	+	\$ 172,000
10-57-120	Fire – Part-time salaries	-	\$ 172,000
10-57-120	Fire – Part-time salaries	+	\$ 172,000
45-33-500	Federal Grants – CARES	+	\$ 90,000
45-43-730	Administration - Improvements	+	\$ 81,000
45-57-740	Fire - Equipment	+	\$ 9,000
51-33-500	Federal Grants – Cares	-	\$ 29,000
51-40-540	Utility Assistance Program	-	\$ 29,000

**Section B)**

10-31-300	Sales Tax	+	\$ 10,000
10-57-250	Fire – Equipment: supplies & maint.	+	\$ 10,000
45-70-730	Parks – Improvements Other than Bldgs	+	\$ 820,000
45-39-800	Transfer from Impact Fees	+	\$ 410,000
45-39-470	Transfer from Other Funds	+	\$ 360,000
45-39-900	Fund Balance to be Appropriated	+	\$ 50,000
10-43-910	Transfer to Cap. Proj.	+	\$ 360,000
10-31-300	Sales Tax	+	\$ 360,000
23-30-900	Fund Balance to be Appropriated	+	\$ 410,000
23-40-760	Projects	+	\$ 410,000

Corinne Johnson, 8020 S. 2500 E., recommended no money be spent on the digital sign until the issues are addressed by the Public Safety Committee.

**Councilman Winsor moved to close the public hearing. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

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

**14. Resolution 21-12: Budget 2020-2021 Amendment #5**

Councilman Winsor addressed the public comment concerning the city sign. David reported the deadline for a decision on the sign is the middle of March. It was stated the Public Safety Committee will be meeting on March 8, 2021 and will have a recommendation to the City Council for the March 23, 2021 meeting.

**Councilwoman Alberts moved to approve Resolution 21-12: Budget 2020-2021 Amendment #5. Councilman Soderquist seconded the motion. Mayor Sjoblom called for the vote.**

**Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

**DISCUSSION ITEMS:**

**15. General Plan Development Plan & Agreement Crosshatch Clarification**

The Council requested a discussion to clarify the intent and purpose of the crosshatch areas indicated on the Future Land Use Map of the General Plan.

City Planner Shari Phippen clarified the goal of this discussion isn't to undo or override the discussions of the City Council during the amendment of the General Plan. This is the next step because something is coming forward on one of those parcels. The developer and city staff need a framework to move forward. Shari identified to create that framework there are several questions to consider.

- Will a crosshatch area be allowed to be rezoned to include a residential component?
  - If so, at what density?
- If residential uses are allowed, should the city require architectural design guidelines to achieve a better blend between residential and commercial uses?
- Should the development be guided by a development plan/agreement or by ordinance?

Shari expressed development agreements can be an effective way to set the expectations and responsibilities of a developer and the city. They can serve the administrative purpose of outlining the order and manner by which the requirements of city code will be met as well as the responsibilities of the city and the developer.

Shari explained they can also serve a legislative purpose, where they effectuate a site-specific zoning change on a project-by-project basis. She didn't recommend using development agreements for legislative action because it creates entitlements that do not otherwise exist in city code, or which run directly counter to the underlying zone.

Shari proposed if the Council decides to allow residential uses in the crosshatch areas, staff should prepare an ordinance rezoning the crosshatched parcels and establishing the legal parameters of development in that area. It could address things like densities, architectural design standards, traffic flows, site arrangement, and other things that would ensure a cohesive development project. On the other hand, if the Council determines not to allow residential uses in the crosshatch area, then she recommended going through the process of removing them from the Future Land Use Map.

Councilman Halverson shared that opinions differ from one Council Member to the next on the concept being presented. He suggested being more specific with the developer. He voiced his concerns with a strip mall type commercial space being a blight. He submitted the frontage

should be all commercial. He wasn't opposed to some residential but disfavored a density higher than R-7. He specified this is commercial property and has too much residential as presented.

