

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 11 October 2022

TIME COMMENCED: 6:00 p.m.

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

PRESENT: MAYOR: Rod Westbroek

COUNCIL MEMBERS: Hayley Alberts
Joel Dills
Blair Halverson
Angie Petty
Quin Soderquist

CITY ATTORNEY: Jayme Blakesley

CITY ENGINEER: Brandon Jones

CITY MANAGER: David Larson

CITY RECORDER: Lisa Smith

COMMUNITY DIRECTOR: Trevor Cahoon

PR ASSISTANT: Shaelee King

Minutes: Michelle Clark

ATTENDEES: Joe Cook, Henry De Varona, Leland Martineau, Paul Sturm, Ashleigh Young, Heather Arnell, Brian Carlisle, and James Woodruff.

Mayor Westbroek called the meeting to order, welcomed those in attendance, and announced Lisa Smith's birthday.

1. Pledge of Allegiance: Councilwoman Alberts

2. Prayer: Councilman Halverson

3. Public Comment: Please respectfully follow these guidelines:

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

Paul Sturm, of South Weber City, wanted the upcoming development proposal by Joseph Cook included in the meeting minutes.

PRESENTATIONS

4. Introduction of New Employees Heather Arnell and Dominic Clippinger

With a few different staffing changes over the last month, the city needed to fill two part-time positions. The Administrative Services Department needed to hire a new Customer Service/Utility Billing Specialist position, and the Community Services Department created a new position of Office Assistant. Because these positions are similar in job function, interviews were conducted jointly. In total there were over 40 different applicants.

Dominic Clippinger is the new office assistant for the Community Services Department. Some of his main responsibilities will be to ensure human resource documents are filed and reported to the appropriate agencies, assist with code enforcement noticing and customer service, help maintain training records for emergency management and compliance trainings, and assist with the administration of building permits and business licenses.

Heather Arnell will take over the functions of utility billing and will be the first person that people see when they enter the city office. She has been diligently working to get the front office cleaned and organized and is quickly learning utility billing.

5. Animal Care of Davis County Recommended Pet Limits Ordinance

Ashleigh Young, Director of Animal Care of Davis County, shared cities within Davis County have varying pet limits which creates problems when residents move within the county to a city with a lower pet limit and they have to re-home a family pet. Animal Care of Davis County met with various city managers throughout the county on September 1, 2022 to discuss potential solutions. It was determined the best course of action was for Animal Care of Davis County to provide a recommended ordinance for all of the Davis County cities to review.

There are two options provided by the county (Schedule A and Schedule B) for amendments to County Code Section 6.12.060 for consideration. Animal Care of Davis County is recommending schedule A. Ms. Young reported if there are any violations in the last year, individuals would not be allowed the additional permit.

1. **Schedule A:** allows residents to have 3 pets of any combination with the option an additional dog permit for a total of 4.
2. **Schedule B:** allows residents to have 2 pets of any combination with the option of an additional dog permit for a total of 3 dogs.

She added the county has added language regarding service dogs to agree with state code. It does not apply to emotional support animals.

Councilman Dills was concerned some citizens may not be able to afford to spay, neuter, and/or micro-chip, etc. Ashleigh countered there are low-cost options. Councilwoman Petty affirmed the code change originated with Davis County. Councilwoman Petty wanted local control as much as possible. City Attorney Jayme Blakesley verified the city can revert back to local control at any time. Councilman Soderquist asked if there is a more detailed explanation as to how much space is needed for larger versus smaller dogs. There is nothing specified in code. Upon Council inquiry, Ms. Young reported roughly half of the cities in Davis County reference the Davis County Ordinance for their animal control. Mayor Westbroek and the City Council favored schedule A.

6. Development Proposal by Joseph Cook

Joseph Cook, developer of the property located on 2700 East, updated the City Council on the status of the utilities for the development. He proposed amending the project to single family townhomes with no commercial. He added the density for the project would change from 64 units to fewer than 50. Mr. Cook felt the new proposal would address criticism brought forward

with the current project i.e., single family homes, lower density, less traffic, no commercial, lower roof lines, lower & fewer retaining walls, and more parking.

