

# SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 29 September 2020

**TIME COMMENCED:** 6:01 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 PLANNER:** Barry Burton

**CITY ENGINEER:** Brandon Jones

**CITY RECORDER:** Lisa Smith

**CITY MANAGER:** David Larson

**CITY ATTORNEY:** Jayme Blakesley

**DEPUTY RECORDER:** Friday Whaley

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:** Chris Tremea, Paul Sturm, Stacie Whitford, Kip Lufkin, Kenny Carson, Raelene Miller, Lisa Winsor, McKenna Winsor, Lilly Livingston, Stacy Clark, Jenna Johnson, Susanna Johnson, Corinne Johnson, Kennedy Whitaker, Maggie Hyer, Emily Poff, Kent Hyer, Trevor Schenck, Kelly Parke, Joseph Cook, Henry De Varona, Fred Cox, and Joe Perrin.

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

**1. PLEDGE OF ALLEGIANCE:** Mayor Sjoblom

**2. PRAYER:** Councilman Soderquist

**3. CORONA VIRUS UPDATE:** Mayor Sjoblom reported past seven-day slope increase in COVID is steeper than July. There was a 24% increase in cases last week and 65% the previous week. It appeared we are in a 2<sup>nd</sup> wave increase in cases with the average of 55 cases per day this week. All jurisdictions were seeing increases especially, South Salt Lake County and the Provo and Orem City areas. There were a lot of cases coming from college students getting sick and bringing it home to their families. In Davis County there were 12 cases who are currently

hospitalized. Report were showing the young age groups are passing it to the older/vulnerable age groups. There hadn't been a death in Davis County in a couple of weeks. Utah is the first state in the country for lowest mortality rate. South Weber City had 62 total cases with 9 of them active (last week was 55 cases and 5 active). No elementary or jr. high school was closed as there is a 15-case threshold. Viewmont High School is the only high school above 15 case count, but neither A nor B day was above 15 alone.

#### **4. SWEAR IN 2020 YOUTH COUNCIL MEMBERS**

Each fall applications are solicited from youth desiring to serve their community for one year. The South Weber City Youth Council, supervised by Councilwoman Angie Petty and Councilwoman Hayley Alberts, is an organization serving the community while teaching the principles of responsible government. Examples of past service include the annual Easter Egg Hunt, Breakfast with Santa, and Country Fair Days assistance.

**Youth Council:** Ryker Alvey Emily Poff, Maggie Hyer, Alexa George, Susanna Johnson, Jennah Johnson, Alexia Alberts, Lillyann Livingston, and Kennedy Whitaker

City Recorder Lisa Smith administered the oath of office. Councilwoman Petty announced McKenna Winsor will be an assistant advisor and had previously served on the Youth Council.

#### **5. PUBLIC COMMENT: Please respectfully follow these guidelines:**

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

**Corinne Johnson, 8025 S. 2500 E.,** expressed her appreciation for the work the Planning Commission and City Council have put forward concerning the Lofts Subdivision in making sure city code and standards are followed.

**Paul Sturm, 2527 Deer Run Drive,** voiced his concerns from the Planning Commission meeting held on 16 September 2020 concerning the new preliminary site plan for the Lofts at Deer Run. He addressed apprehension with the proposed architectural designs and requested the construction of the buildings blend with the country feel of South Weber City. He was concerned about inadequate parking for this development. He questioned the parking report by A Trans Engineering and expressed if the calculations are incorrect additional parking cannot be added after the fact and the city is left to deal with it.

**Kenny Carson, 7459 S. 850 E.,** relayed his concerns with the Elite Training Center located at 128 E. South Weber Drive. He commented concerning the restrictions on this property with spectators. He expressed soccer is a spectator sport.

**Trevor Schenck, 6455 S. Raymond Drive,** explained his property is adjacent to the Elite Training Center. In his opinion, South Weber City administration and community were misled in the planning stages that this facility would be a practice only facility and there would be no league games. He addressed the required buffer which was changed from landscaping all the way

around the facility to a strip section with six trees. He voiced his concerns with the noise that comes from games versus practices, and continual traffic issues with parking and speeding throughout the surrounding neighborhoods. He has had several soccer balls enter his property which has caused problems with trespassing for retrieval. He hoped people involved with La Roca will watch these meetings and help to mitigate this problem.