Sky Hazlehurst, Collier International, granted there are differences of opinions, but he assured the Council he has been focusing on commercial that is reasonable for this city and that is why there are 1,800 sq. ft. of commercial. He noted they would phase the commercial area. He advised this property is uniquely shaped and communicated the difficulty filling this much property with commercial space. Councilman Halverson vocalized if this is the proposal that will be presented to the City Council, it won't go anywhere with him. Sky discussed the development making sense and the need for enough density to make the project work; however, he thought they could drastically reduce the density.

Councilwoman Alberts met with this developer and discussed moving the commercial on the plan. She favored decreasing the commercial square footage and suggested R-7 for the residential area. She asked the developer to clarify his thoughts on phasing. Sky replied they are willing to work with the city. David asked how many phases he foresaw. Sky replied two to three phases with some residential and some commercial in each. Councilwoman Alberts pronounced support for phasing at 50/50 commercial and residential.

Councilman Soderquist expressed his appreciation that the developer has commitments for some of the commercial development. He supported the R-7 density. He echoed desire for the commercial along the front of the property. He wondered over the pros and cons on the amount of commercial space because he didn't want to see commercial sitting empty. Sky discussed going from 17 to 7 in density makes a huge difference in the likelihood of this happening. He would like to work with the city concerning average density and being creative in what the development will look like in the design. He asked for flexibility on the density. Councilwoman Alberts revealed it isn't just how the project looks, but higher density creates more impact on the city.

Councilwoman Petty met with Sky and she proposed the density should be calculated from the entire parcel. She didn't feel this property could be completely commercial. In her opinion, the apartments are nicer than the townhomes. She supported phasing. She is open to more density than R-7, if the numbers require it to sustain the commercial.

Councilman Winsor relayed the General Plan didn't consider any residential for this property. He questioned if that is fair to other property owners. From his perspective, the density is grossly excessive. He understood the need to support the commercial but suggested 50% commercial and 50% R-7 totaling 35 units. He wanted the commercial to benefit the community.

Mayor Sjöblom voiced she would like to see a nice development and would like to understand what kind of compromises the developer can make. She was open to residential and would like to see how low the developer can get it down. She proclaimed it is a gateway to the community and needs to reflect that.

City Manager David Larson expressed gratitude and appreciation for Sky and his team in working with the city. Councilman Halverson reported the crosshatch requires a development agreement, but likely wouldn't be approved until there is a development plan with it. Councilwoman Petty wondered if the three tenants would still be interested if it is zoned R-7. Sky replied he didn't think they would be able to keep them all because of the development cost. Councilwoman Petty thanked Sky for being an honest developer. Mayor Sjoblom mentioned the city respects the Poll family and wants this to work for them as well.

### **16. Transportation Utility Fee Report**

City Manager David Larson reported the Transportation Utility Fund includes revenue from the following sources: (local option sales tax, Class C funds, payment from developers for the first maintenance treatment on streets in those developments, interest, and the Transportation Utility Fee). The utility fee is currently on the third and final tier of \$15/ERU. The monies collected from the utility fee are restricted and can only be used for the preservation and maintenance of city owned public streets. Funds originating from the Transportation Utility Fee shall be expended in accordance with the Transportation Utility Fund Policy. The selection of streets and treatment types are targeted with the goal of providing street improvements to as many residents as possible while also increasing the average Remaining Service Life (RSL) condition value as much as possible according to the revenue received. Streets range from an RSL value of as low as "0" up to as much as "20" – reflecting streets in need of a complete rebuild up to brand new streets with a seal coat.

**Goal:** Over a ten-year period, 2017 to 2027, the City's average remaining service life (RSL) for streets shall be 10 or higher.

