

# SOUTH WEBER CITY COUNCIL AGENDA

PUBLIC NOTICE is hereby given that the City Council of SOUTH WEBER, Davis County, Utah will meet in a REGULAR public meeting **TUESDAY, 23 OCTOBER 2012** at the City Council Chambers, 1600 E South Weber Dr, South Weber, UT commencing at **6:00 p.m.**

## PUBLIC WORK MEETING:

5:30 p.m. REVIEW OF AGENDA ITEMS & WARRANT REGISTER

## COUNCIL MEETING:

6:00 p.m. **PLEDGE OF ALLEGIANCE** – Councilmember Thomas

**PRAYER** - Councilmember Gertge

**APPROVAL OF AGENDA**

**DECLARATION OF CONFLICT OF INTEREST**

**CONSENT AGENDA** (These items are considered by the City Council to be routine and will be approved by a single motion. There will be no separate discussion on Consent Agenda items prior to the vote, unless removed from the Consent Agenda to be considered separately.)

♦ Approval of 09 October 2012 City Council Meeting Minutes

6:05 p.m. COMMUNITY COVENANT PROGRAM / NATIONAL GUARD – *Capt. Earl Simmons*

6:15 p.m. YOUTH CITY COUNCIL OATH OF OFFICE – *Administered by Erika Ahlstrom, City Recorder*

6:20 p.m. COUNTRY FAIR DAYS REPORT – *Matt and Sarah McFarland*

6:30 p.m. RESOLUTION 12-29: Final Acceptance of Dan Shupe Subdivision

6:35 p.m. RESOLUTION 12-30: Final Acceptance of Royal Farms Phase 3 Subdivision

6:40 p.m. **NON SCHEDULED DELEGATION / PUBLIC COMMENT** Keep public comments to 3 minutes or less per person

**MAYOR**

**CITY COUNCIL ASSIGNMENT UPDATES & COMMENTS**

**CITY MANAGER**

**STAFF**

THE UNDERSIGNED DULY APPOINTED CITY RECORDER FOR THE MUNICIPALITY OF SOUTH WEBER CITY HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS MAILED, EMAILED, FAXED OR POSTED TO:

CITY OFFICE BUILDING  
CITY WEBSITE [www.southwebercity.com](http://www.southwebercity.com)  
UT PUBLIC NOTICE WEBSITE [www.pmn.utah.gov](http://www.pmn.utah.gov)

EACH MEMBER OF GOVERNING BODY  
THOSE LISTED ON THE AGENDA  
SOUTH WEBER ELEMENTARY  
SOUTH WEBER FAMILY ACTIVITY CENTER

DAVIS COUNTY CLIPPER  
STANDARD-EXAMINER  
SALT LAKE TRIBUNE  
DESERET NEWS

DATE: 18 OCTOBER 2012

CITY RECORDER: Erika J. Ahlstrom

SUPPORTING DOCUMENTATION FOR AGENDA ITEMS ARE AVAILABLE FOR REVIEW AT [www.southwebercity.com](http://www.southwebercity.com) IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, INDIVIDUALS NEEDING SPECIAL ACCOMMODATIONS DURING THIS MEETING SHOULD NOTIFY ERIKA AHLSTROM, 1600 EAST SOUTH WEBER DRIVE, SOUTH WEBER, UTAH 84405 (801-479-3177)

Agenda times are approximate and may be move in order, sequence and time to meet the needs of the Council.

## Report Criteria:

Invoice.Payment Due Date = {&lt;=} 10/15/2012

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount	Period	GL Activity No
10-70-261	GENERAL FUND - PARKS - Grounds Supplies & Maintenance								
	455	AGRONO-TEC SEED CO	EVEREST 3000	59970		09/26/2012	650.00	09/12	0
	760	BELL JANITORIAL SUPPLY	RESTROOM SUPPLIES	410077965		08/31/2012	60.95	08/12	0
							60.95	*	
51-40-480	WATER UTILITY FUND - EXPENDITURES - Special Water Supplies								
	870	BLUE STAKES OF UTAH	BLUE STAKES TRANSMISSIONS	UT20122483		09/30/2012	93.10	09/12	0
10-70-261	GENERAL FUND - PARKS - Grounds Supplies & Maintenance								
	1200	CAL RANCH STORES	FENCE POSTS - repair	268689		10/02/2012	229.37	10/12	0
	1200	CAL RANCH STORES	Credit	2547/9		10/02/2012	49.99	10/12	0
							179.38	*	
10-43-740	GENERAL FUND - ADMINISTRATIVE - Equipment Purchases								
	1310	CDW GOVERNMENT INC	COMPUTER EQUIPMENT/STATIONS	Q598697		09/13/2012	84.00	09/12	0
52-40-492	SEWER UTILITY FUND - EXPENDITURES - CONNECTION FEE - CWSID								
	1335	CENTRAL WEBER SEWER IMPR	BUILDING IMPACT QUARTERLY FEE	093012		10/02/2012	37,328.00	09/12	0
10-43-241	GENERAL FUND - ADMINISTRATIVE - Materials & Supplies								
	1378	CINTAS CORPORATION LOC180	MATS/TOWELS	180367415		09/26/2012	12.00	09/12	0
52-40-140	SEWER UTILITY FUND - EXPENDITURES - Uniforms								
	1378	CINTAS CORPORATION LOC180	UNIFORMS	180367415		09/26/2012	77.19	09/12	0
10-60-250	GENERAL FUND - STREETS - Equipment Supplies & Maint.								
	1379	CINTAS FIRST AID & SAFETY	FIRST AID STATIONS -	0199304741		09/25/2012	31.42	09/12	0
20-71-360	RECREATION FUND - RECREATION EXPENDITURES - Education & Training								
	1379	CINTAS FIRST AID & SAFETY	AED/CPR CLASS - CURTIS BROWN	0199304711		09/10/2012	75.00	09/12	0
10-43-262	GENERAL FUND - ADMINISTRATIVE - General Government Buildings								
	1570	COLONIAL FLAG SPECIALTY CO	FLAG SETS	0063434	2292	09/27/2012	553.39	09/12	0
10-54-310	GENERAL FUND - PUBLIC SAFETY - Sheriff's Department								
	1750	DAVIS COUNTY GOVERNMENT	LAW ENFORCEMENT -	59708		10/02/2012	10,411.50	09/12	0
10-54-311	GENERAL FUND - PUBLIC SAFETY - Animal Control								
	1750	DAVIS COUNTY GOVERNMENT	ANIMAL CONTROL	59708		10/02/2012	1,039.71	09/12	0

