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, 24 JUNE 2014 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.

COUNCIL MEETING:

6:00 p.m. **PLEDGE OF ALLEGIANCE – Council Member Poore**
PRAYER - Council Member Hilton
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)

- **Approval of 6 May 2014 Council Work Meeting Minutes**
- **Approval of 3 June 2014 Council Special Meeting Minutes**
- **Approval of 6 June 2014 Council Special Meeting Minutes**
- **Approval of 10 June 2014 Council Work Meeting Minutes**
- **Approval of 10 June 2014 City Council Meeting Minutes**
- **Approval of 12 June 2014 Council/Planning Commission Special Meeting Minutes**

6:05 p.m. ***CERTIFICATE OF APPRECIATION***

6:10 p.m. ***RESOLUTION 14-22:*** **A Resolution establishing New Culinary Water and Sanitary Sewer monthly rates for South Weber City.**

6:15 p.m. ***LONG RANGE GOAL REVIEW- Discussion***

6:30 p.m. **PUBLIC COMMENT** Keep public comments to 3 minutes or less per person
MAYOR
CITY COUNCIL ASSIGNMENT UPDATES & COMMENTS
STAFF

CLOSED EXECUTIVE SESSION:
CLOSED EXECUTIVE SESSION – UTAH STATE CODE §52-4-202 & 52-4-205: THE COUNCIL MAY CONSIDER A MOTION TO ENTER INTO CLOSED EXECUTIVE SESSION FOR THE PURPOSE OF DISCUSSION OF CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF INDIVIDUAL(S).

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
UT PUBLIC NOTICE WEBSITE www.pmn.utah.gov

EACH MEMBER OF GOVERNING BODY
THOSE LISTED ON THE AGENDA

DESERET NEWS
STANDARD-EXAMINER
DAVIS NORTH BRANCH
LIBRARY

DATE: 23 June 2014 **CITY RECORDER: Jennie Knight**

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, INDIVIDUALS NEEDING SPECIAL ACCOMMODATIONS DURING THIS MEETING SHOULD NOTIFY SOUTH WEBER CITY, 1600 EAST SOUTH WEBER DRIVE, SOUTH WEBER, UTAH 84405 (801-479-3177)
Agenda times are approximate and may be moved in order, sequence and time to meet the needs of the Council.

SOUTH WEBER CITY
CITY COUNCIL WORK MEETING

DATE OF MEETING: 6 May 2014 **TIME COMMENCED:** 5:37 p.m.

PRESENT:	MAYOR:	Tammy Long
	COUNCILMEMBERS:	Scott Casas
		Randy Hilton
		Michael Poff
		Marlene Poore
		Dave Thomas
	CITY RECORDER:	Erika Ahlstrom
	DEPUTY CITY RECORDER:	Emily Thomas
	CITY TREASURER:	Dariel Rochell
	PUBLIC WORKS DIRECTOR:	Mark Larsen
	DEPUTY FIRE CHIEF:	Frank Patrick

Visitors: Planning Commissioner Wayne Winsor, Bryan Lay, Tyler Thomas, Jared Bryson.

Councilmember Thomas moved to open the meeting, Councilmember Casas seconded. The meeting convened at 5:37 p.m.

BUDGET DISCUSSION: Dariel said the 2015 budget is still in the works, she needs to make some adjustments. She said she went to pull information and only about ¼ of the manual entries were there. She has been working to get those in to get the actuals more precise.

Dariel said she has been working off of the 2015 budget projected on the triennial budget, based on direction from Rodger. Dariel and the Council discussed the projected revenues, going down line by line. Dariel was asked to research the tax revenue projections and why we anticipate the franchise tax going down. Councilmember Thomas explained that the property tax rate floats so you don't get any more than you got the previous year. He also explained that franchise tax comes directly from a utility depending on the agreement it has with the city. Dariel reported the gravel pit royalties go into the recreation fund.

Councilmember Thomas asked if the city is not eligible for CBDG grants due to income level. Emily said it is basically because we are too white and too rich. Councilmember Thomas suggested as they look for a new manager they would talk to them about experience in grants.

It was pointed out that income from fines has gone down substantially. Mayor Long said this is the case statewide.

Dariel said that staff recommended adding the train as a revenue line item, but we don't know what to project. She said it will be easier to track if it has its own line item.

Dariel reminded the council this is still a working document, and she is feverishly trying to get the manual entries in.

The council discussed expenses.

The council decided to leave the legislative travel at $9K in case they decide to go to both conferences, in St. George and Salt Lake. Dariel stated that staff is very conservative with education and travel, and she hasn't seen them have the "spend because we have it" mentality.

Dariel was asked to research the state treasurer surcharge. Councilmember Thomas said they are directly proportionate to the fines. It was discussed that part time salaries for judicial went up because the court clerks had to cover the front office while one of the employees was out on maternity leave. Councilmember Casas asked if we have to have a court. Councilmember Thomas said no if we don't the county justice court would hear them, we would have to contract for a prosecutor, and revenues are cut in half. Councilmember Poff said having the court keeps government localized and it isn't going to an outside source.

Administrative salaries were discussed. Councilmember Casas thinks utility bills should be paying for utilities, and asked why have an enterprise fund? He said admin fees should all be in the general revenue fund. Dariel said when you separate it out you have more detail to expense and whether income is equal to output. Breaking it out helps to be able to say how many people are needed to provide the service. Councilmember Casas said he understands this with the public works department, but the city manager why a portion of his salary to an enterprise fund. Councilmember Poore disagrees also, saying 50% of admin salaries were charged to the enterprise funds. Councilmember Poff suggested having the proportionate wages stay consistent for a period of time. He added that the enterprise funds in theory are intended to be profit generating. Councilmember Poore said you can do that with depreciation, and it is not ethical to charge people that way. She said the fees are supposed to be based on what it actually costs to provide that service. Mark said that any meeting on storm sewer, subdivision, if meeting with attorney on subdivisions, water, that's what the city manager does, and he works on the paperwork. Councilmember Poore argued that all admin staff have multiple duties. She thinks it should all stay under admin. Dariel said if there are going to be a lot of changes, she recommends waiting until 2016. She said if it is only the city manager's salary, she can make that adjustment. Councilmembers Casas and Poore think it should be 100% admin. Councilmember Thomas doesn't agree, stating the city manager administers all of those programs as well, so truly looking at real cost of those services, it includes the administration costs, by taking it out we don't have a true number. He said enterprise funds have to account for salaries. Councilmember Poore said they can be subsidized through the general fund. Councilmember Thomas said we need to include overhead to provide the service.

Dariel was asked to research what the 2012 line items in engineering were for. Erika said at this time Dariel is swamped, and we should move forward. Dariel said we probably had a lot of projects in place. Dariel suggested putting a portion of the attorney expenses in legislative because they are using the attorney.

Police protection and animal control based on information received from county. Emergency preparedness was supplemented by a grant.

In regard to fire protection, Chief Graydon recommended an increase in part time salaries. Erika said the fire dept salaries have not gone up in several years. Councilmember Poore wants equipment supplies and maintenance separated out. Erika commented that Councilmember Poore is getting down in the weeds now. Dariel said this would be difficult to do each time you enter an invoice. Councilmember Hilton agreed the council is trying to get too specific.

Parks, no changes. Councilmember Hilton would like to see the second baseball diamond done. Mark said we have bid the bowery out for Canyon Meadows Park. Councilmembers Casas and Poore asked about how many mowers we have. Emily stated it is Mark's department to make the determination on how many mowers are needed.

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Councilmember Casas asked Mark what equipment he needs for $25,000. Mark stated $19,000 is for a mower. He said there is one mower that needs to be replaced. He said they currently have three mowers all together. One is a New Holland and two mowers are a Ferris. He said the one Ferris is a small one that needs to be traded out. He said the Public Works Department mows five days a week. Councilmember Casas said he is familiar with mowers and a 72" Ferris can mow approximately 15 acres a day, if it is in one spot. Mark said the guys have holding ponds to maintain, check sprinklers, trim trees, weed eat, etc. Councilmember Poore said it doesn't seem that we need the big of a mower (one for each park). She is trying to put the logic together as to why the city would need four large mowers. Mark suggested spending a week with the guys that mow.