**Nate Kendell, 220 East 6650 S.**, discussed the dangerous traffic on his street and parking in the neighborhoods for soccer games at the Elite Training Center. He was worried about possible traffic accidents. He conveyed rules aren't being followed.

**Roger Miller, 291 E. 6650 S.**, expressed he knows Trevor Schenk had been threatened. He had witnessed how fast individuals are travelling on 6650 South to the soccer facility.

### **PRESENTATIONS:**

**6. Recognition of Stacie Whitford:** The Mayor and City Council would like to recognize and honor Stacie Whitford for her eight plus years of service to the community through her volunteer work of raising and lowering the flags at City Hall and Memorial Park.

Since the first day she volunteered to track half-mast days, she has dutifully tracked the days flags should be at half-mast then raised and lowered the flags, rain or shine, even arranging for a substitute when unable to do so herself. Mayor Sjoblom presented her with a gift certificate. Stacie pointed out her son is her substitute and part of his Eagle Scout project was to help her with the flags. She suggested individuals download the colonial flag app which identifies days for half-mast.

### **ACTION ITEMS:**

**7. Conditional Use Permit 2016-05: Elite Training Centers at 128 E South Weber Drive:** Conditional Use Permit 16-05 was approved by the Planning Commission on September 8, 2016 and approved by the City Council on September 13, 2016. A review meeting on April 10, 2018 brought clarifications and conditions to the permit (see CUP 16-05) which was approved by the Planning Commission on May 10, 2018. An official CUP form was then created that finalized that documented the conditions. Planning Commission met on July 9, 2020 and September 10, 2020 to review the CUP and recommended the attached Amended CUP 16-05 draft with potential adjustments/improvements.

The purpose of any CUP is to mitigate detrimental impacts caused by the permitted land use. The task at hand for the City Council is to clarify the detrimental impacts caused by and mitigation conditions required of the soccer facility. Previous discussions by the City Council and Planning Commission since the soccer facility was originally proposed, as well as information obtained since the facility began operating, have identified some detrimental impacts that could be mitigated with reasonable conditions:

- Trespassing of soccer facility patrons onto neighboring property
- Traffic patterns to and from the facility
- Parking on streets and in neighborhoods
- Car headlights shining into neighbors' homes at night as patrons leave the facility

- Noise

Kelly Park, owner of Elite Training Center, stated he encourages individuals not to use 6650 South. He asked if it is possible to install signage on 6650 South stating this street is not access to the soccer complex. He apologized for issues surrounding the day the parking took place along South Weber Drive and neighborhoods. He was not in favor of being restricted to the number of vehicles because he doesn't want to be responsible for counting them. He was happy to put no trespassing signs on the fence. He requested permission to replace the vinyl fence with chain link because he replaces the fence constantly. He didn't like the idea of a solid landscaping.

Councilman Winsor discussed La Roca patrons ignoring traffic laws and being crude to citizens in the city with horns honking and hand gestures. He expressed the applicant is required to meet the demand for parking. He suggested Mr. Park reduce the increased demand for parking. He pointed out there wasn't supposed to be games at this facility. He discussed hours of operation and the way it is written with the use of "events". He felt there should be hard and fast times with a closing of 10:00 p.m. He discussed outdoor use with noise and suggested limiting outdoor use during summer nights. He expressed special events need a two-week notice with the city. He stated until there is more respect from the patrons, he suggested limiting the parking to the asphalted parking area on the property.

Councilwoman Alberts asked the City Attorney to weigh in on the earlier meetings when this facility was discussed as a practice facility only. Jayme stated he wasn't a part of the earlier meetings concerning this facility, but Code Enforcer Chris Tremea prepared a summary of earlier meetings which the Council had in their packet. Jayme didn't believe there was a distinction made between events and practices, but those who were present for those meetings may have a different recollection. He tried to piece together the record of what was discussed. He explained the ability to limit what occurs on the property has to have a relationship to detrimental impacts that are identified to the extent of making a distinction between games and practices, you would have to identify detrimental impacts that are somehow different when games occur versus when practices occur and then you could impose conditions that would relate to those detrimental impacts. Councilman Soderquist asked if there is a permitted uses list. Jayme stated in the packet his memo of 4 September 2020 discussed the criteria the Council may apply for conditional use permits. In this particular conditional use permit conditions included buffer yard requirements, conditions from the City Engineer's review, conditions from the City Planner's review, a buffer yard amendment, and then additional conditions were imposed at a later time that included the 6' vinyl fence, comply with UDOT access requirements, parking restrictions, restrictions for lighting on outdoor fields, complying with land use restrictions on the property, and complying with all city codes including but not limited to noise restrictions, etc.