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount	Period	GL Activity No
51-37-100	WATER UTILITY FUND - WATER UTILITIES REVENUE - WATER SALES								
	13841	DESTINATION HOMES	REFUND ON UTILITY ACCT#8004000	100212		10/02/2012	37.05	09/12	0
10-58-620	GENERAL FUND - BUILDING INSPECTION - Miscellaneous Services								
	2155	DIVISION OF OCCUPATIONAL LI	BLDG INSPECTION LICENSE	100212		10/02/2012	1,589.72	09/12	0
10-70-261	GENERAL FUND - PARKS - Grounds Supplies & Maintenance								
	2235	DURKS PLUMBING	PARK SUPPLIES	01847198		08/31/2012	80.27	08/12	0
	2235	DURKS PLUMBING	PARK SUPPLIES	01846473		08/28/2012	84.28	08/12	0
	2235	DURKS PLUMBING	PARK SPRINKLER SUPPLIES	01848504		09/07/2012	71.11	09/12	0
	2235	DURKS PLUMBING	PARK SUPPLIES	01847265		08/31/2012	54.66	09/12	0
							290.32	*	
10-70-250	GENERAL FUND - PARKS - Equipment Supplies & Maint.								
	2310	EVCO HOUSE OF HOSE	HYDRAULIC HOSE	OG030467		09/19/2012	66.33	09/12	0
20-71-487	RECREATION FUND - RECREATION EXPENDITURES - KNIGHT'S FOOTBALL								
	14048	FARNSWORTH, SCOTT	FOOTBALL REFEREE	092912		09/29/2012	140.00	09/12	0
45-21350	CAPITAL PROJECTS FUND - PERFORMANCE BONDS ON DEPOSIT								
	14049	FELIX, DAREN	COMPLETION BOND SWC#110519026	100312		10/03/2012	500.00	10/12	0
51-40-250	WATER UTILITY FUND - EXPENDITURES - Equipment Supplies & Maint.								
	2643	FREEDOM MAILING SERVICES, II	UTILITY BILLING	21344		09/27/2012	215.01	09/12	0
52-40-250	SEWER UTILITY FUND - EXPENDITURES - Equipment Supplies & Maint.								
	2643	FREEDOM MAILING SERVICES, II	UTILITY BILLING	21344		09/27/2012	215.01	09/12	0
53-40-250	SANITATION UTILITY FUND - EXPENDITURES - Equipment Supplies & Maint.								
	2643	FREEDOM MAILING SERVICES, II	UTILITY BILLING	21344		09/27/2012	215.01	09/12	0
54-40-250	STORM SEWER UTILITY FUND - EXPENDITURES - Equipment Supplies & Maint.								
	2643	FREEDOM MAILING SERVICES, II	UTILITY BILLING	21344		09/27/2012	215.02	09/12	0
51-40-490	WATER UTILITY FUND - EXPENDITURES - Water O & M Charge								
	4835	HD SUPPLY WATERWORKS	EXPANSION CONNECTIONS	5353226		08/31/2012	493.20	08/12	0
	4835	HD SUPPLY WATERWORKS	METERS	5478065		09/26/2012	1,291.08	09/12	0
							1,784.28	*	
51-40-720	WATER UTILITY FUND - EXPENDITURES - METER REPLACEMENTS								
	4835	HD SUPPLY WATERWORKS	METER ADAPTERS	5363428		08/31/2012	364.60	08/12	0
	4835	HD SUPPLY WATERWORKS	METER REPLACEMENT PROJECT	5378124	2200	09/06/2012	28,014.00	09/12	0