The council agreed to add $5K to beautification. The council discussed getting entrance signs to the city. Councilmember Hilton said we have parks that need more than the beautification committee needs, and other things in the city where we have needs. Dariel said we may be able to do this if the final numbers come back positive.

Regarding the train, Dariel asked for guidance on how much the city may be spending. Mark said they want the city to supply weed killer, power, water, and road base. The council will address this later.

Councilmember Thomas said the council needs to consider whether they will budget for merit increases. He said it will take about $17K depending upon max average. We also need an understanding of what the health care premiums are going to be this next year. Mayor Long said we will be meeting with the ULCT regarding benefit options. Last year the city did a merit increase with an average of 2%. Councilmember Thomas said the state gave a 1% COLA, but that isn't a lot to keep people here. Councilmember Poore said she would like to look at the benefits that city pays compared to other cities, stating ours are substantially higher than other cities. She wants to have a better idea of salaries here, and what our benefits package consists of. Erika stated she has provided Councilmember Poore with that information. Councilmember Poore said she could only get the specifics for one person's salary. Erika asked which employee that was; Councilmember Poore declined to answer. Erika stated she believes it to be Rodger's, which was information requested by the Mayor and was apparently shared with Councilmember Poore. Erika said the mayor is privy to information that the councilmembers are not.

Councilmember Poff said last year they discussed that if anybody was not being compensated to the position they are at, they should be compensated fairly. Mark said he doesn't like COLA's but this year it may make sense since there is not staff to determine merit increases. Councilmember Thomas said they discussed employee positions under the salary survey last year, and the water technicians were not addressed. Councilmember Poff said if staff recommends anything, bring back it by position. Councilmember Thomas suggested putting a 3% COLA into the tentative budget, and scale back in the final budget if needed.

Capital improvements are not ready for discussion.

In the water enterprise fund, Dariel has to calculate the rate based on the municipal cost index. Erika stated each year we have to do an increase. Councilmember Thomas said it is one of the bond covenants. The current estimate is 62 cents. Councilmember Poff wants to know what our hoped fund balance is. Councilmember Poore wants to pay off the bond. Councilmember Thomas said fund balances play a role in future bond rates. Dariel will have the fund balances later. Councilmember Thomas said whatever is reflected on the tentative budget we can adopt next Tuesday understanding we need more information. Councilmember Poore said all of the residents are upset with utility bills being too high, and she would like to see lowering the rates, just to meet the expenses. Councilmember Casas said he did some research based on trash receipts on trash hauling and the city might see some savings doing green waste recycling. Councilmember Thomas said we need to consult with our financial advisor to look at the bond covenants.

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Councilmember Thomas said if we are not expensing the city manager's salary from enterprise funds, where do we come up with the money to pay for the city manager. Councilmember Casas said the general fund could absorb the $50K in expense to offset the water fund to avoid a rate increase.

Councilmember Poff said the council needs to make sure they are on the same page. He would be for a small decrease, if we can make it work this is the time. Councilmember Casas wants no rate increase. Councilmember Hilton asked why the city should absorb those costs. Emily stated the newly elected officials made a campaign promise to lower utility rates. She said they ran their campaign on information that was inaccurate and that they didn't understand.

Emily announced at this time she is giving her resignation, with her last day being Friday. Erika announced her resignation as well. Mark said now there is nobody to do anything now. Dariel commented the meeting has taken a different turn. There were no further comments.

Councilmember Poff said if we move forward with the tentative budget as it is, that equates to $1.67 increase in the utility rate. He suggesting scheduling another time to meet after Dariel has time to do the research.

Councilmember Poff said given the current situation we need to open up positions and get applications. Mark said we have no staff left.

Erika was asked if she could get out the job announcements.

Dariel stated we wouldn't be as far as we are on the budget without Emily and Erika. She said the city had a great staff. Councilmember Poore said she knows they worked hard.

Wayne Winsor said as a citizen he cannot believe the council is not fighting their resignations. Councilmember Casas told Emily and Erika he would love to keep them.

Emily stated it has been hell for four months, and they created a toxic environment before they were elected throughout the campaign. She said they want to be staff, they go around staff, there is no trust and no respect. She said she is not a quitter but she can't do this for four years. She is angry that residents elected the new officials from a campaign based on lies. She added that this has nothing to do with the councilmembers who were on before, and she appreciates the opportunities she has been given.

Councilmember Poore said they don't know what's going on and they were trying to find out. Trying to understand why things run the way they do. Emily said they don't respect our role as staff, giving the examples of researching a marquee, the leases for the trucks, discussing business outside of the public meeting, with a decision made in public reversed behind the scenes.

Erika said that there have been allegations by Councilmember Poore of wrongdoing by previous staff, yet she has provided no proof. She said she echoes what Emily has said, although she has additional reasons for resigning. Erika said she and Emily met with Mayor Long last week and poured their souls out to her and she barely said a word. Erika said she doesn't enjoy having to argue and defend points that are integral parts of city government. She said staff hasn't gotten the impression that the mayor and new councilmembers want to learn, and they haven't helped staff help them to learn and grow. She said she feels the decision the mayor made regarding pulling posting the city manager's position after a decision was made pushed her too far and she feels it was a violation of public meetings, with a different decision being made after the meeting.

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Councilmember Poff said he recognizes Emily and Erika's efforts and work, and this puts the city in a big hole to climb out of.

Frank Patrick said we hire people to do their job, and they still question them at every turn. He said the last four months hasn't been fun. Mark said they had to grovel to get 2% for staff, and it is hard to keep people around. Frank said we pay our firemen very little, and there is still no vehicle replacement plan. Mark said we have been using guys from jail to supplement staff, we haven't increased people, but we have increased the parks by 25%. He said the staff knows working for a city is not the highest paying job in the world, but they are worried that council doesn't care about the staff.

Councilmember Poff moved to adjourn and recommend meeting Thursday or Friday as a council. Councilmember Casas seconded. Meeting adjourned at 9:45 p.m.

Minutes by Erika Ahlstrom, City Recorder.

APPROVED: _____ **Date**

Mayor: Tammy Long

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Attest: **Temporary City Recorder: Jennie Knight**

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SOUTH WEBER CITY COUNCIL
SPECIAL MEETING

DATE OF MEETING: 3 June 2014 **TIME COMMENCED: 4:00 p.m.**

PRESENT: **MAYOR:** **Tammy Long**

COUNCILMEMBERS: **Scott Casas**
Randy Hilton
Michael Poff
Marlene Poore
David Thomas

TEMPORARY CITY RECORDER: **Jennie Knight**

Transcriber: Minutes transcribed by Michelle Clark

Mayor Long called the meeting to order.

South Weber City Council has selected three finalists to replace former City Manager Rodger Worthen. The finalists will be interviewed at tonight's meeting by Mayor Long and Councilmembers Casas, Hilton, Poff, Poore, and Thomas.

Jay Baughman:

Jay explained he is originally from Seattle. He attended Brigham Young University. He is married and his wife is from Kaysville. He is currently working for the State of Arizona. He has experience in working in the budgeting office. He served as an assistant to the City Manager in Arizona.

Jay was asked about his management philosophy. He said it is collaborative with the best resources whether state, staff, etc. He understands he is not going to make everyone happy; however, he tries to listen and understand others view point and then explain the reasoning. Concerning city staff, he tries to work towards what is best for the city. Jay was asked how he would reduce costs and increase revenue. He said he will contact businesses and look at ways to market the city. He knows there are opportunities out there. Jay said he understands the process of economic development. He feels South Weber needs to be business friendly. Jay was then asked what personal assistance/training he would be able to provide the city recorder and treasurer? He said he has a strong financial foundation. He feels he can compliment Dariel with her accounting background and his budget background. He has worked with procurement. He is willing to help the recorder. He is familiar with GRAMA requests. When asked to describe himself in three words. Jay said humor, integrity, and enthusiasm. Jay was asked his availability. He said he would need to give two weeks notice to his current employer; however, he is open for negotiation. He concluded by stating he feels he can give the professional guidance necessary to South Weber City. He wants to do the job and feels he can do it.