City Manager David Larson discussed permitted uses in Section 10-5M-4. Jayme stated the original conditional use permit was not put to writing and the best record is to go back and look at the motion. He based his memo concerning Chris Tremea's summary. Councilwoman Alberts agreed with Councilman Winsor concerning this being a training or practice facility. Kelly discussed the building itself being primarily a practice facility, but felt he wasn't misleading.

Councilwoman Alberts voiced there is more than a little bit of a problem. She suggested signage on 6650 South and the facility web-site address how to access the facility. She advocated the hedge down the full length of the property. Discussion took place concerning the old city code

requiring a buffer. Jayme stated when you look at the original conditional use was an amendment to the buffer yard C and was listed in the CUP to make sure it would apply. Chris Tremea expressed the confusion concerning the buffer yard. He listened to the audio to be able to determine what was said and he determined it was buffer yard C. He believed there was a cooperative effort between the two neighbors and suggested whatever decision is made needs to be made in a public meeting.

It was stated the city code for buffer yard was amended in 2018. David commented the only change made from the code then to now was that the landscape buffer didn't do much because there wouldn't be any homes.

Councilwoman Alberts favored a masonry wall over a chain link fence. She stated the parking issue is not a rare occurrence. She desired the weeds be addressed. Councilman Halverson related an incident with trespassing when Trevor's daughter was in their swimming pool and a strange man climbed into the backyard. Kelly stated he was open to suggestions. He proffered installing a net. Councilman Winsor suggested moving the soccer field until the hedge grows. Kelly related the balls going into the backyard doesn't happen often. Councilman Halverson doesn't have the answer but advised a tall masonry wall would help with noise and eliminate people climbing the fence. He understood the facility is authorized to have two outdoor fields. He specified an email from the City Manager to Kelly stating this facility was not approved for event play. He charged if there are over 100 people, there is an EMT requirement, signage for parking, someone directing traffic, etc. and none of that had been done for any of the events. Councilman Halverson presented the hours of operation should be 6:00 a.m. to 10:00 p.m.

Councilwoman Petty expressed she lives next door to commercial property, and she believed a masonry fence was a good idea. She suggested a higher masonry wall would create a barrier for the soccer balls. Discussion took place regarding performance of masonry walls.

Councilman Halverson addressed concerns with the area in front of the building. Kelly explained he doesn't own all the property and would like to fence along the east and south side for the fire lane. Councilman Soderquist requested Mr. Park return with a plan to mitigate these issues. He understood Mr. Park wanted to extend hours of operation, but Quin was hesitant to expand opportunities until some good faith effort is put forward. He mentioned Google maps gives directions to go through Old Maple Road and 6650 South. He suggested blocking off 6650 South.

Mayor Sjoblom reviewed each detriment as follows:

- Trespassing of soccer facility patrons onto neighboring property
- Traffic patterns to and from the facility
- Parking on streets and in neighborhoods
- Car headlights shining into neighbors' homes at night as patrons leave the facility
- Noise

Each issue was addressed individually with possible solutions to mitigate the problem.

#### **NOISE:**

Outdoor operation hours 7:00 a.m. to 9:00 p.m. 30 minutes before sunup and 30 minutes after sundown. Indoor hours 6:00 a.m. to 10:00 p.m. Monday through Sunday.

Request for a special events' permit with a two-week notice.

**PARKING:**

There are currently 64 asphalted parking stalls and 44 overflow parking spaces. Limit demand to 64 asphalted parking. Council discussed the possibility of asphalted the 44 overflow parking spaces along with a requirement for someone directing traffic. Kelly was willing to asphalt the overflow parking. City Council agreed to allow for 100 vehicle parking spaces.