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount	Period	GL Activity No
							28,378.60	*	
10-60-260	GENERAL FUND - STREETS - Buildings & Grounds - Shop								
	3120 HERRICK INDUSTRIAL SUPPLY	SHOP MATERIALS		1481961-01		09/20/2012	14.99	09/12	0
10-61-411	GENERAL FUND - CLASS "C" ROADS - Snow Removal								
	3120 HERRICK INDUSTRIAL SUPPLY	SNOW PLOW REPAIRS		1480780-01		09/05/2012	41.80	09/12	0
10-70-261	GENERAL FUND - PARKS - Grounds Supplies & Maintenance								
	3120 HERRICK INDUSTRIAL SUPPLY	PARKS SUPPLIES		14805989-01		09/01/2012	76.96	09/12	0
10-70-435	GENERAL FUND - PARKS - Safety Incentive Program								
	3120 HERRICK INDUSTRIAL SUPPLY	SAFETY GLASSES		1480589-01		09/01/2012	24.54	09/12	0
	3120 HERRICK INDUSTRIAL SUPPLY	SAFETY VESTS & GLOVES		1481351-01		09/12/2012	23.53	09/12	0
							48.07	*	
51-40-490	WATER UTILITY FUND - EXPENDITURES - Water O & M Charge								
	3120 HERRICK INDUSTRIAL SUPPLY	WRENCH COMBS FOR WATER DEPT		1480628-01		09/01/2012	195.25	09/12	0
10-32-210	GENERAL FUND - LICENSES AND PERMITS - BUILDING PERMITS								
	10235 HILTON, RANDY	REFUND FOR ELECTRICAL PERMIT		100312		10/03/2012	47.47	10/12	0
10-43-210	GENERAL FUND - ADMINISTRATIVE - Books/Subscriptions/Membership								
	3230 IIMC	MEMBERSHIP DUES - Erika Ahlstrom, CMC		092012		09/20/2012	145.00	10/12	0
10-43-370	GENERAL FUND - ADMINISTRATIVE - Professional & Tech. Services								
	3285 INFOBYTES, INC.	WEBSITE - MONTHLY STARGOV ENGI		3525		10/01/2012	205.37	10/12	0
10-43-262	GENERAL FUND - ADMINISTRATIVE - General Government Buildings								
	3810 JOHNSON ELECTRIC	ELECTRICAL WIRING FOR CITY HALL		1930		09/21/2012	274.70	09/12	0
10-70-261	GENERAL FUND - PARKS - Grounds Supplies & Maintenance								
	3810 JOHNSON ELECTRIC	ELECTRICAL WIRING FOR CENTRAL PARK PEDESTAL		1931		09/24/2012	222.50	09/12	0
10-43-251	GENERAL FUND - ADMINISTRATIVE - Equipment Maint. Agreement								
	4091 LES OLSEN COMPANY	QTRLY - SERVICE CONTRACT		EA414753		09/27/2012	180.71	09/12	0
10-60-251	GENERAL FUND - STREETS - Vehicle Supplies & Maintenance								
	4170 MADDOX COMPRESSOR CO INC	vehicle supplies		30317		01/17/2012	20.28	01/12	0
10-61-411	GENERAL FUND - CLASS "C" ROADS - Snow Removal								
	4170 MADDOX COMPRESSOR CO INC	SNOWPLOW PARTS		30197		01/09/2012	16.92	01/12	0
	4170 MADDOX COMPRESSOR CO INC	SNOWPLOW PARTS		30207		01/09/2012	6.99	01/12	0

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount	Period	GL Activity No
	4170	MADDOX COMPRESSOR CO INC	Credit	30206		01/09/2012	266.92 - 01/12 243.01 - *		0
10-43-220	GENERAL FUND - ADMINISTRATIVE - Public Notices								
	5135	OGDEN PUBLISHING CORPORA	PUBLIC NOTICES	499308		09/01/2012	121.69	09/12	0
10-60-251	GENERAL FUND - STREETS - Vehicle Supplies & Maintenance								
	50003	OREILLY AUTOMOTIVE, INC.	VEHICLE SUPPLIES	3596-234707		09/05/2012	24.55	09/12	0
20-71-484	RECREATION FUND - RECREATION EXPENDITURES - Volleyball								
	6090	SAV ON	VOLLEYBALL SUPPLIES	50827		10/01/2012	525.00	10/12	0
20-71-487	RECREATION FUND - RECREATION EXPENDITURES - KNIGHT'S FOOTBALL								
	6090	SAV ON	FOOTBALL SUPPLIES	50937		10/01/2012	41.13	10/12	0
10-60-424	GENERAL FUND - STREETS - Curb & Gutter Restoration								
	6438	SLIPPERY ROCK CONSTRUCTIO	CURB & GUTTER/SIDEWALK	1145		10/01/2012	9,990.90	10/12	0
51-40-483	WATER UTILITY FUND - EXPENDITURES - Emergency R & R Water								
	6540	STAKER & PARSON COMPANIES	DUMPING FEES	3155774		09/21/2012	291.37	09/12	0
	6540	STAKER & PARSON COMPANIES	DUMPING FEES	3147494		09/12/2012	102.75	09/12	0
							394.12	*	
10-43-370	GENERAL FUND - ADMINISTRATIVE - Professional & Tech. Services								
	6800	TECSERV, INC.	MONTHLY COMPUTER SERVICE	11097		10/01/2012	500.00	10/12	0
10-43-241	GENERAL FUND - ADMINISTRATIVE - Materials & Supplies								
	7065	UNIFIRST CORPORATION	FIRE STATION MATS	3561413569		09/03/2012	20.45	09/12	0
	7065	UNIFIRST CORPORATION	CITY MATS	3561417669		09/17/2012	29.05	09/12	0
	7065	UNIFIRST CORPORATION	CITY MATS	3561413558		09/03/2012	28.15	09/12	0
							77.65	*	
10-43-262	GENERAL FUND - ADMINISTRATIVE - General Government Buildings								
	7065	UNIFIRST CORPORATION	FIRE STATION	3561417680		09/17/2012	20.45	09/12	0
20-71-262	RECREATION FUND - RECREATION EXPENDITURES - General Government Buildings								
	7065	UNIFIRST CORPORATION	FAC TOWELS & MATS -	3561413554		09/03/2012	50.27	09/12	0
	7065	UNIFIRST CORPORATION	FAC TOWELS & MATS -	3561415600		09/10/2012	50.27	09/12	0
	7065	UNIFIRST CORPORATION	FAC TOWELS & MATS -	3561417665		09/17/2012	55.85	09/12	0
	7065	UNIFIRST CORPORATION	FAC TOWELS & MATS -	3561419749		09/24/2012	55.85	09/12	0
							212.24	*	
51-40-490	WATER UTILITY FUND - EXPENDITURES - Water O & M Charge								
	30101	US BANK	WATER BOND ADMIN FEE	3225655		09/25/2012	1,400.00	10/12	0