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Duncan Torr Murray:

Duncan said he lives west of Plain City. He has served as a City Administrator, City Attorney, and Community Development Director. When asked about his management philosophy, Duncan said he is not a micro-manager. He is in favor of building up individual's empowerment to do their job. He feels a city manager needs to put the best interest of people above himself. He was then asked how he deals with conflict. Duncan said he gives people the benefit of the doubt. He feels it is important to think with your brain but not your emotions. He was asked how he would suggest reducing costs and increasing revenue. Duncan said he feels the city has great opportunities with property identified for commercial. He said it is important to reach out to businesses and build what the community wants. Duncan was asked about his experience with subdivision development. He said in every city he has worked in, he has attended the City Council and Planning Commission meetings. He feels he has a lot of experience in this area. He has worked as a City Recorder where he gained experience with public notices, codification, and GRAMA requests. When asked three words to describe himself, Duncan said flexible, open minded, and able to connect with people. He was asked when he would be available. He said he would be able to work within a week. In conclusion, Dunca stated he likes the community of South Weber. He has a philosophy that he like s to live in a city and not work in it. He feels this allows him to be neutral and fresh on Monday mornings.
[Council Member Casas disclosed that his company has done some pest control work at Duncan Murray's home.]

Regan Bolli:

He has been the City Manager for Ephraim City, Utah, since 2010. He has a Juris Doctor degree from the University of Denver, and a Bachelor of Arts degree in American Studies from Brigham Young University. When asked about his management style, Regan said he is a pro-active manager who is performance driven. He feels work has to maintain a level of professionalism; however, he doesn't take things too seriously. He feels people need to feel appreciated and there has to be room to compromise. Regan was asked about hoe he would reduce costs and increase revenue. He suggested an internal audit of every department. Concerning increasing revenue, he would suggest identifying areas for commercial use, being smart, wise, and pro-active when deciding who we want and go get them. Regan was asked about his experience with subdivision development. He said he has experience with 30 to 40 home subdivisions. He also has experience in working with city staff and developers to make sure developments fit into the city master plan. Regan has experience with Community Impact Board grants. When asked his availability, he said he would be available the first part of August. He explained his family is ready to move on and South Weber City has a special feel to it. He likes to rural nature of the city. When asked three words to describe himself, he said energetic, family oriented, and active. He explained he would prefer to live in the city he works in. He wants to be part of the community he lives in. He would be interested in getting involved with coaching. He understands it is a 24/7 job.

Councilmember Thomas moved to adjourn the special meeting and go into a closed session at 6:25 p.m. Councilmember Poff seconded. Councilmembers Casas, Hilton, Poff, Poore, and Thomas voted yes. The motion carried.

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Councilmember Thomas moved to reconvene the meeting Red Lobster in Layton. Councilmember Poff seconded. Councilmembers Casas, Hilton, Poff, Poore, and Thomas voted yes. The motion carried.

After interviews on Tuesday, June 3, 2014, the Mayor, council members, with the exception of Scott Casas, the three final candidates for City Manager and Dariel Rochell met for a social dinner at the Red Lobster in Layton. Outside interests, work and family experiences, hobbies, etc. were the topics of discussion.

APPROVED: _____ **Date**
Mayor: Tammy Long

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Transcriber: Michelle Clark

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Attest: **Temporary City Recorder: Jennie Knight**

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SOUTH WEBER CITY COUNCIL
SPECIAL MEETING

DATE OF MEETING: 6 June 2014 **TIME COMMENCED: 7:00 p.m.**

PRESENT: MAYOR: **Tammy Long**

COUNCILMEMBERS: **Scott Casas**
Randy Hilton (arrived at 7:40 pm)
Michael Poff
Marlene Poore
David Thomas

CITY RECORDER: **Jennie Knight**

VISITORS: No visitors were in attendance.

Mayor Long called the meeting to order.

Council Member Poff mentioned there is a PO that needs to be issued for the Fire Department before the end of the fiscal year. These are for items that will save money in the end. Mayor and Council discussed various business items. Council Member Poff asked Jennie to send copies of the agenda to staff. Jennie clarified she sent the agenda separately to staff to give additional direction.

Council Member Poff motioned to close the public meeting and enter into a Closed Executive Session for the purpose of discussion of character, professional competence, or physical or mental health of an individual. Council Member Thomas seconded the motion. All Council Members voted aye. The motion passed 4-0.

Mayor and Council Members convened into a Closed Executive Session.

MOTION: Council Member Thomas motioned to adjourn the Closed Executive Session and reopen the public meeting. Council Member Poore seconded the motion. All Council Members voted aye. Motion passed 5-0.

ADJOURNED: Council Member Thomas motioned to close the meeting at 8:37 p.m. Council Member Poff seconded the motion. All Council Members voted aye. Motion passed 5-0.

APPROVED: _____ **Date**
Mayor: Tammy Long

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Attest: **City Recorder: Jennie Knight**

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SOUTH WEBER CITY COUNCIL
WORK MEETING

DATE OF MEETING: 10 June 2014 **TIME COMMENCED: 5:30 p.m.**

PRESENT: MAYOR: **Tammy Long**

COUNCILMEMBERS: **Scott Casas**
Randy Hilton
Michael Poff
Marlene Poore
David Thomas

CITY TREASURER: **Dariel Rochell**

Transcriber: Minutes transcribed by Michelle Clark

VISITORS: Kim Byram, John Grubb, Delene Hyde, Laurie Sorenson, Tom Graydon, Brandon Jones, and Dee Murray.

RESOLUTION 14-17: Final Plat, Royal Farms Estates Subdivision, Phase Four
Brandon Jones said this is the last phase for Royal Farms Estates. They received preliminary plat approval in approximately 2006. There is no time limit because back then there wasn't a city ordinance with a time frame. Brandon said the Planning Commission's items have been completed. Brandon hasn't seen a letter from the irrigation company. Brandon said the developer's engineer, Jason Thompson, may have submitted something to the city. Delene Hyde said that was a condition before it was suppose to go on the City Council agenda. Kim Byram said she is aware Jason Thompson did bring something in but she isn't sure. Brandon explained the reason for approving a 60' right of way verses a 70' right of way.

RESOLUTION 14-18: Final Acceptance- Silverleaf Estates Subdivision, Phase Four
No discussion

CONDITIONAL ACCEPTANCE: Cottonwood Cove Subdivision
No discussion

ORDINANCE 14-05: Questar Rezone Parcel #13-012-0069 from Residential Moderate (RM) to Agriculture (A):
No discussion

Temporary City Treasurer: Councilmember Casas introduced Dee A. Murray as a possible temporary City Treasurer. She would be coming in as an individual. Kim said she must be bonded and licensed in order to get any information from the city. Councilmember Poff is not opposed to this. Councilmember Thomas said we can direct Steve Noel to draft up a contract for Thursday's meeting. Kim discussed the need for someone to be able to sign checks because

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right now there is no one from the city authorized to sign checks from Zion's Bank. Councilmember Thomas said Dee would be paid Dariel's hourly wage. He would also like her to keep track of her hours. Councilmember Poff said the job description for Dee should include finishing up budget, payroll, and accounts payable.

Job Listing for City Treasurer: Councilmember Poore posted it on the city website and job finder. There is also a need to fill the receptionist position. Councilmember Poore will post the receptionist job with the Standard, Davis Clipper, City website, and City marquee. Councilmember Poff suggested contacting work force services.

The meeting ended at 6:00 p.m.