LeLand Martineau, Civil Engineer, explained the elimination of retaining walls allows for more flexibility with the change in grade. The amended plat for townhomes allows for 3.14 parking stalls per unit, two vehicle enclosed garage, and some private driveways.

Mr. Cook reviewed the parking layout. He summarized what he was requesting from the Council.

- 10' front and rear setbacks and between buildings
- 32' right of way (top back of curb to top back of curb)
- 38' height
- Up to 50 units

Mr. Cahoon clarified the design standard cross sections for townhomes is 50' top back of curb to top back of curb with sidewalks. A discussion followed regarding the lack of sidewalks. Mr. Martineau replied this is a vehicle access development where sidewalks are not practical with a 5% grade. He added the International Building Code has exceptions for Americans with Disabilities Act (ADA) access. Councilman Halverson disagreed with his interpretation of the building code. Mr. Martineau identified sidewalk in front of the townhomes that front 2700 East. Mr. Cahoon explained the R-7 Zone has a provision that on a private right of way the sidewalk or pedestrian path must be made available on the front façade of residences and connect to a public right of way without crossing a road. City Engineer Brandon Jones explained the city code allows for three options for sidewalks. Councilwoman Alberts added sidewalks and width of the streets are important to her. Councilman Dills believed going from 64 units to 43 units is positive change and noted sidewalks are for safety reasons.

City Attorney Jayme Blakesley expressed the new proposal would need to go through the development process and be noticed and heard by the Planning Commission and then be reviewed by the City Council for action at a later date. This property is currently subject to a development agreement which runs with the land. Mr. Blakesley conveyed the developer would need another site-specific ordinance accomplished through a second amendment to the development agreement that specifies the characteristics the Council feels are acceptable.

Councilman Dills challenged the removal of commercial. Mr. Cook responded he has a letter of intent for a day care center, but this proposal removes all commercial. He verified the property would be maintained by a Homeowner's Association (HOA). Councilman Dills asked why the project was divided into four phases. Mr. Cook replied financing a large project is difficult.

Councilwoman Petty affirmed there is fencing on the west side. Councilman Soderquist indicated the proposition that this version is more palatable to residents is completely subjective. Mr. Cook clarified the timeline would need to be as quick as possible. Trevor Cahoon indicated the biggest hurdle would be the development agreement process. Mr. Blakesley again iterated the public hearing process will take three to six months.

Councilman Halverson announced this proposal is for 17.85 units per acre. Councilwoman Alberts echoed that is far beyond the city's highest density. She queried if the developer is willing to eliminate the commercial overlay zone and request a rezone for a residential zone with a bonus density. Councilman Soderquist struggled with high density housing being considered

low-cost housing because South Weber City is expensive. He, along with Councilman Dills, also had concern with eliminating the commercial.

ACTION ITEMS

7. Consent Agenda

- **13 September 2022 Minutes**
- **September Check Register**
- **August Budget to Actual**

Councilman Soderquist moved to approve the consent agenda as written. Councilman Halverson seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

8. Resolution 22-46: Freedom Landing Phases 1 and 2 Final Acceptance

Phase 1 was granted conditional acceptance on January 20, 2021, and Phase 2 was granted conditional acceptance on February 1, 2021. The public improvements have been inspected and found acceptable. Once final acceptance is granted, escrow funds will be released.

Councilwoman Alberts moved to approve Resolution 22-46: Freedom Landing Phases 1 and 2 Final Acceptance. Councilwoman Petty seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

REPORTS

9. New Business

Rob Edwards Property: Councilwoman Alberts noted concerns with the demolition of the Ray property and the deadline being October 23, 2022. Mr. Cahoon reported if the demolition permit expires then fees are assessed after a 10-day cure period. Mr. Blakesley announced the state law, case law, and code enforcement ordinance require a cure which would be removing debris by a certain date. If it is not removed, the city might have the opportunity to abate the nuisance if it qualifies. Mayor Westbrook shared Mr. Edwards assured Kim Guill that by October 19, 2022 he will have it all leveled and cleaned up.