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount	Period	GL Activity No
10-43-510	GENERAL FUND - ADMINISTRATIVE - Insurance & Surety Bonds								
	7320	UTAH LOCAL GOVERNMENTS TR	ANNUAL AUTO PD PREMIUM - credit	1446213		09/10/2012	212.46	09/12	0
20-71-487	RECREATION FUND - RECREATION EXPENDITURES - KNIGHT'S FOOTBALL								
	14047	VANCAMPEN, BEN	FOOTBALL REFEREE	092912		09/29/2012	120.00	09/12	0
53-40-492	SANITATION UTILITY FUND - EXPENDITURES - Sanitation Fee Charges								
	7650	WASATCH INTEGRATED WASTE	DUMP/BURN FEES	13035		09/01/2012	12,699.75	09/12	0
	7650	WASATCH INTEGRATED WASTE	DUMP/BURN FEES	17069		09/30/2012	71.76	09/12	0
							12,771.51	*	
20-71-487	RECREATION FUND - RECREATION EXPENDITURES - KNIGHT'S FOOTBALL								
	13760	WEBSTER, DARRELL	FOOTBALL REFEREE	092912		09/29/2012	160.00	09/12	0
Grand Total:							<u>111,618.86</u>		

Dated: \_\_\_\_\_

City Treasurer: \_\_\_\_\_

City Manager: \_\_\_\_\_

Report Criteria:

Invoice.Payment Due Date = {<=} 10/15/2012

1 **SOUTH WEBER CITY COUNCIL MEETING**

2  
3 **DATE OF MEETING:** 9 October 2012 **TIME COMMENCED:** 6:03 p.m.

4  
5 **PLEDGE OF ALLEGIANCE:** Councilmember Poff

6  
7 **PRAYER:** Councilmember Poff

8  
9 **PRESENT: MAYOR:** Jeff Monroe

10  
11 **COUNCILMEMBERS:** Joseph Gertge  
12 Randy Hilton  
13 Michael Poff  
14 Farrell Poll  
15 David Thomas

16  
17 **CITY MANAGER:** Rodger Worthen

18  
19 **CITY RECORDER:** Erika Ahlstrom

20  
21 **Transcriber:** Minutes transcribed by Michelle Clark

22  
23  
24 **VISITORS:** Ryan Hales, Marino Toulatos, Steve Robinson, Paul Sullivan, Layne Kap, Keith  
25 Kap, and Lyle Jorgensen.

26  
27 **APPROVAL OF THE AGENDA:** Councilmember Thomas moved to approve the agenda  
28 as amended with the deletion of the Country Fair Days report and Youth Council Oath of  
29 Office. Councilmember Gertge seconded the motion. Councilmembers Gertge, Hilton,  
30 Poff, Poll and Thomas voted yes. The motion carried.

31  
32 **DECLARATION OF CONFLICT OF INTEREST:** The City Council declared no conflict of  
33 interest.

34  
35 **CONSENT AGENDA:**

- 36 ♦ Approval of 11 Sep 2012 City Council Meeting Minutes
- 37 ♦ Approval of 18 Sep 2012 City Council Work Meeting Minutes
- 38 ♦ Purchase Order #2297 Academy Sports \$3,200 for Jerseys for Football
- 39 ♦ Purchase Order #2232 Great Basin TP \$3,210 for Fertilizer and Weed Control
- 40 ♦ RESOLUTION 12-26 Addendum to Robinson Waste Garbage Collection
- 41 Contract

42  
43 Councilmember Thomas moved to approve the consent agenda as written. Councilmember  
44 Poll seconded. Councilmembers Gertge, Hilton, Poff, Poll, and Thomas voted yes. The  
45 motion carried.