APPROVED: _____ **Date**
Mayor: Tammy Long

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Transcriber: Michelle Clark

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Attest: Temporary City Recorder: Jennie Knight

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SOUTH WEBER CITY COUNCIL MEETING

DATE OF MEETING: **10 June 2014** **TIME COMMENCED:** **6:00 p.m.**

PLEDGE OF ALLEGIANCE: **Councilmember Thomas**

PRAYER: **Councilmember Casas**

PRESENT: **MAYOR:** **Tammy Long**

COUNCILMEMBERS: **Scott Casas**
Randy Hilton
Michael Poff
Marlene Poore
David Thomas

CITY TREASURER: **Dariel Rochell**

Transcriber: Minutes transcribed by Michelle Clark

A PUBLIC WORK MEETING was held at
5:30 p.m. to
REVIEW AGENDA ITEMS

VISITORS: David Inglebee, Steven Rice, Delene Hyde, Tom Graydon, and Brandon Jones.

Mayor Long called the meeting to order.

APPROVAL OF THE AGENDA: **Councilmember Thomas moved to approve the agenda as written. Councilmember Poff seconded the motion. Councilmembers Casas, Hilton, Poff, Poore, and Thomas voted yes. The motion carried.**

CONFLICT OF INTEREST: There was no declaration of conflict of interest made by the City Council.

CONSENT AGENDA:

- **Approval of 27 May 2014 Council Work Meeting Minutes**
- **Approval of 27 May 2014 City Council Meeting Minutes**
- **Approval of 4 June 2014 Council Work Meeting Minutes**

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Councilmember Thomas moved to approve the consent agenda. Councilmember Poff seconded the motion. Councilmembers Casas, Hilton, Poff, Poore, and Thomas voted yes. The motion carried.

RESOLUTION 14-17: Final Plat, Royal Farms Estates Subdivision, Phase Four
Councilmember Thomas asked if a letter has been obtained from the irrigation company. Brandon said the developer's engineer did turn in a "will serve" letter, but he is not positive if plans have been submitted to the irrigation company with the request to get an approval letter.

Councilmember Thomas moved to approve Resolution 14-17 with condition that an approval letter is obtained from the irrigation company stating the infrastructure is in place. Councilmember Poff seconded the motion. A roll call vote was taken. Councilmembers Casas, Hilton, Poff, Poore, and Thomas voted yes. The motion carried.

RESOLUTION 14-18: Final Acceptance- Silverleaf Estates Subdivision, Phase Four
Brandon stated phase four is complete; however, phase two and three have not received final acceptance. He said Jones and Associates, Consulting Engineers for South Weber City, have conducted an inspection of the Silverleaf Estates 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.

Councilmember Thomas moved to approve Resolution 14-18. Councilmember Poff seconded the motion. A roll call vote was taken. Councilmembers Casas, Hilton, Poff, Poore, and Thomas voted yes. The motion carried.

CONDITIONAL ACCEPTANCE: Cottonwood Cove Subdivision
Brandon Jones, City Engineer, said the chip and seal isn't completed but it is common for the city to hold that out and will be completed sometime in the next year. He explained that in the approval process for subdivisions they get approved, they put in required improvements, they are inspected, when the developer feels like everything is done, he will request a final inspection. From the final inspection there is a list of punch list items. He explained in absence of a City Manager the conditional acceptance is coming before the City Council. He said after final acceptance, all escrow funds are released. Councilmember Poff asked if we know why the detention pond grass has died. Brandon isn't aware of that.

Councilmember Thomas moved to approve conditional acceptance of Cottonwood Cove Subdivision. Councilmember Hilton seconded the motion. Councilmembers Casas, Hilton, Poff, Poore, and Thomas voted yes. The motion carried.

Councilmember Thomas moved to open the public hearing for Ordinance 14-05. Councilmember Poff seconded the motion. Councilmembers Casas, Hilton, Poff, Poore, and Thomas voted yes. The motion carried.

*** * * * * * * * * * PUBLIC HEARING * * * * * * * * * ***

ORDINANCE 14-05: Questar Rezone Parcel #13-012-0069 from Residential Moderate (RM) to Agriculture (A): David Inglebee said Questar has a facility on this property. He said it

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functions as a facility where the interstate gas company brings gas for the Wasatch front. He said recently the property was rezoned from agricultural to residential (Canyon Vista Subdivision). He said Questar bought property from Mike Bastian. The plan is to install an 8' cement paneled fence, but the residential property zone doesn't allow for that; thus, the request for agricultural. He said the purpose is for screening and sound. He said there is no plan to put any other piping on the lot. He said Mr. Bastian did request the 8' height. He said there are other stations where Questar has 8' walls. Brandon said the city staff supports this because there is concern about the noise and appearance. He feels the 8' fence is acceptable.

Mayor Long asked if there was any public comment. There was none.

Councilmember Thomas moved to close the public hearing for Ordinance 14-05. Councilmember Poff seconded the motion. Councilmembers Casas, Hilton, Poff, Poore, and Thomas voted yes. The motion carried.

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

Councilmember Poff asked if this affects the density. Brandon said, "no".

Councilmember Thomas moved to approve Ordinance 14-05. Councilmember Hilton seconded the motion. Michelle called for the vote. Councilmembers Casas, Hilton, Poff, Poore, and Thomas voted yes. The motion carried.

FIRE DEPARTMENT PURCHASE ORDER: Chief Graydon discussed the purchase of four used SCBA's for approximately $8,000. He said these packs will last approximately one hour verses 20 minutes with the old ones. Councilmember Poff feels it is important to have something the Fire Department feels comfortable with. Councilmember Poff apologized for not having this on the agenda as an action item. This item will need to be placed on the agenda for Thursday night.

MAYOR'S ITEMS:

UDOT – Highway 89: The construction is now taking place on the connection from Highway 193 and Highway 89.

CITY COUNCIL ITEMS:

Councilmember Casas:

Communications Committee Meeting: He said Info-bytes will make a presentation at the next communications meeting on July 10th at 7 p.m. The committee will discuss possible city marquee.

Canyon Meadows Bowery: Councilmember Casas reported that the construction of the bowery is underway. Brandon said Mark Larsen is overseeing the project with Jones & Associates.

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Councilmember Poff:

Youth Council meet with Fire Department: This will take place on June 19th.

Country Fair Days Registration: This is now available on the recreation sport-sites.

Budget Summary: Councilmember Poff suggested having Dariel create a budget summary.

Councilmember Hilton:

Wasatch Integrated Waste Systems: They will be charging the city five cents less for dumping. The City Treasurer needs to be made aware of this.

Councilmember Thomas:

Grand Marshal for Country Fair Days Parade: He suggested everyone bring some names for grand marshal to the next meeting. Kim suggested Gary & Helen Schenke. He said the council needs to decide if whether or not to get their own vehicles or do something together as a council and mayor. Councilmember Poff suggested a city float with the new city employees. Councilmember Thomas suggested making a decision within the next three or four weeks. Councilmember Poff said he needs a write up about each councilmember for the parade announcer.

Chief Graydon: Deficiencies in wiring in the City Office: It was suggested that Chief Graydon list specifically what is wrong with the wiring and let Mark know what needs to be done. If necessary, it was suggested to get an electrician in to fix it.

Councilmember Thomas moved to go into a closed executive session for the purpose of discussion of character, professional competence, or physical or mental health of individual(s) at 7:00 p.m. Councilmember Poff seconded the motion. Councilmembers Casas, Hilton, Poff, Poore, and Thomas voted yes. The motion carried.

APPROVED: _____ **Date**

Mayor: Tammy Long

_____

Transcriber: Michelle Clark

_____

Attest: **Temporary City Recorder: Jennie Knight**

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SOUTH WEBER CITY COUNCIL/PLANNING COMMISSION SPECIAL MEETING

DATE OF MEETING: 12 June 2014 **TIME COMMENCED:** 5:30 p.m.

PRESENT: **MAYOR:** Tammy Long

COUNCIL MEMBERS:
Scott Casas
Randy Hilton
Michael Poff
Marlene Poore
David Thomas

PLANNING COMMISSIONERS:
Delene Hyde
Wes Johnson
Wayne Winsor
Rod Westbroek
Robert Osborne

STAFF:
Barry Burton, City Planner
Brandon Jones, City Engineer
Jennie Knight, Temporary City Recorder

VISITORS: John Grubb, Jared Bryson, Gardner Crane, Bruce Dickamore, Jan Ukena.