Davis County Sheriff's Department: Councilman Dills lamented he still has not seen police presence as was requested at the last meeting.

10. Council & Staff

Mayor Westbrook: attended a meeting held at Hill Air Force Base Aerospace Museum and expressed his impressions of the facility. HAFB is hiring and willing to train technicians for the F35's. They will be building a new hangar on the east side. He also reported Wasatch Integrated Waste is having problems with lithium batteries catching fire. They requested citizens not throw away these batteries in their personal garbage cans.

Councilman Dills: reported the Parks Committee is in the process of creating a five-year strategy of how we are going to improve the parks and putting together a priority list of items that need to be completed and maintained. They are planning a public open house for residents to attend.

Councilwoman Alberts: announced the Halloween Bash is coming up on October 21, 2022 at the Family Activity Center 6:00 pm. There will be games, crafts, and trick or treating. The Public Relations Committee is looking at expanding city sponsored activities. Mr. Larson thanked the City Council for making this a priority as it is included in the city’s strategic plan. Mr. Cahoon stressed they are trying to do everything they can to be thrifty when it comes to these events.

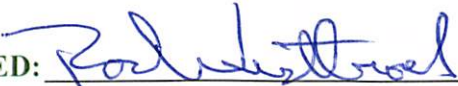
Councilman Soderquist: verified the dust has increased since the secondary water was turned off. Staker Parson indicated a lot of their current work of moving material for the west highway should be completed by the end of November which will allow them to close off the southwest corner of the pit.

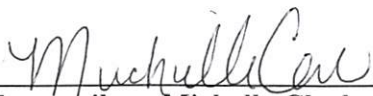
Councilwoman Petty: related the Youth Council will be attending a retreat next month. The Municipal Utilities Committee received the geo-technical study for the Public Works Facility and the next step is moving onto the design phase. Councilman Dills recommended the YCC run a home decoration contest for this Christmas season. He volunteered to donate towards a prize.

Councilman Halverson: explained the Hill Air Force Base Restoration Advisory Board (RAB) met to discuss operable unit #5. Remediation is currently taking place. A new record of decision will take place for the perfluoro octane sulfonate (PFO) and perfluorooctanoic acid (PFOA) contaminants. He requested a Public Safety Committee meeting with city staff to create sign procedures. Mr. Larson added city staff is putting together an official application.

City Manager David Larson: updated Council that the digital sign has been removed. Yesco will restore the sign next week.

ADJOURN: Councilwoman Petty moved to adjourn at 7:49 p.m. to go into a CLOSED SESSION held pursuant to the provision of UCA section 52-4-205 (1)(d) and (e) to discuss the Purchase, Exchange, Lease, or Sale of Real Property Councilwoman Alberts seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

APPROVED:  Date 11-15-2022
 Mayor: Rod Westbrook


 Transcriber: Michelle Clark

Attest: 
 City Recorder: Lisa Smith



**Comments to South Weber City Council
for 11Oct22Meeting
by Paul A. Sturm**

Public Comments on Action Item #6 - Reference Packet Page 8 OF 78

PRESENTATIONS

6. Development Proposal by Joseph Cook

AGENDA ITEM

Development Proposal by Joseph Cook

PURPOSE

Developer wants to have an initial conversation with the Council about possible development opportunities of a property located at approximately 7865 S 2700 E.

Public Comments on Page 8 of 78 of packet.

- 1) Why was a copy of the Development Proposal not included in the Packet/.
- 2) A copy of Mr. Cook's presentation should be provided to South Weber City and Michelle for inclusion in the meeting minutes.

Note: As a reminder, the Lofts Development Agreement was signed by Joseph Cook and Laurie Gale ~~was signed~~ on 8Jun21. Kim also notarized this Development Agreement on 8Jun21.