48 **ORDINANCE 12-06: Amendment To City's Zoning Map - Change of Zoning Parcel #13-**  
49 **030-0084 from Commercial (C) to Residential Moderate (RM) Zone; Kay Martinez,**  
50 **Property Owner/Marino Toulatos, Agent:** The Planning Commission has recommended  
51 approval of this rezone. The City Council tabled this item at the public hearing held on 11  
52 September 2012.

53  
54 Ryan Hales, of Hales Engineering, explained that the rezone before the council is on a 1.38 acre  
55 parcel of property near the corner of Sandalwood Drive and 1550 East. West of the parcel is the  
56 detention basin and east of the parcel is a park. He has met with Ivan Ray, who owns the  
57 commercial property north of this parcel. Mr. Hales then reviewed the city's projected land use  
58 map. He stated this request complies with the general plan.

59  
60 Marino Toulatos, representing Kay Martinez, stated this property has been listed for commercial  
61 sale with little or no interest. He feels there isn't enough traffic for a commercial business. He  
62 isn't sure surrounding residents want to look at a commercial area.

63  
64 Councilmember Poll asked if this is rezoned to residential, does the property owner expect the  
65 price to drop? Mr. Toulatos stated, "yes".

66  
67 **Councilmember Thomas moved to approve Ordinance 12-06 as written. Councilmember**  
68 **Gertge seconded.** Further discussion on the motion took place. Councilmember Thomas stated  
69 the only way this property would work with Ivan Ray's property would be to level it out. He  
70 stated his opinion is Mr. Ray is not interested in re-doing his entire lot. Councilmember Poll feels  
71 commercial is also conducive to the master plan. He is concerned about other commercial  
72 property owners having a similar request. Councilmember Poff is concerned about preserving  
73 commercial property. Councilmember Gertge stated the Planning Commission did recommend  
74 this and it does follow the master plan. He feels that ultimately the council does have a "say" as  
75 to what is constructed on this property. **Erika called for the vote. Councilmembers Hilton,**  
76 **Poff, Poll voted no. Councilmember Gertge and Thomas voted yes. The motion failed 3 to**  
77 **2.**

78  
79 **REQUEST FOR VARIANCE: Development Standards for Easton Village Subdivision**

80 The final plat for the Easton Village Subdivision was approved by the City Council by  
81 Resolution 12-20 on August 28, 2012. The Kap brothers, developers, have requested a variance  
82 to the subdivision design standards by allowing a 60' right of way throughout the development,  
83 rather than the 70' right of way as required by the city ordinance.

84  
85 On 27 September 2012, the Planning Commissioner considered the request and made  
86 recommendation to the City Council that the developer follow the ordinance as written.

87  
88 Layne Kap, 8085 South Juniper Court, stated they are requesting a variance on Easton Village  
89 Subdivision. They are asking that the entire subdivision be approved to a 60' right of way instead  
90 of 70'. Layne feels the 70' right of way mixed with the 60' gives an imbalance to the  
91 subdivision. He also thinks it becomes a financial burden to the City with repairs to larger  
92 sidewalks and it adds \$700 per lot in the development of the lots. It also creates problems with  
93 cars and trucks parking in their driveways and blocking the sidewalk.

94



95 Councilmember Thomas stated the Planning Commission denied this request because they feel it  
96 goes against the city ordinance and there isn't a hardship.

97  
98 Layne identified areas on the plat map where sidewalks will be imbalanced on four different lots.  
99 He stated this will also affect the Mitchell's property where a 70' road is stubbed into it.

100  
101 Councilmember Poff is in favor of the larger sidewalks. He stated this development is near an  
102 elementary school where children will be walking to and from school. Councilmember Poff  
103 suggested looking at the possibility of making the park strip smaller.

104  
105 Councilmember Poll is in favor of larger sidewalks for walking purposes. Councilmember  
106 Hilton voiced his frustration when vehicles block the sidewalks. Councilmember Poll stated  
107 when homes are pushed back on the lot, it looks really nice. He feels aesthetically a 70' right of  
108 way makes sense. Councilmember Gertge is concerned about consistency for the area, but where  
109 do you transition?

110  
111 Discussion took place regarding whether or not the council should look at reducing the size of  
112 the park strip. Councilmember Thomas stated he is reluctant to grant variances because there  
113 isn't a real hardship. Councilmember Hilton feels this city ordinance makes more sense with  
114 larger developments. Councilmember Poff stated there are surrounding properties that will be  
115 affected by this development. Layne disagreed with Councilmember Poff.