Commissioner Hyde called the meeting to order.

GENERAL PLAN UPDATE DISCUSSION:
Commissioner Hyde explained the Planning Commission has been working on an Ordinance for patio homes. They are looking for feedback from City Council on whether they have interest in pursuing this. Feedback from residents indicates they do not want more high density housing, due to these standards having been met. This proposed ordinance would allow 6 homes per acre for patio homes. Residential Moderate housing has been modified slightly and they are now requesting some feedback. Mayor Long asked if they would remove the high density housing. Commissioner Osborne clarified they would not rezone any more high density housing. Already developed high density zones would remain the same. Council Member Poff said he has been an advocate of having something in between the high density housing and residential moderate.
Commissioner Johnson pointed out resident's negative response to apartment complex housing that is associated with high density. He feels if they do single family dwellings like these patio homes, this is a better reflection than the idea of more high density.
Barry Burton indicated they tried to find a middle ground with this ordinance. This also addresses the change in demographics. He said there is an aging population, and at the end of 20 years there will be a great need to address this type of housing. Empty nesters looking to down size both the size of their house and yard. Mayor Long asked if this ordinance will regulate the size of homes. Barry responded the setback requirements will regulate the size of homes to some point. Council Member Poff asked for clarification of 6,000 square foot lots with a fully developed road. Barry said the density is 6 units per acre lot. Commissioner Osborne explained this will be a single family house with a driveway and limited front yard; just enough house and yard to look esthetically appealing. Barry pointed out this will look very much like any other subdivision. Tim Grubb asked if they are changing the setback requirements. Barry responded the front setback is 20 ft. with a 10 ft rear setback, and 6 ft side yard. Council Member Poff said this is updating the setback requirements.
Commissioner Osborne pointed out they are not anticipation these homes to have large vehicles and RV's to park on these lots and the setback requirements are to allow for more building space on the lot. Barry

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mentioned there is a high demand for these types of homes and they are not currently available at this time.

Planning Commission gave discussion on the Peterson property high density zoning and how the density was increased through the process. Commissioner Osborne stated the ordinance specifies not more than 9 acres and no less than 2 acres can be zoned for patio homes. Commissioner Hyde referred to areas within the city that would be conducive for this type of housing; other difficult pieces where residents would prefer alternatives to apartments.

Council Member Hilton asked for clarification about the zoning; this will not eliminate the RH zone but add an additional zone. Planning Commission clarified this would not eliminate the existing zoning but not allow RH future zoning; alternatively giving another option. Council Member Poff asked if they are including mandatory open space within these communities. Commissioner Hyde pointed out because of the requirements there is plenty of space within these communities.

Council and Planning Commission gave discussion about club houses, common areas, and other amenities usually included in these types of communities and decided they would promote PUD's and HOA's, which sometimes have an adverse effect. Barry Burton specified the ordinance does not prevent this, but is not a requirement. Suggestions about having a set amount of area requiring a common space. Barry said this would require these being accepted as public parks, unless the area has an HOA where it is deemed private space. He said historically the HOA's form and don't function properly. Council Member Hilton suggested including trails throughout these communities to promote open space and allow for physical exercise. Council and Planning Commission agreed all residents with the city live within the space to use a recreation area. Commissioner Osborne commented he would rather limit the developments to 2-5 acres and not have to consider so many parks. Council Member Hilton said having residents in tight areas will need to have access to open space.

Commissioner Hyde pointed out the Spaulding property is within walking distance of the posse grounds. Tim Grubb commented if open space is important to individuals they will locate to these areas. This is just giving them more options. Recreation opportunities are within walking distance.

Council and Planning Commission began discussion on the possibility of requiring trail systems in new developments, this was discussed further later in the meeting.

Council Member Poff asked if maintaining the road right-of-way of 70 ft. and wider sidewalks is a good idea. Barry explained this will give the same wider open space feeling and the sidewalks will maintain separation from the road. Commissioner Osborne pointed out giving a less cramped feeling; although the ordinance does not allow for a zero lot line.

Commissioner Hyde explained the intent of Planning Commission was to ask for Council input on this proposed ordinance so they can move forward. All Council Members agreed this proposal is of interest for consideration.

Council Member Poff asked if the intent to limit the high density was to improve the economic purposes of allowing moderate to low income. Barry clarified this will not address the low to moderate housing issue. Although this does not prevent that by including any high end housing, these are not entry level houses. These are inviting to those who are downsizing but not downgrading. The aesthetic appeal will be maintained.

Commissioner Hyde asked if Council Member Poff prefers to include this requirement. He responded he was just looking for pros and cons; trying to picture the developments that may be interested in this zone. Barry clarified the limitations on low to moderate income housing would be created by the zoning map for the future. Council Member Poff asked if this will potentially be the same situation with developer's requesting more housing in a limited space. Barry responded there will always be requests for more housing by developers. Planning Commissioners and City Council will just have to stick to the zoning map plan for the future to maintain the integrity of the developments.

Council Member Hilton said he can see the need for this type of housing in the future with the aging population and feels this is a good direction to go.

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Commissioner Hyde said they received a lot of feedback on the proposed connection on 1900. Recommendation of no more than a 10% grade was received but not necessarily the reasoning behind why. Barry clarified basically it became too expensive to build. There is a portion that is set to 14%. They are trying to avoid that but sometimes that is not possible because of the natural land. Heavy trucks would have to get a run at making it up that steep of a slope. Discussion was given over the placement of the water tank in its current location. Council Member Poff said this was purposed as an access road. He said they had to spend some money to give access to the water tank.

Council and Planning Commission gave discussion on the intent of this road, access to the water tank, and whether this includes connecting through to Layton City. Commissioner Hyde asked if the intent is not to access Layton, why is there and annexation proposal. Council Member Poff said the annexation is a separate issue. Commissioner Osborne said the road is in place now. Council Member Poss said there is only a 20 ft road access made of road base. Commissioner Osborne said he is not necessarily objecting to the idea of this road connecting through to Layton. Commissioner Hyde said the planning commission would like to leave this as is. Barry pointed out the future map is showing an additional road up there. Council Member Thomas said the main concern is with the slope and cost of the road. Barry mentioned there are possibilities that will reduce the slope below 10% grade. Council Member Poff indicated this passes an elementary school and would not promote commercial development other than the corner area. Barry said they are trying to provide alternate access in the immediate area and admitted the proximity to the elementary school is a drawback. He clarified payment of the road is still the issue. Council Member Thomas said the city didn't want to spend the money to upgrade this road, they would rather developers absorbed the cost during development.

Tim Grubb asked if the grades could be addressed as an option. There was another previous plan; it was just expensive to put into place.

Barry pointed out several options. Commissioner Westbroek said Brandon Jones did work out other options that include another switch back. Barry concurred there might be a better option. Council Member Poff asked if there would be sensitive land and pollution in the area of development. Tim Grubb suggested a note be added. Commissioner Winsor pointed out 14% is an acceptable grade; although can could possibly address the steep of the slope by included more property. He indicated all codes would be met; they could be more restrictive than the code which might determine where the developer would chose to place the road. They gave discussion regarding different road scenarios. Council Member Poff also pointed out they can control the speed of traffic and insert speed bumps, if necessary. Commissioner Johnson said this is a north facing slope and will get icy during the winter

Commissioner Hyde indicated they are trying to alleviate traffic on South Weber Drive; in addition to addressing other issues. Council Member Thomas asked about minor collectors in the area of 6650. Commissioner Hyde said this has been on the master plan, because of the no access onto 6650. She asked if the no access should be put back in place. It was estimated at $614,000 to improve from 475 to South Weber Drive, not including the purchase of the land. They gave discussion on the Kendall property and the other developments that would take place eventually. These developments will bring even more traffic through this area. Council Member Thomas concurred the second access would be necessary. Commissioner Hyde pointed out the Bryson Meadows subdivision lot numbers mandate a second access be included in this development. They gave additional discussion on how to address and improve traffic in this area. Commissioner Hyde pointed out all of the developments in this area will affect 6650. Jan Ukena said she would like to see the city council step up and pay the $600,000 to develop this road. Even if other things would have to be put on hold. Commissioner Hyde reminded everyone most of these resident's would lose their front yards. Jan Ukena said there are several people wanting to see this area widened. In her opinion, this has to happen. John Grubb said this has happened before on 475. Barry pointed out these residents would lose their entire yard. Commissioner Hyde said there are limited options until the Kendall property is developed. Jan Ukena said 475 will just have more traffic then. Commissioner Hyde said heavy traffic versus residents losing their entire front yards are two different things. Barry said having 6050 east go through to Old Fort Road would be a much more convenient option.