“No parking” signs to be purchased by Kelly and installed by city staff on Raymond Drive, Kingston, 6650 South, and South Weber Drive.

Update Google maps and property owner to update website.

No “right turn only” sign would be required.

**FENCING:**

8 ft minimum masonry wall from northern corner of Schenk property extended to the property line. 6 ft. barrier wall continuing south to the southeast property corner. Add no trespassing signs along fence.

**VIOLATION:**

Establish a penalty for violation of CUP conditions. Set time frame for completion of asphalt and installation of fencing. Jayme suggested violation of CUP conditions subject to fine up to that allowed by state law.

**Councilwoman Petty moved to approve Conditional Use Permit 2016-05: Elite Training Centers at 128 E South Weber Drive subject to the following:**

**1. Hours of Operation**

- a. Outdoor hours of operation limited to 30 minutes after sunup to 30 minutes after sundown w/ floor and ceiling of 7 am to 9 pm;
- b. Indoor hours of operation limited to 6 am to 10 pm;
- c. Operations permitted seven days per week;
- d. Special events only allowed by permit with at least two weeks' notice; permits to be approved by staff

**2. Parking**

- a. Cap of 100 parking spaces;
- b. All parking spaces paved and marked;
- c. Facility staff on site to direct and control parking;

**3. Traffic**

Owner to procure signs that provide direction and “No Parking” on 6650 South, 475 East, South Weber Drive, Raymond, Kingston, and all adjacent streets – staff to determine spacing and location

**4. Neighbors/Trespass**

- a. Install at least a ten-foot high barrier or masonry wall along the eastern border of the outside playing fields, from the north end of the Schenk property (parcel #131800033) to the northeast corner of the building. The fence must be constructed in such a manner that it will deter patrons from climbing the wall and trespassing on neighboring properties; the remaining portion of the eastern edge of the property shall have a six-foot barrier or fence (which may be chain-link) to the southern corner of the property.
  - b. Signs to be placed on barriers/walls/fences indicating “No Trespassing” and “No Climbing” barrier/wall/fence to retrieve soccer balls
5. Violations/Deadlines
    - Masonry wall and paved parking to be installed by May 1, 2021
    - Penalty for violation of CUP up to amount permitted by state law
    - Penalties assessed per violation, with each day/event constituting a separate and new violation, in accordance with state law and following required notice/cure requirements
  6. No parking allowed on South Weber Drive or adjacent residential streets.
  7. No lighting will be permitted for the outdoor fields.
  8. Comply with any land use easements.
  9. Comply with all city code including noise restrictions and signage.
  10. Repair and maintain all barriers, walls, and fences

Council to review a copy of the CUP before signing. Each member of Council to review to verify that the terms match the motion passed today.

Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

### **8. Resolution 2020-40: Award Weber Basin Job Corps Campus Water System Re-Pipe Project:**

**Project Engineer Dana Schuler’s memo dated 24 September 2020 is as follows:**

#### **“GENERAL**

South Weber City entered into a water service contract with the United States Department of Labor (DOL) in May 2020. As part of this contract, the City is to have designed and constructed a new water system for the Weber Basin Job Corps campus.

This award is applicable to the Weber Basin Job Corps’ portion of the project, with the City’s portion of the project to be awarded at a later date.

#### **PRE-QUALIFICATION PROCESS**

Due to the complexity of construction on the Job Corps campus, the project team decided to pre-qualify contractors. A Request for Qualifications was issued on July 27, 2020, with Statements of Qualifications (SOQ) due on August 7, 2020. The City received SOQs from the following contractors: 1. BHI 2. Condie Construction Co. 3. COP Construction 4. CT Davis Excavation 5. Marriott Construction 6. Ormond Construction 7. S&L Inc. 8. Sundt 9. VanCon, Inc. 10. Whitaker Construction

Each selection committee member evaluated and scored the SOQs. The committee then met on August 17, and again on August 19 to determine which contractors were deemed qualified. Overall, only CT Davis Excavation, who lacked complex project experience, was eliminated.

### **MANDATORY PRE-BID MEETING**

Preliminary plans and a draft bid schedule were sent to the pre-qualified contractors ahead of the mandatory pre-bid meeting which was held onsite on September 4, 2020. The following contractors were attended: 1. BHI 2. COP Construction 3. Marriott Construction 4. Ormond Construction 5. Sundt 6. VanCon, Inc. 7. Whitaker Construction

Since this meeting was mandatory, Bids will only be accepted from these seven (7) companies.