<b>Progress:</b>	2018	7.9
	2019	8.24    4.1% increase from previous year
	<b>2020 (current)</b>	<b>9.1    9.5% increase from previous year</b>

This year's evaluation by staff has determined the following:

- Progress is being made towards increasing the average RSL value
- The City is "on track" towards meeting the goal of an average RSL value of 10
- Construction costs are still within the range estimated in the original analysis
- No adjustments in the utility fee are needed

## FY 2020 – Revenue

Revenue Received (July 1, 2019 – June 30, 2020)	
Local Option	\$102,489
Class C	\$245,277
Developer Payments	\$122,895
Interest	\$5,040
Transportation Utility Fee	\$407,292
TOTAL	\$882,993
<b>FUND BALANCE (as of June 30, 2020)</b>	<b>\$401,744</b>

## FY 2021 – Expenses (to date)

- **Utilization of Funds:** 2020 Street Maintenance Projects
- **Project Summary:** The Project consisted of street reconstruction, chip & seal, concrete work, and crack fill.
  - **Start Date:** July 1, 2020      **Completion Date:** November 30, 2020
  - **Concrete Replacement:** \$14,000
  - **Total Street Maintenance Project Cost (to date):** \$288,000
  - **Pending – Cottonwood Drive Reconstruction:** \$320,000

Treatment Type	Location(s)	Total Unit Quantity	Total Cost Per Unit	RSL Added (yrs.)
Chip & Seal (Existing City Streets)	1900 East 8300 South (Silverleaf 4 Subdivision)	46,359 sf	\$0.25/ sf	5 Years
Chip & Seal (New Developments)	Sunrise Ridge Valley Flats Bowman Old Farm Estates Old Maple Farms (Phases 1, 2, & 3)	281,664 sf	\$0.25 / sf	5 Years
Crack Fill	2700 East 8200 South 8300 South 8240 South Deer Run Way 2650 East 2600 East Peachwood Drive 2450 East 2100 East View Drive 7800 South 7700 South 7800 South 2050 East Cedar Bench Drive Cedar Court	1,112,580 sf	\$0.06 / sf	2 Years
Reconstruction	8150 South	25,650 sf	\$5.63 / sf	15 Years
Reconstruction (Pending)	Cottonwood Drive	83,900 sf		

## 17. 2021 Legislative Review

### HB 82 – Internal ADUs (accessory dwelling units)

- Fourth substitute passed the House
  - Partial zoning preemption
    - IADUs allowed in at least 75% of area zoned residential
    - Standards
      - City may require ADU in detached house only, inspection, license, permit 30+ day lease, 1 off-site parking, appearance of house to be unaltered, limit to 1 IADU per site, no separate meter, preclude mobile homes, septic tank sufficiency, building, health, and fire code compliance
      - City may deny ADU for lots under 6,000 sq. ft.
      - City may not regulate %of house, # of rooms, frontage
    - ULCT NEUTRAL as of Feb. 18

### HB 98 – Inspections and design element restrictions – Representative Ray

- First substitute – only applies to dwellings and townhomes for 1-2 families (no commercial buildings) – still in committee
  - Inspection
    - If city does not inspect in three business days, city may engage independent inspector (and collect fee), or builder may engage licensed inspector (licensed by DOPL and insured)
    - Builder's inspector issues Certificate of Occupancy, notifies city, and submits docs required by city
    - Licensed inspector must be insured
  - Plan Review
    - Must complete in 14 days after request
    - If not completed, may not require building permit; Licensed architect /engineer must stamp plan
    - City may not refuse payment of building permit fee when plan review is submitted, or limit number of plan review apps submitted
    - Enumerates components necessary for completed plan review
  - Prohibits design elements requirements:
    - Exterior color
    - Type of style of exterior cladding
    - Roof or porch style, dimension, materials
    - Exterior nonstructural architectural ornamentation
    - Location, design, placement of window, door, or garage
    - Interior elements
    - Minimum square footage, not including garage
    - Rear yard landscaping requirements
    - Minimum building dimensions

- ULCT Neutral if consistent with framework as proposed (wait for substitute to come out)

**SB 61 – on and off-premise digital sign equity – Senator Sandall**

- ULCT Counter proposal
  - Zoning allows AND permits on-premise digital sign that is 100+ sq. feet, then a billboard in the contiguous (sharing a common border) zone can upgrade to digital
  - Digital, size, and zoning equity = Billboard upgrade

**SB 144 – BB Restrictions Amendment – Senator Hinkins** – Property rights issue – owner should be able to change use of a BB lease if they wish to negotiate with a city; ties the hands of city when negotiating with BB companies on land use issues.