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Tim Grubb asked if this makes financial sense to maintain more roads. Jan Ukena said she wouldn't want to maintain that road. Council Member Poff asked about the possibility of aligning South Weber Drive back to the elementary school. Horton comes out on the main artery. Barry said a four way stop would be necessary in this area and eventually a stop light. Tim Grubb said they tried to align this as closely as they could. Horton also continues east through the subdivision and goes up by the church. The intent was to bring out traffic at multiple locations. Commissioner Johnson said this is not an official right of way yet. Tim Grubb said the city does have a right of way. Commissioner Johnson said Old Fort Road would give more impetus for developers to come through, giving the city some control by putting stipulations on the portion that goes through the undeveloped area for the developers to pay back. This would continue with the road the way the city intends. Jan Ukena said there is not currently a payback ordinance in place. Commissioner Hyde asked for feedback.

They continued discussion on other available options to address traffic concerns in this area. Tim Grubb suggested condemning the small piece square off 6650 to create this new road access. Council Member Poff questioned if this would create a noise issue. Tim Grubb clarified by condemning this section of property to square off would solve these issues. Council Member Thomas said he is fine with the major collector going past the elementary school. Council Member Poff pointed out this is a big road up the entire length of the hill. Council Member Thomas said there are possibilities for slope to be addressed. Council Member Casas asked if this would be unstable. Barry said the entire hillside is unstable but the installation of Adams Avenue on the North indicated this can be done. Commissioner Poff asked what the slope is on Adams Avenue. Commissioner Winsor said its 12%. Commissioner Osborne said the fact of the matter is, there needs to be more access. Commissioner Hyde said this need to be included on the general plan. Council Member Poff asked who will be using this road, not the residents of South Weber. Commissioner Osborne said he would rather have his children access Northridge High on this new access than on Highway 89. John Grubb pointed out a good secondary road across would make Highway 89 safer by eliminating some traffic. Council Member Thomas also pointed out this allows for a second access if there is a disaster on Highway 89. Jan Ukena said it will likely be closed off during snow storms. Barry indicated there are areas of development that would mandate some access. Council Member Poff agreed that development should drive this.

Council Member Poff said he would like to discuss the annexation plan. He feels this gives the impression the city is interested in what happens to the neighboring properties. Commissioner Osborne said the reason the area was removed was for sewer issues, not being able to service the area with sewer. Council Member Poff said this is serviceable property. Barry said all that really does is allow a protest with a proposed annexation into Layton City. He said if the intent is to protest annexations, put it on there. Having participated in protests, he feels they will look carefully into who can provide the services to the protested property. Council Member Poff said he feels it shows interest in the surrounding development in the future. Council Member Thomas said if the county decides to do anything, there will be options. Obviously if Layton City decides, they would have the upper hand.

Commissioner Hyde said they received the largest feedback that residents would like bigger lots throughout the city.

Council Member Thomas informed planning commission and council there was a feasibility study conducted to see if the pit could become a water source. Early information determined, yes, it could be done. On the other hand, the coast without purchasing the land would be $18 million. This could fit into the future plan for Weber Basin. They would likely take the top 1000 acre ft, and the lining would allow for 5,000 acre ft to seep through. The bad news is the slope would have to be reduced to 3 to 1. This cost would be $25 million to create this slope. There is adequate fill available but this would involve heavy equipment. He suggested having future discussion about the potential for a recreation/commercial for this area.

Commissioner Osborne asked if this is rim to rim. Council Member Thomas said they would have a beach on the South Weber Drive side. Council Member Poff asked if this uses the Geneva pit at all. Jan Ukena asked if UDOT was involved in this discussion considering the location of Highway 89. Barry said

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there would need to be a lot of sealing done for this to happen. Commissioner Osborn asked what would go in the Geneva pit. Council Member Thomas said this proposal does not include the Geneva pit. Council Member Thomas asked how the new frontage road that is being built will impact future commercial development. Barry said they are building this in their existing right of way.

Commissioner Hyde moved the discussion towards #9 of the developable ground area map. Council Member Poff asked what parcels might be considering the patio zoning. Barry and Council Member Thomas pointed out the current residential, where the patio homes might go in the future. The owners want to leave it residential. Council Member Thomas said going up the frontage road allowing for the patio homes to mix in with the RM zoning. Barry said they have had several proposals but because of the grades and the way it slopes to the west, they thought by offering smaller lots, they could get the utilities in better. Council Member Thomas pointed out this is a hard piece, he is not sure they should put more density. Commissioner Hyde said the property owner was not opposed to the patio homes. Council Member Thomas said he was wondering because of the moderate density and the fact that this is a tough piece. Tim Grubb said higher density allows financially the ability to provide more access onto the frontage road. This gives the property owners some discretion. Council Member Thomas asked if the parcel next to the charter school is zoned commercial. Barry confirmed yes, this is proposed commercial. Tim Grubb said the last time they proposed this, they received terrible feedback. They agreed this can be a projected us of this property and they don't have to rezone. Council Member Poff asked for clarification on the mixed use overlay. Council Member Thomas said this allows some mixed use because of the proximity of the highway.

Council Member Poff asked about the current testing recharge area. If the gravel pit becomes a lake, what is proposed to fill this space? Barry said if they do a real recharge basin, this will have to be addressed. Commissioner Hyde said they compromised on item #5 of the developable ground area map. Where Stan Cook's property is green on the west side will stay one acre density. This will transition from the freeway out with the lot sizing. Commissioner Osborne pointed out the power lines run through this area as well. Barry said this is just a general location.

Planning Commission and Council gave a general discussion on item #3 of the developable ground area map. Council Member Poff asked if this will be offered to the first developer and everyone else will get the 1/3 acre lots. They discussed the options on the available zoning allowed in this area. Clarification was made the proposed patio ordinance limits a 9-acre parcel as the maximum for a development; although multiple developments can be authorized by the city. They gave discussion about having houses up by the freeway. Council Member Thomas asked if developers must include a visual barrier in this area. Council Member Poff said the property down by the dairy will be left natural land. Barry informed Council UDOT suggested the city mandate sound walls on any developments near the freeway.

Commissioner Hyde asked for feedback on the lot sizes, saying the residents like the agriculture feeling in the community of the west side. She asked if the rest of South Weber Drive should be allowed ¼ acre lots.

Council Member Poff said if the density is set in the patio zone would they have to provide more open space. Council Member Casas said there is a natural buffer. Council Member Poff pointed out they have the nine acres already set. Commissioner Osborne asked if 9 acres is too much. Tim Grubb said the ordinance doesn't limit the amount of developments that can go together on the city's end, just on the developer's end.

Commissioner Hyde asked for input on the zoning allowed on South Weber Drive. They gave discussion on the landscape of the lots, giving the illusion the houses are spread out more on the east side. Towards the west end, the same lot size will change the agricultural feeling. They discussed how to address the housing and maintain the feeling.

Council Member Poff said a lot of this is driven by the developer; if they cluster the homes.

Commissioner Hyde said once it's zoned, the developers can maximize this. She said this sets a guideline. Gardner Crane said things that look nice, sell well.

Council Member Poff asked about the Kendall property. Commissioner Hyde said they are set at 1/3 acre lots. Heather Cove is 1/3 acre lots.