### **BIDDING**

On September 16, 2020 at 2:00 p.m., bids were opened for the Weber Basin Job Corps Campus Water System Re-Pipe Project. Three (3) bids were received from the following contractors:

1. BHI
2. COP Construction
3. Ormond Construction

The results of the bidding are shown on the enclosed Bid Tabulation. The Bid Tabulation shows the bidders in order of lowest to highest according to the Base Bids.

### **BUDGET**

A Concept Cost Estimate was created in April 2020 which estimated the project to cost approximately \$1.4M. Per Section 2.D of the DOL-City contract, and confirmed by the City Attorney, the DOL is responsible for any overages. A conference call was held on Monday, September 21 with representatives from the Department of Labor and the US Forest Service. An acknowledgement was made on their part to fund the overage.

### **AWARD RECOMMENDATION**

Overall, we recommend that the Council award the Project to COP Construction for the Base Bid for a total contract amount of \$1,637,830.00. of \$1,637,830.00.”

**Councilwoman Petty moved to approve Resolution 2020-40: Award Weber Basin Job Corps Campus Water System Re-Pipe Project to COP Construction for \$1,637,830.00. Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

**9. Resolution 2020-41: Final Site and Improvement Plans for Riverside Place, Phase 5**



**City Engineer Brandon Jones' review of 23 September 2020 is as follows:**

“Our office has completed a review of the Final Plat and Improvement Plans for the Riverside Place Phase 5 dated, September 18, 2020. Both the plat and the Improvement Plans are consistent with the approved preliminary plans and meet the associated City Codes. The improvements also comply with City Standards.

**BACKGROUND** This Phase connects Riverside Place Phase 3 and Harvest Park Phase 1. The majority of this phase has already been constructed as a part of the Canyon Meadows Drive Road Dedication Plat and access required for Harvest Park Phase 1. The services for the anticipated lots were constructed with the road, but the lots were not platted at the time. The Road Dedication Plat has not yet been recorded, but will no longer be needed, as this plat will take care of dedicating the road and platting the lots.

**GENERAL**

E1. Final plans need to be submitted to the South Weber Irrigation Company and an approval letter provided indicating that the improvement plans meet their requirements.

**PLAT**

E2. No comments.

**IMPROVEMENT PLANS**

E3. No comments.

**RECOMMENDATION**

E4. We recommend approval of the plat and associated improvement plans subject to receiving an official approval letter from the SWIC prior to the commencement of construction.”

**City Planner Barry Burton's review of 4 September 2020 is as follows:****“Zoning Compliance:**

PL1 – All lots are in compliance with the requirements of the R-M zone.

PL2 – This phase, though not that same as shown on the approved preliminary plat, is in conformance with the preliminary as far as the number of lots in that given area. There are two reasons this is not exactly as originally approved. The approved preliminary had Canyon Meadows Drive dead-ending at the Posse Grounds in anticipation the City may be moving this facility to a new location and that land would be available for future development. The City has since made the determination not to move the Posse Grounds. Secondly, developers of the adjacent Harvest Park Subdivision initially had no access from a public street and proposed that they obtain access to Canyon Meadows Drive through what is now Riverside Place 5. The Planning Commission and City Council, in effect, approved the change to the Riverside Place Preliminary Plat by approving Harvest Park Phase 1.

**Final Plat:**

PL3 – I see no problems with the final plat.

**Recommendation:**

PL4 – I advise the Planning Commission to recommend Riverside Place Phase 5 Final Plat to the City Council for approval.”

Councilwoman Alberts raised concerns with overflowing dumpsters and weeds.

Scott Higgy, representing the property owners, explained the dumpster will be emptied more frequently and they have been working on removal of the weeds. Councilman Halverson asked about the fencing around the posse grounds. Brandon Jones commented there will be a new chain link fence installed. Councilwoman Alberts questioned if phase 1 hasn't been completed, what guarantee is there that phase 5 will be completed. Mr. Higgy replied they already have other builders interested in purchasing lots. Councilwoman Petty asked about approval from South Weber Irrigation. Councilman Halverson verified they do have approval from the provider.