116  
117 **Councilmember Thomas moved to deny the request for variance because there isn't a**  
118 **hardship and if we want to change the standard, then the council needs to go through the**  
119 **proper steps to change the ordinance. Motion died due to lack of second.**

120  
121 **Councilmember Poff moved to approve the variance for Easton Village Subdivision with a**  
122 **4 ½ ft. wide park strip and a 5 ft. wide sidewalk. Councilmember Poll seconded. Erika**  
123 **called for the vote. Councilmembers Poll and Poff voted yes. Councilmember Gertge,**  
124 **Hilton, and Thomas voted no. The motion died 2 to 3.**

125  
126 **Councilmember Thomas moved to approve the variance for Easton Village Subdivision to**  
127 **make it more compatible with neighboring properties. Councilmember Gertge seconded.**  
128 **Erika called for the vote. Councilmembers Poll, Hilton, and Gertge voted yes.**  
129 **Councilmember Thomas and Poff voted no. Motion carried 3 to 2.**

130  
131 **RESOLUTION 12-27: Mutual Aid Fire Protection Agreement with Weber Fire District:**  
132 Fire Chief Graydon stated the city attorney has reviewed the agreement. Paul Sullivan, Deputy  
133 Chief from Weber Fire District, was in attendance.

134  
135 **Councilmember Thomas moved to approve Resolution 12-27 as written. Councilmember**  
136 **Gertge seconded. Erika called for the vote. Councilmembers Gertge, Hilton, Poff, Poll,**  
137 **and Thomas voted yes. The motion carried.**

138  
139 **RESOLUTION 12-28: Conditional Acceptance of Canyon View Ranches Subdivision**  
140 Jones and Associates, Consulting Engineers for South Weber City, has conducted an inspection  
141 of Canyon View Ranches Subdivision and it has been determined that the improvements in the

142 subdivision have been completed satisfactorily to meet minimum requirements according to city  
143 standards and specifications.

144

145 **Councilmember Thomas moved to approve Resolution 12-28 as written. Councilmember**  
146 **Poll seconded. Erika called for the vote. Councilmembers Gertge, Hilton, Poff, Poll, and**  
147 **Thomas voted yes. The motion carried.**

148

149 **NON-SCHEDULED DELEGATION:**

150

151 **Ryan Hales, of Hales Engineering**, asked about the Kay Martinez property and if it could be  
152 tabled so that Rodger can check with legal council to see if that is the only avenue. Mr. Hales  
153 understands there are three criteria: (1) Positive recommendation from Planning Commission, (2)  
154 Recommendation from city staff, and (3) Follows the city's master plan. He feels the council  
155 needs more time to look at it. He feels the denial is difficult for Kay Martinez. Councilmember  
156 Thomas stated if there are negotiations, it is better not to have a pending application. He feels a  
157 decision has been made. Councilmember Poll is in favor of more time to think about things.

158

159 **Councilmember Poll moved to reconsider Ordinance 12-06. Councilmember Hilton**  
160 **seconded. Erika called for the vote. Councilmember Poll, Hilton, Gertge voted yes.**  
161 **Councilmember Poff and Thomas voted no. Motion carried 3 to 2.**

162

163 **Councilmember Poll moved to table Ordinance 12-06. Councilmember Hilton seconded.**  
164 **Erika called for the vote. Councilmember Poll, Hilton, Gertge voted yes. Councilmember**  
165 **Poff and Thomas voted no. Motion carried 3 to 2.**

166

167 **MAYOR'S ITEMS:**

168

169 **Job Corp Luncheon:** The City Council has been invited to the Job Corp luncheon to be held on  
170 October 11<sup>th</sup> from 12:00 p.m. to 1:00 p.m.

171

172 **Utah Cities of Leagues and Towns:** Guest performance by Linda Elder of Songbirds. Mayor  
173 has information.

174

175 **Christmas Dinner:** Mayor Gertge is in favor of holding the Christmas dinner at Job Corp.

176

177 **CITY COUNCIL ITEMS:**

178

179 **Councilmember Poll:**

180

181 **Motion to Reconsider:** Councilmember Poll asked how far back you can go to  
182 reconsider motions. He has been concerned about the denial for Jeff Clifford. Councilmember  
183 Thomas stated usually a decision can be appealed on a land use within 30 days.

184

185 **Future City Office:** Councilmember Poll feels there should be a formulated plan in  
186 regards to a future city office. He suggested hiring a professional to help make a decision.  
187 Rodger stated he can bring information regarding three different options to the next work  
188 meeting.

189

190 Councilmember Poff:

191

192 Sidewalk in Easton Village Subdivision: Councilmember Poff suggested a joint  
193 meeting with Planning Commission. Mayor Monroe suggested the council meet with them on a  
194 Thursday night.

195

196 Youth Council: Megan Jordan is the new Youth Council Mayor. Councilmember Poff  
197 apologized that the youth council wasn't in attendance tonight.

198

199 Councilmember Gertge:

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201 Emergency Preparedness Fair: Councilmember Gertge attended and felt it was  
202 successful. He thanked the city staff for their efforts.

203

204 Councilmember Thomas:

205

206 October 16<sup>th</sup> Work Meeting: Councilmember Thomas and Poll will not be in  
207 attendance.

208

209 **ADJOURNED:** Councilmember Thomas moved to adjourn the City Council meeting at  
210 7:32 p.m. Councilmember Gertge seconded the motion. Councilmembers Gertge, Hilton,  
211 Poff, Poll, and Thomas voted yes. The motion carried.