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Barry clarified some items that were part of the reason why the plan on the west end is what it is today. They gave discussion showing what currently exists.
Commissioner Hyde said the commercial property in the upper left will go back to light green. This property is in the flight zone and has access issues. They will leave these as ½ acre lots. They could potentially stub into Heather Cove and come out to South Weber Drive.
Commissioner Osborne clarified which parcels will remain yellow and what will change to green. Commissioner Hyde pointed out some of this area is unincorporated Weber County.
Jared Bryson pointed out Louise's property has only one driving access and is one acre. This may need to be addressed. He suggested this might need to remain high density. There is no access through there unless. Council Member Thomas said the RH shows it is already zoned. They gave discussion about which areas to include from the high density to ¼ to 1/3 acre lots. Commissioner Osborne pointed out this has already passed through planning commission with a recommendation to Council. Council Member Thomas said his impression is this was tabled for this discussion. He said when this originally came up the zoning map was inconsistent. City Council received a positive recommendation from the planning commission and they would like to see where they were coming from.
Barry also pointed out they can show this on the general plan. Council Member Thomas said when they take a look at the land use map, what are the planning commissioners recommending. Commissioner Osborne said they have sent their recommendation on to Council. Council Member Thomas explained the Council was uncomfortable with approving this because it was inconsistent with the current land use map.
Jared Bryson said they have not maximized the allowed homes on the Bryson Meadows development by 20 homes. They have matched the back side of the development with ½ acre lots. Brandon Jones said the preliminary plat was already approved. He said they would need the RM zone although they are not maximizing the allowable lots.
Clarification was given about the high density housing having been given a recommendation. Council Member Thomas said the question lays with the current zoning of ½ acre lots changing to RM. He said this was inconsistent. The Council was anticipating the moderate density approval and are now waiting for the appropriate recommendation.
Rod said this goes with the proposal. Council Member Hilton asked if this proposal is accurately depicted on the map. Commissioner Winsor indicated about 80/20 or 70/30 percentage density of this area is portrayed. Commissioner Hyde said the planning commission has been discussing this. Jared Bryson again mentioned they have not maximized the lots and some of the bordering homes show the 1/3 to ½ acre lots. Brandon Jones said the 1/3 and ½ acre lots are consistent in an RM zone.
Barry said on the transportation element, they redrew the plans 5 times addressing the access requirement. He recommended not changing this element in the plans.
Council Member Thomas said the Council depends heavily on the planning commission's recommendations. He said he is usually comfortable voting in line with these recommendations.
Commissioner Winsor said he would like to add future water resources to the general plan discussion. He said with the current schedule of the master plan the current water resources will not support the additional growth. He suggested the financial decisions need to be decided with the master plan.
Brandon Jones presented the projected water information. He informed Planning Commission and Council there is a difference between what is being used against what is required by the state as needed. If they go off the projected necessity based on the state calculations they should be addressing the possibility of purchasing water from Weber Basin. Based on the actual usage, they are okay. This is much lower that what they originally thought. There is also a change that well development might provide more water. The quickest water source is to purchase from Weber Basin. Commissioner Winsor pointed out Weber Basin has recently sold more water. He informed Council the purchase of this water commits the city whether or not they use this resource, they would still be paying for it. They purchase price of water was discussed and also the possibility of this water no longer being available.
Jan Ukena suggested requiring developers to purchase water. Council Member Thomas said they would have to implement a water concurrency order, where developers are required to provide water for their developments. Brandon Jones pointed out this is not how it's historically been done. Council Member

Thomas concurred most cities don't handle water issues this way. Brandon said the ongoing contract would eventually become the city's responsibility. Council Member Thomas agreed, this sometimes effects a change in rates. Under this order, developers purchase the first contract which is typically annual. Brandon said once the contract is in place, they city has to pay each year after. Obviously new development in the city will bring in more water use. This is just a recommendation to consider purchasing more water in the future. Commissioner Osborne said he doesn't want to pay for water for future residents of the city. Brandon Jones said the current rates are low and so water can be purchased cheaper now and pay a little less in the long run, otherwise you'll have to pay the going rate at the necessary time. Council Member Poff said you can't offset the cost by having two sets of water rates. The water rates must be the same for all residents. John Grubb asked what will happen when Weber Basin runs out of available water. Commissioner Winsor said there are multiple districts available. There are recharge wells, and a fourth district out towards Tremonton is being developed. Weber Basin considers all of the cities it provides water for. He stated this needs to be considered when these new developments are coming through.

Barry said water issues factor into density as well. 60% of water used in residential goes into yards. The lower density requires more water to cover the yards. Commissioner Winsor estimated about 300 developable lots are available before they need to consider the water issue.

Barry informed Planning Commission and Council that Map #6, the PedestrianTransportation Map, has one controversial issue the canal trail. The canal company and others are not really in favor of having a trail run alongside the canal. There is a trail that runs near canals in Clearfield. Obviously there are hazards involved when considering this option, especially if this has been intended. Commissioner Winsor suggested the trail system be put in place should the canal be enclosed. They gave discussion about never intending to put it in with open canals. There has been a push to enclose canals. Mayor Long said there is danger even when the canal is dry. Barry said if it's not included now, it will never happen. Commissioner Hyde said this is only being considered if/when the canal is closed. Council Member Poff said not to include this in the drawing, but in the text. Commissioner Winsor said contractors have a tendency to read the drawings but not always the text. Planning Commission and Council agreed a note stating "Future canal trail to be completed when safe access" should be included.

Commissioner Johnson there has been some discussion about the Weber Canyon Trail head connecting to the Bonneville Shore Line Tail; also connecting South Weber Drive to Fisherman's Trailhead.

The Charter school trail access need to stay, but the note needs to be removed.

Council Member Casas pointed out some of the trail actually runs on sidewalk. His preference is to see it be a trail. Council Member Hilton said the Weber River trail has the same problem. Council Member Poff suggested having developers include the trail as part of future development. Council Member Casas asked if what the definition of a trail is considered. Commissioner Johnson read the definition of what a trail is. They gave discussion on how to implement this item. Council Member Casas agreed this would be difficult to implement in the existing areas but would like to consider this in future development.

They gave discussion about where the local trails go through. Brandon asked for specific clarification. Council Member Casas gave clarification and an example of where to run the trail system not necessarily onto the sidewalks. Brandon said some trees may be lost to development. Tim Grubb says you can discuss this when bringing in the development. Jared Bryson said the financial burden is hard for the developers to put the 5 ft sidewalks with the 70 ft streets and expressed concern if a trail system is required as well. Gardner Crane suggested they consider when installing 15-20 feet trail areas that sometimes pose a problem for future maintenance, and then they would have to create a HOA to maintain the areas.

They discussed current access for trails. Brandon suggested swinging the frontage road out. Barry said that was the original vision. There was a 15ft buffer with trees and open space. Brandon said when this is part of the approval process to take away property to develop lots and install trails, money is lost. Barry said one possibility is to allow increased density to encourage the trail implementation. Council Member Poff pointed out the power lines. They could encourage developments to tie into trail systems. Council Member Casas said the survey feedback says residents would like trails. Brandon said this is just to connect through. Barry suggested allowing developers to put in trails in lieu of impact fees.