**Councilman Winsor moved to Resolution 2020-41: Final Site and Improvement Plans for Riverside Place, Phase 5. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

### **10. Resolution 2020-42: Award Cottonwood Dr. Waterline Replacement Project**

#### **Project Engineer Dana Schuler's memo dated 24 September 2020 is as follows:**

“South Weber City and Uintah City have combined efforts to have installed a new, shared water line along Cottonwood Drive. This will replace two (2) aging, undersized, parallel lines in the roadway. Maintenance of the new water line will be shared equally between the cities. Additionally, Weber Basin Water Conservancy District will now own and operate the portion of water line from the aqueduct connection on the west side of Adams Avenue Tollway to the Cottonwood Trailhead. The Cottonwood Drive Waterline Interlocal Agreement, dated March 18, 2020, documents the cost share and ongoing maintenance responsibilities for each city.

#### **BIDDING**

On September 9, 2020 at 2:00 p.m., bids were opened for the Cottonwood Drive Water Line Replacement Project. Ten (10) bids were received from the following contractors: 1. Wasatch Sand & Gravel 2. Kapp Construction & Development 3. MC Green & Sons 4. Ormond Construction 5. BH Inc. 6. C.H. Nix Construction 7. TONCCO, Inc. 8. Skyview Excavation and Grading 9. CT Davis Excavation 10. COP Construction

The results of the bidding are shown on the enclosed Bid Tabulation. The Bid Tabulation shows the bidders in order of lowest to highest according to the Base Bids. The low bidder was Wasatch Sand and Gravel at \$787,530.00.

#### **VALUE ENGINEERING**

After receiving the bids, representatives from Uintah City, South Weber City, and Weber Basin WCD met to discuss ideas to value engineer the project to reduce the overall cost. Weber Basin agreed to allow us to re-configure the meter vaults to delete the bypasses; this saves in pipe and fittings and the overall size of the vault. South Weber City agreed to remove their SCADA installation from the project, knowing that it can be added in the future, while in the meantime, the City can request from Weber Basin any data collected with their SCADA. During the meeting, Weber Basin also committed to providing an additional \$50,000 towards the project, making their total contribution \$100,000. The contractor also provided a cost savings idea of reducing the trail repair thickness; this saved \$4,200.

**CONCURRENT CHANGE ORDER 1** After receiving pricing from the contractor, a change order was prepared. The contractor was unable to obtain revised vault prices from his supplier in time for this change order; however, we will continue to work with the contractor and follow up on the deduction. This change order should be approved concurrent to the project award. Overall, the total cost savings contained in Change Order 1 is \$87,700.

**BUDGET** The following is a budget summary:

	Costs
<b>2020-2021 Project Budget</b>	\$ 700,000
Total Base Bid	\$ 787,530
Concurrent Change Order 1 (deduct)	(87,700)
<b>Total Contract Award</b>	<b>\$ 699,830</b>
Weber Basin WCD Contribution	(100,000)
Service meters replacement by SWC only	(6,390)
<b>Total Project Cost for Cost Sharing</b>	<b>\$ 593,440</b>
<b>Uintah City Responsibility – 52.5%</b>	<b>\$ 311,556</b>
South Weber City Responsibility – 47.5%	\$ 281,884
<b>Total South Weber Responsibility (including meters)</b>	<b>\$ 288,274</b>

\*Does not include engineering or contingencies

**AWARD RECOMMENDATION**

Overall, we recommend that the Council award the Project to Wasatch Sand & Gravel for the Base Bid of \$787,530.00 together with Concurrent Change Order 1 in the amount of \$-87,700.00, for a total contact price of \$699,830.00, with the condition that Uintah City concurs with the award of the project.”

David reported Uintah City held a special meeting tonight and agreed with the recommendation. Councilwoman Alberts inquired what the cost will be when SCADA is added back in. Brandon Jones explained he is working with the SCADA supplier and the amount is currently unknown. Councilwoman Alberts verified the budgeted amount was \$300,000. Councilman Soderquist conveyed the budgeted amount was for \$350,000. He asked about the trail repair thickness of change and its effects. Brandon voiced he had no concerns with the difference and believed it would perform adequately.