- This bill has passed out of the senate committee – five for, two opposed
- ULCT NOT negotiating on this one – absolutely OPPOSE

**SB 221 – Short Term Rentals (STR) – Senator Anderegg**

- Municipality may not:
  - Enforce an ordinance prohibiting STR if owner occupied
  - Use tax revenue on a STR website for enforcing an ordinance that prohibits act of renting a STR
- This bill undermines both the 2017 compromise and the HB 82 4<sup>th</sup> sub enforcement
- ULCT OPPOSES

**REPORTS:****18. New Business:**

**Dog Park Update:** Mayor Sjoblom asked city staff for an update on the newly constructed dog park. City Engineer Brandon Jones discussed making sure the sod has taken. He estimated it will be ready for use after the irrigation is turned on (sometime after April).

**Water Update:** Councilman Winsor requested an annual report on the city's water consumption. How much is the well operating? How are we coming on water conservation goal? Are we meeting the 2020 update?

**Draft Ordinance for House Bill 82:** Councilman Winsor requested city staff draft an ordinance for House Bill 82. It was decided Jayme and Shari will work together on this and present the draft to the committee for review.

**Wasatch Front Regional Council Update:** David reported the meeting was rescheduled. He stated the General Plan will be discussed with them to make sure it shows up on the Wasatch Regional Plan. Councilwoman Alberts understood the original plan was to send a letter explaining the removal of the road connection to Layton City. Councilman Winsor requested

David send the letter. Councilwoman Petty suggested a Council Member attend the meeting with city staff and the Wasatch Regional Council. Councilwoman Alberts asked if it can be communicated to Layton City as well.

### **19. Council & Staff:**

**Councilman Halverson:** reported the Public Safety Committee met and discussed possible solutions for the digital sign. They are going over every option available. They discussed the paramedic interlocal agreement.

**Councilman Soderquist:** reminded everyone of budget discussions and committee meetings next week.

**Councilwoman Petty:** submitted Canyon Meadows Park West project is still in the bidding process and will end March 4<sup>th</sup>. A committee will review the bids and make recommendations for contractors. The Youth City Council (YCC) conducted a small service project and created greeting cards for Petersen Farm tenants. A YCC retreat is planned for September. The Easter Egg Hunt will be held on March 29<sup>th</sup> at Canyon Meadows Park at 6:00 pm with food trucks.

**Councilman Winsor:** communicated the Code Committee continues to meet and is making progress. They are working on how to communicate information to the public. Assignments have been made. There may be minor amendments with regards to allowed uses and where they are on the General Plan.

**City Recorder Lisa Smith:** reported a new order came out from the Utah Supreme Court extending the ban on in person hearings until June 30, 2021.

**CLOSED SESSION:** **held pursuant to the provision of UCA section 52-4-205 (1) (d)**

**Councilwoman Alberts moved to adjourn the Council Meeting at 9:01 p.m. and go into a closed session held pursuant to the provision of UCA section 52-4-205 (1)(d) to discuss the purchase, exchange, or lease of real property. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

### **20. Discussion of the purchase, exchange, or lease of real property**

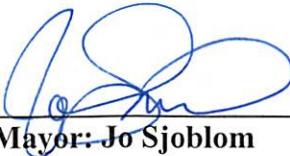
### **21. Return to Open Meeting and Adjourn**

**Councilwoman Alberts moved to return to open meeting at 9:39 p.m. Councilwoman Petty seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

\*Amended 03-23-2021

**ADJOURN:** Councilwoman Alberts moved to adjourn the Council Meeting at 9:39 p.m. Councilwoman Petty seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

APPROVED:



Mayor: Jo Sjoblom

Date 03-23-2021



Transcriber: Michelle Clark

Attest:



City Recorder: Lisa Smith

## CC 2021-02-23 CI #1 Skeen

**From:** [Jordan Skeen](#)  
**To:** [Hayley Alberts; Public Comment](#)  
**Subject:** Re: La Roca and Old Maple Farms Development  
**Date:** Tuesday, February 16, 2021 7:27:38 AM  
**Attachments:** [Outlook-yubij210.png](#)

---

Hello Again

When is enough, enough? I just woke up this AM to snow just like everyone else. So just like everyone else I begin to shovel my driveway and remove snow. As I am doing this I am seeing car after car either blow completely blast through the stop sign or slow down slightly before turning onto Silver Oak lane. I have over a minutes worth of video capturing this this morning. It's bad enough that this happens all the time but it's enough worse with snow. And you can guess where each car was headed?La Roca.