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

217 Mayor: Jeff Monroe

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221 \_\_\_\_\_  
222 Transcriber: Michelle Clark

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226 Attest: \_\_\_\_\_  
227 City Recorder: Erika Ahlstrom

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**OCTOBER 9, 2012**  
**WORK/DISCUSSION MEETING PRIOR TO CITY COUNCIL**

Those in attendance to the work session were: Mayor Jeff Monroe, Councilmembers Randy Hilton, Joe Gertge, Michael Poff, Farrell Poll, Dave Thomas, City Manager Rodger Worthen, City Recorder Erika Ahlstrom.

Visitors: Ryan Hales, Steve Robinson.

Councilmember Gertge moved and Councilmember Hilton seconded a motion to go into work meeting. Work meeting commenced at 5:32 p.m.

*Warrant Register and Consent Agenda:* The purchase orders on the consent agenda are budgeted for. Resolution 12-26 is for the renewal of the Robinson Waste agreement. Rodger said the agreement is for the same rates we are paying. A clause has been added to cover services in the event of an emergency. .

Councilmember Poff questioned the bill on the warrant register from Jones and Associates for the storm water plan. He asked why we didn't put it out for bid. Rodger replied because they are the city engineers and know our city. Councilmember Poff expressed asked if we have to list the football referees on the warrant register; Rodger replied yes.

The following items will be taken off of tonight's agenda and rescheduled: Country Fair Days report and Youth Council Oath of Office.

*Ordinance 12-06 Rezone Martinez:* Councilmember Poll said he is opposed to this rezone because the city has limited commercial area. He said he has a vision for that area. Ryan Hales, representing the property owner, stated the general plan identifies the property as residential. He feels that although it is adjacent to commercial it would look out of place. It's off the main street in the midst of a residential area and is more of a "remnant" property. Councilmember Poll would like it to be transitional open space. Mr. Hales said they tried to sell the property as commercial, with no interest. Councilmember Poll is concerned that Jeff Clifford was denied residential for his property. Mr. Hales said this rezone does fit into the general plan. Councilmember Hilton stated that at the last meeting Councilmember Poff had some concerns and he wanted to check into some things. Councilmember Poff said he just doesn't think the rezone is in the best interest of the city. Councilmember Thomas reiterated the point that the general plan has it as residential, so the planning commission and city council at some point didn't think it needed to be commercial. Councilmember Poll feels it could be open space as part of the commercial area, and a mixed use could work there. He said the whole area should be master planned as a city town center. He said this is something the city needs to take on. Councilmember Thomas said working out an access to the property would be much less significant (for residential) than with a commercial project. He said he is of the opinion that the general plan is residential and he is concerned about tying property owners hands in that they can't do anything with the property.

Work meeting adjourned at 6:00 p.m. Work meeting minutes by Erika Ahlstrom



# COMMUNITY COVENANT

supporting those who serve

## Community Covenant Program Introduction

The Community Covenant Program is an initiative created in 2008 by the United States Army, designed to reach out to all military service members regardless of service branch. The intent of the program is to encourage cities and towns across the country to formally commit their support to service members (current and former) and military families residing within their communities. The initiative in Utah began in early 2010 with a Community Covenant Citation read on the floors of the Utah House and Senate.

An integral part of this formal commitment is tailoring each city, town, and county Community Covenant to the local level according to the needs of local service members and the desires of local leadership. Each Community Covenant is unique and can be as simple or complex as the leaders who create it want it to be.

Essentially, cities and towns are encouraged to form a collaborative group consisting of civic leaders, educators, law enforcement officials, religious representatives, health care providers, Veterans Service Organization leaders, local businesses, and other organizations of their choosing. The purpose of this collaborative group is to evaluate and decide on what the community can collectively do to support service members and their families.

Ideally, we'd like to see each city set up a volunteer military liaison position to keep elected, school, and law enforcement officials and local clergy aware of the service members in their area who are deployed, thus ensuring that families of service members are being well cared for. Such a liaison would be able to coordinate with the local community and also be educated on the benefits and programs that are available from the National Guard and other services.

As a culminating event to every Community Covenant, cities, towns, and counties are encouraged to create a document (The Community Covenant) that formally declares their commitment to supporting service members and their families. The document is typically signed during a ceremony that can be as big or small as the community leaders want to make it, and will include signatures of key leaders or organizations within the community. We suggest that local media and community members be invited to take part in the ceremony. Also, we want to make sure that veterans of past wars and retired service members also be included in the ceremony, as well as in the planning of the actual Community Covenant, to remind them that their sacrifices are not forgotten.

We have many resources and will provide guidance for this program, but it is our hope that individual communities will become excited about the program and pool their collective resources and creativity to shape their Community Covenant to the unique needs of their community and give it a local touch. We believe the Community Covenant initiative can lead to increased awareness and support for military service members in each of Utah's cities, towns, and counties, as well as to increased patriotism and devotion to community and country.

We appreciate your willingness to read about the Community Covenant Program. Please feel free to email or call me if you have further questions.