**Councilman Winsor moved to approve Resolution 2020-42: Award Cottonwood Dr. Waterline Replacement Project to Wasatch Sand & Gravel for a base bid of \$787,530.00 together with concurrent change order 1 deducting -\$87,700.00 for a total contract price of \$699,830.00 with the condition that Uintah City concurs. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

**DISCUSSION ITEMS:**

**11. The Lofts at Deer Run Redesign**

Mayor Sjoblom explained the developers have come before Planning Commission for their preliminary submission over several meetings the past four weeks. Based on Planning Commission guidance they made significant changes to the site plan/development. They are asking for some feedback from the Council as they begin to re-draw the plans to match the new site plan presented to the Planning Commission at the 16 September 2020 meeting.

Joseph Cook, developer of the Lofts at Deer Run, presented the original site plan, and then presented the new site plan indicating significant changes. There is a different configuration of the buildings with three entrances. He discussed the addition of walking paths and gathering areas. The commercial density has gone from 28,741 to 14,589. Commercial parking has gone from 90 to 51, shared parking from 54.88% to 34.69% with total parking reduced from 164 to 147. Residential units are reduced from 72 to 65. He then reviewed the architectural features which he felt is more attractive and people friendly. He expounded upon the amendment to the develop agreement which would be required and a variance request to remove the masonry wall upon the property line as there is already a wall nearby. There would be landscaping identifying the property line.

Mayor Sjoblom thanked the developer for listening to the Planning Commission and the public in trying to make this a better project for the community. Councilwoman Petty appreciated the redesign of the buildings and expressed it is a much better fit for the city. She admitted concern about parking. Joseph explained there are two parking spaces per home with one of the parking spaces being assigned to each unit.

Councilman Winsor addressed issues with the parking study. He related there will be more individuals home because of COVID. He disagreed with the timing of the day care drop off and pick up times. He announced the numbers are skewed.

Dr. Joseph Perrin of A-Trans Engineering explained the study is based on national standards. Councilman Soderquist was concerned about 20 vehicles showing up for day care at one time and how that would be addressed. The Council feared that the information was based on assumptions. Councilwoman Alberts conducted research of similar developments and all of them have vehicles spilling out into their streets. She discussed the possibilities of units renting out individual rooms which would increase the need for parking. She referred to Wasatch Front Regional Council data concerning COVID and an increase in individuals working from home. Councilman Halverson declared this development doesn't have enough parking.

Councilwoman Alberts suggested eliminating one level per building and going to three parking spaces for each unit. Joseph asked if the city would entertain the elimination of all commercial. Councilwoman Petty indicated she would. Councilwoman Alberts suggested dropping the buildings from 50 ft. to 35 ft. Councilman Winsor explained city code requires two entrances if there are more than 30 units. He was concerned about the underground parking only having one way in and out. Councilman Soderquist recommended locating the parking for the day care center as near the facility as possible. Councilwoman Alberts was remiss about snow removal eliminating some parking in winter. Fred Cox, architect, discussed eliminating the commercial and increasing more amenities for the residents which would open more parking spaces. Councilwoman Petty understood there is a development agreement, but she communicated the current configuration will have people parking on residential streets and it will become a problem. Joseph proposed coming up with a plan for three parking spaces per unit. Councilman

Halverson stated unequivocally there needs to be enough parking for the development. Fred Cox asked about correlating the number of parking spaces with the number of bedrooms along with guest parking. David indicated there are 24 one bedroom, 19 two-bedroom, 22 three-bedroom units.

## **12. City Council Meeting Schedule**

The Mayor and staff would like to present the idea for Council's consideration to only meet twice a month, on the second and fourth Tuesdays, as identified in City Code.

City Code 1-2-4A1 states, "The City Council shall hold regular meetings on the second and fourth Tuesday of each month..." The City Council currently meets regularly on the second, third, and fourth Tuesdays of each month, adding an extra meeting allowed but not required by City Code.

Councilwoman Alberts suggested if large agendas are foreseen, she would suggest three meetings. Councilman Winsor discussed at one time there were two regular meetings and one work meeting, but over time it has migrated to three regular meetings. David discussed limiting to two meetings would allow for the packets to be distributed sooner giving individuals more time for review. The Council determined it would try the two meetings a month.