Where are the supposed signs regarding no La Roca traffic? Where is the police presence? In the summer we had a Davis County Sheriff come and patrol and noticed a handful of violations. But they haven't been back. If it's a problem, then something needs to be done.

Sincerely a concerned citizen

On Wed, Oct 7, 2020, 2:24 PM Hayley Alberts <[hAlberts@southwebercity.com](mailto:hAlberts@southwebercity.com)> wrote:

Hello Jordan,

I apologize for not getting back to you sooner. I strive to respond to emails from residents quickly but got a little slammed last week and am catching up now.

Thank you so much for sending in your concerns and experiences with the soccer complex. As you may be aware of at this time, the council took quite a bit of time to work on a new and improved Conditional Use Permit for the soccer facility that will hopefully address many of the concerns that were brought up. I tried to do everything within our power as a city to require the soccer to mitigate the concerns that have been raised and I am hopeful we were able to accomplish the task. If you weren't able to catch the meeting and would like to review the meeting you can see it on the city's youtube channel. If you would like a copy of the CUP I will get it to you as soon as it is published.

Thanks again for your input and time to communicate with us. Please let me know if there is anything else I can do.

**Hayley Alberts**  
South Weber City Council  
801-814-9595



---

**From:** Jordan Skeen <[skeenovich@gmail.com](mailto:skeenovich@gmail.com)>  
**Sent:** Tuesday, September 29, 2020 9:09 AM  
**To:** Public Comment <[publiccomment@southwebercity.com](mailto:publiccomment@southwebercity.com)>  
**Subject:** La Roca and Old Maple Farms Development

Hello,

My wife and I live on the corner of Old Maple Rd. We purchased our home almost a year ago to-date. We were so excited to be moving into such an amazing community and area.

When spring time came around we shortly realized that our quiet little road was not so quiet. La Roca players, coaches, parents speeding through our neighborhood and running the stop sign in front of our house. We have communicated to the city and city councilmen. Since that time a sheriff has come and witnessed several traffic violations and issues with those late to practices, games, etc.

When school is out, I rarely have my kids outside as the road is littered with speeders and stop sign violators. La Roca has become such a problem that the whole neighborhood is concerned that someone is going to get hurt.

Before this happens I hope that action could be taken to avoid someone getting seriously hurt.

**Comments to South Weber City - City Council  
during 23Feb21 Meeting  
by Paul A. Sturm**

**General Comment- Public Comments**

1) The following comments are a follow-up to the comments I made during the City Council meeting held February 9, 2021 regarding the SWC Budget Retreat that was held January 30, 2021.

After that initial comment, I forgot to recommend to SWC citizens that it would be very informative if they were to read the Addendum document from that Retreat meeting contained in the SWC website under City Council meetings. That document, in PowerPoint format, will provide considerable insight into what has happened within SWC during the past year, and future plans for the City.

2) I would also highly recommend that SWC Citizens read the Ogden Standard Examiner's article from February 23,2021 regarding HB98 entitled "Closer look at legislation" and its sub heading, "Northern Utah leaders blast bill broadening who can handle new home inspections" by Tim Vandenak.

3) Another recommendation regarding HB98 is to review the Channel 2 story presented February 19, 2021. Daniel Woodruff was the reporter, and Councilwoman Alberts was interviewed for the story. The news story can be located at:

<https://kutv.com/news/utah-legislature-2021/city-officials-allege-conflict-of-interest-disregard-for-safety-in-utah-building-inspection-bill>