With utmost respect,

CPT Simmons

801-380-1378

[Joseph.earl.simmons1@us.army.mil](mailto:Joseph.earl.simmons1@us.army.mil)

“Taking care of  
family matters,  
because families  
matter”

UTAH NATIONAL GUARD  
FAMILY PROGRAMS  
[WWW.ut.ngb.army.mil/family](http://WWW.ut.ngb.army.mil/family)



## **RESOLUTION 12-29**

### **Dan Shupe Subdivision- Davis County Plat 13-283 FINAL ACCEPTANCE**

**BE IT HEREBY RESOLVED**, by the City Council of South Weber City, State of Utah, as follows:

**WHEREAS**, Jones and Associates, Consulting Engineers for South Weber City, has conducted an inspection of Dan Shupe Subdivision and it has been determined that the improvements in the subdivision have been completed satisfactorily to meet minimum requirements according to city standards and specifications; and

**WHEREAS**, Jones and Associates recommends Final Acceptance of Dan Shupe subdivision;

**THEREFORE**, be it hereby resolved, the City Council of South Weber City hereby approves Final Acceptance of Dan Shupe Subdivision, Davis County Plat 13-283, with the following conditions:

1. All remaining escrow funds for Dan Shupe Subdivision including the 10% contingency warranty fund shall be released upon payment in full of any fees due to the city.
2. Upon final release of escrow funds, the City will assume full responsibility for ownership and maintenance of improvements.

**PASSED AND ADOPTED** by the City Council of South Weber City this **23<sup>rd</sup> day of October, 2012.**

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**Jeffery G. Monroe, Mayor**

**Attest:**

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**Erika J. Ahlstrom, City Recorder**



CONSULTING ENGINEERS

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18 October 2012

South Weber City Corporation  
Attn: Rodger Worthen, City Manager  
1600 East South Weber Drive  
South Weber, Utah 84405

**RE: Dan Shupe Subdivision - Final Acceptance**


Dear Matt:


I have completed an inspection of the improvements in the above mentioned subdivision and found them to be completed satisfactorily and to meet minimum requirements of South Weber City standards in accordance with engineering and/or subdivision plans submitted and previously approved. Therefore, we recommend Final Acceptance of this Subdivision. All remaining escrow funds can be released at this time.

If you have any questions, or if I can be of any help, please let me know.

Sincerely,

JONES AND ASSOCIATES  
Consulting Engineers  
South Weber City Engineers

  
Benjamin A. Slater - City Inspector

  
Brandon K. Jones - City Engineer

Date of Final Acceptance to be determined by the City Council



**SOUTH WEBER CITY COUNCIL**  
Staff Backup Report

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Date of City Council Meeting: **23 October 2012**

Title: **RES 12-30: Final Acceptance of Royal Farms Phase 3**

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**RECOMMENDATION**

Approve final acceptance of Royal Farms Phase 3 Subdivision.

**BACKGROUND**

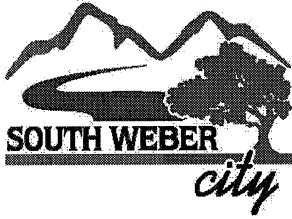
The Final Plat for Royal Farms Phase 3 was approved in September 2004.

Staff was going through the escrow files and found that no activity had taken place with this subdivision since a release that was authorized in June 2005. The developer (Steve Rice for Poll Ltd. Family Partnership) had made no requests for additional releases, however the improvements were completed.

In October 2011 Mark Larsen did an inspection and the developer was provided with a list of items to complete. On October 2, 2012 Mark did another inspection and found the improvements to have been completed to City standards.

**CONCLUSION**

This subdivision and escrow account need to be finalized and closed out.



1600 E. South Weber Drive  
South Weber, UT 84405

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

801-479-3177  
FAX 801-479-0066

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October 16, 2012

After performing a final inspection of Royal Farms Phase 3 Subdivision, I have found the improvements have been completed and meet the minimum requirements.

I recommend final acceptance of Royal Farms Phase 3.

Mark Larsen  
Public Works Director

## **RESOLUTION 12-30**

### **Royal Farms Phase 3 Subdivision- Davis County Plat 13-261 FINAL ACCEPTANCE**

**BE IT HEREBY RESOLVED**, by the City Council of South Weber City, State of Utah, as follows:

**WHEREAS**, Mark Larsen, Public Works Director and Building Official for South Weber City, has conducted an inspection of Royal Farms Phase 3 Subdivision and it has been determined that the improvements in the subdivision have been completed satisfactorily to meet minimum requirements according to city standards and specifications; and

**WHEREAS**, City staff recommends Final Acceptance of Royal Farms Phase 3 Subdivision;

**THEREFORE**, be it hereby resolved, the City Council of South Weber City hereby approves Final Acceptance of Royal Farms Phase 3 Subdivision, Davis County Plat 13-261, with the following conditions:

1. All remaining escrow funds for the subdivision including the 10% contingency warranty fund shall be released upon payment in full of any fees due to the city.
2. Upon final release of escrow funds, the City will assume full responsibility for ownership and maintenance of improvements.

**PASSED AND ADOPTED** by the City Council of South Weber City this **23<sup>rd</sup>** day of **October, 2012**.

---

**Jeffery G. Monroe, Mayor**

**Attest:**

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**Erika J. Ahlstrom, City Recorder**