David reported the Code Committee is working on responsibilities and would like to review amendments with the City Council to get feedback. It was decided there will be a work meeting on 20 October 2020.

## **REPORTS:**

**13. New Business:** Councilwoman Alberts received comments concerning City Hall being locked and asked the status for it opening back up. It was stated the Administrative Committee will be meeting to discuss this item. She related some citizens are wanting street signs. David outlined the process for requesting signs.

Councilwoman Petty reported the left turn lane on 475 East needs to be painted.

Mayor Sjoblom requested the city staff set up a tour at Wasatch Integrated Waste for the City Council and Planning Commission.

## **14. Council & Staff Reports**

**Mayor Sjoblom:** She gave an update on resident Stan Cook who was recently injured when a tree fell on him during the windstorm. He was still in the hospital but able to move around with the help of a walker.

Due to a surge in recent vehicle burglaries throughout Davis County, Sheriff Sparks notified the City that his officers will be interacting with residents, especially those in affected neighborhoods, in the next few days to educate them on how to keep their property safe and deter crime in our city.

Council of Governments (COG) Meeting Updates:

- a. Coronavirus Aid, Relief, and Economic Security (CARES) Act grants were provided to six businesses located in South Weber City. Average grant amounts received around the county were up to \$15,000/business.
- b. Utah Transit Authority (UTA) is looking to implement more diversified routes and locations. They have plans to construct a Bus Rapid Transit (BRT) route, which is a rail-like transit service, from Davis County to Salt Lake County on the east side. They have plans for improvements from Woods Cross Station south but are looking at possibly extending the BRT to Farmington Station. Buses would arrive for transit every six minutes at peak hours and every ten minutes at off peak hours.

Mayor Sjoblom reported last week she visited 14 more residents in South Weber City with Peifen Tamashiro from HAFB. This round two of the well survey is for the wells HAFB identified from a record search that are located between a one- and two-mile radius of the sources of contamination. It was determined that none of these wells are being used for drinking water or vegetable garden watering.

Mayor Sjoblom thanked the Public Works Department for their handling of clean up from the windstorm. They were very quick and responsive to concerns by residents, Council, and staff.

**Councilman Winsor:** He disclosed a tree is down at the park. David spoke with Mark Larsen about that today. The city will be getting a chipper and take care of it.

**Councilwoman Petty:** She announced the Youth City Council will be meeting this Thursday to go over its charter. The Parks and Recreation Committee will be meeting this week as well.

**Councilman Soderquist:** He communicated the Administrative/Finance Committee met today. The Gravel Pit Committee met last week and discussed different ways to determine where the dust is originating.

**Councilwoman Alberts:** She conveyed there is graffiti on the old South Weber Drive west of Staker Parsons Gravel Pit. She reported the new audio equipment had arrived. She met with the Country Fair Days Committee to discuss events. There is a possibility of moving everything to Canyon Meadows Park next year.

**City Manager, David Larson:** There will be a new liaison from Davis County Sheriff's Department because Jason Boyston has been promoted. David will be out of town the week of 12 October 2020.

**Councilwoman Alberts moved to go into a closed session held pursuant to the provision of UCA section 53-4-205(1)(c) and (d) to discuss the purchase, exchange, or lease of real property, and to discuss pending or reasonable imminent litigation at 11:00 pm. Councilman Soderquist seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

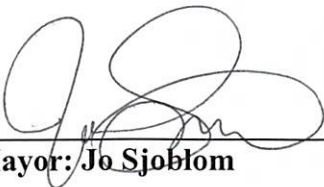
**CLOSED SESSION** held pursuant to the provision of UCA section 52-4-205(1)(c) and (d)  
**15. Discussion of the Purchase, Exchange, or Lease of Real Property**

**16. Discussion of Pending or Reasonable Imminent Litigation**

**17. Return to Open Session and Adjourn**

Councilman Winsor moved to return to open session at 11:37 p.m. Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

**ADJOURN:** Councilman Halverson moved to adjourn the Council Meeting at 11:37 p.m. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

**APPROVED:**  \_\_\_\_\_ **Date** 10-27-2020  
Mayor: Jo Sjoblom

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

**Attest:**  \_\_\_\_\_  
City Recorder: Lisa Smith