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Gardner Crane said he lives in Kaysville where there is an equestrian trails. The home owners have now been burdened to keep the weeds down. It turns out this is not being used for what it was originally intended. This has become a concern in his area. They gave discussion about the rail trail that runs through the county, just to raise some issues that may be considered.
Brandon asked for clarification on where to tie into after Heather Cove. Council Member Casas admitted this development was put in without thought.
They gave discussion about UDOT corridor along the river. Council Member Poff said there will probably be spots where it's necessary to tie into the sidewalks. He would like to suggest to developers to incorporate these into the developments.
Commissioner Hyde said they will discuss this during their next meeting. This can move forward without making all of these decisions.
Gardner Crane suggested including this on the map and then addressing it on a case by case basis by doing what make sense for each development.
Commissioner Hyde said there were no changes on the sensitive lands plans.
Commissioner Johnson said there was a meeting with Hill Air Force Bases environmental consultant Barbara Hill who said they should not build in some areas because of potential contamination. They only tested for 4 types of chemicals. Others were not considered during the testing. There was documentation contaminants were dumped on the hill.
Barry said the reason this was removed is because there was no direction as to what it meant. Council Member Thomas said he had them chart out for the last 20 years. There is concern with taking it off giving a false sense of safety and leaving it on is just a guideline. There was some discussion as to needing something in place to indicate the city is aware. If there is a line determined, this may give a false sense of security to those outside of the line. They gave some discussion as to how to offer appropriate information to residents. Commissioner Johnson expressed concern with placing liability on the city. Council Member Poff said there is doubt that anyone would come after the city. Barry said these lines can be put back.
Commissioner Hyde said they will consider these items on the 26th at their regular meeting and give a recommendation to the council regarding these issues. Commissioner Johnson said if these things are included, they can put the burden on the developer. Council Member Poff said he's worried about the procedure of having this on or off the map. Commissioner Johnson said he would like to see actual documentation that sampling was done and came out clean. John Grubb said he lives within the area that is tested for 14 years and it always comes back clean.
Planning Commission adjourned at 9:06 pm.

Mayor Long called the meeting to order at 9:20 p.m.

BRYSON MEADOWS DISCUSSION: Jared Bryson said they included some of the items during the general plan discussion. He said now is an opportunity to answer any questions about the Bryson Meadows development. Council Member Casas said he'd like to read through a development agreement. Jared said there is one drafted. Council Member Casas said he would like to see that. Jared asked when there might be a decision made. Council Member Thomas said the decision will be made the same night of the general plan. Planning Commission will be discussing this at their next meeting. The posting requirements need to be met. Gardner Crane asked if this is likely to take place within the next month or two. The original motion states they are willing to consider this proposed subdivision with the recommendation from Planning Commission. Council Member Thomas said they can give their answer with the general plan. Gardner Crane said he appreciates them taking the opportunity to be here.

FIRE DEPARTMENT PO #2400 FOR BREATHING EQUIPMENT: Council Member Hilton said there is a lot of discussion about equipment needs for the Fire Department. Council Member Thomas said they have never used the ladder truck. Council Member Hilton said this is a lot of expense. They gave discussion about what is required for approval of these purchases. Council Member Thomas said the Fire

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Department gives great argument for the needs of the department. They gave discussion about the requirements of needing a ladder truck for the houses up on 8200 which are elevated. This is greater than 35 feet. Council Member Poff asked if something happens, are they able to determine that the city didn't support the need for the proper equipment. Council Member Hilton said there was $20,000 set aside last year, and nothing has come of that. Council Member Poff made reference to instances where a ladder truck may be necessary. Council Member Thomas agreed it is hard to make a decision when you are not the expert. Council Member Poore said the budget needs consideration; whether the needs are worth a property tax increase to provide these things. Council Member Poff said he attended training at the League conference that showed just how dangerous these circumstances are. Council Member Thomas said this is always a tough call.

MOTION: Council Member Thomas motioned to approve the Fire Department PO #2400 for breathing equipment. Council Member Poff seconded the motion. All Council Members Thomas, Casas, Poff, and Poore voted aye. Council Member Hilton voted no. Motion passed 4-0.

CONTRACT FOR TEMPORARY TREASURER SERVICES: Council Member Casas said Dee Murray followed up with him and indicated she can't work for the listed price. She would like $35 per hour but would probably be able to do the work in 20 hours or less per week. She needs to be bonded and the city must pay for the bond. Council Member Poff said hopefully she can help them get through the difficult stuff. Council Member Casas clarified she already has a full time job. They will not have to provide a benefit package. At this time not contract has been drafted.

MOTION: Council Member Poff motioned to approve the appointment of Dee Murray as Temporary Treasurer not to exceed 20 hours. Council Member Thomas seconded the motion. All Council Members voted aye. Motion passed.

OTHER DISCUSSION:
Council Member Poff asked how many employees are left and expressed his desire to acknowledge the extra efforts of the staff by giving a 3% pay increase retroactive to March as compensation. Council Member Casas pointed out they agreed to compensate the employees for the extra hours they are working. Council Member Poff said he thought this might help with moral; as this has been an issue as of late based on the city's circumstances. Mayor and Council gave discussion about compensation for employees extra efforts. They discussed offering a year-end bonus. Council Member Poff said bonuses can be problematic. Council Member Casas indicated he is not opposed. Council Member Poff said he was trying to figure out a way to do it without calling out a bonus. Council Member Poore suggested just offering a bonus. Council Member Casas said he is in favor of doing something, but pointed out having to change the payroll might be difficult. Council Member Poff said the only reason he is suggesting it was to acknowledge employees efforts. Council Member Hilton suggested calculating out the amount based on hours works and incorporated that as the bonus amount. Mayor and Council agreed to try to compensate the employees.

MOTION: Council Member Casas motioned to approve a 3% bonus based on the last three months of the employee's salary to be paid out at the end of the fiscal year. Council Member Thomas seconded the motion. All Council Members voted aye. Motion passed.

Mayor Long asked if everyone received the letter from the Boyer's. Everyone did read this letter.

Council Member Casas said Mark has been asking about an appeal authority. Council Member Hilton said he understood this was changed but never addressed. Council Member Poff said somebody came in for an application to file an appeal. He asked if there is not an appeal authority in place, does it automatically go through to district court. Council Member Poore said she thought the Appeal Authority

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needed to be an attorney. Council Member Casas said he filed an appeal that was never addressed under the old administration.
Council Member Thomas said there is a pre-appointed attorney with predetermined fees. Council Member Poff asked if it is possible to bypass this, and go to the district court. Discussion about the time frame after the appeal is filed. Council Member Thomas said it depends on what they are appealing. Council Member Poff suggested the Mayor look for someone to appoint. They agreed to give direction to Staff if this appeal is filed. Council Member Thomas said they could get a list of attorneys from the property rights ombudsman and possibly choose someone from there. Council Member Casas asked if the Council can be the appeal authority. They discussed how to address this to remain impartial. Council Member Thomas suggested finding out the subject matter and then determining where to send the appeal.

Mayor Long said she received an inquiry as to why everyone pays the same on their water bill even though the usage may vary. Council Member Poff said they set the minimum standard. Council Member Hilton clarified a standard has to be determined. Council Member Casas said there is a minimum and if usage exceeds the minimum the resident must pay more. He suggested the Mayor reply through a letter as to why there is a minimum standard. Council Member Poff said it is possible to go through the appropriate process to change this. Council Member Hilton said part of this is administrative cost. Council Member Poore said she has seen something that shows a cost breakdown. Council Member Casas said he would be happy to respond to this resident and explain the water billing process.

Council Member Thomas said he talked to Brandon Jones briefly after the planning commission meeting. He asked what the capacity of the well is versus what is being pumped from the well. Brandon said because of the new tank, there is better pressure and it's more affordable, that is why we are using this. There is probably not as much of a concern with running low on water as previously thought.

MOTION: Council Member Thomas motioned to enter into a closed executive session for the purpose of discussion of character, professional competence, or physical or mental health of individual(s). Council Member Casas seconded the motion. All Council Members voted aye. Motion passed.

Council Members convened into a Closed Executive Session.

MOTION: Council Member Thomas motioned to close the Closed Executive Session and reopen the public meeting. Council member Casas seconded the motion. All Council Members voted aye. Motion passed.

Mayor Long motioned to adjourn at 10:12 p.m.

APPROVED: _____ **Date**
Mayor: Tammy Long

_____
Attest: **Temporary City Recorder: Jennie Knight**

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RESOLUTION 14-22

RESOLUTION ESTABLISHING NEW CULINARY WATER AND SANITARY SEWER MONTHLY RATES FOR SOUTH WEBER CITY

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

WHEREAS, South Weber City has completed an informal culinary water and sanitary sewer rate analysis (as part of its annual budget process) which projects: (1) an estimate of future accounts and utility demands; (2) an estimate and allocation of future costs; and (3) the development of a rate structure that will meet the City's revenue needs; and

WHEREAS, the South Weber City Council desires to develop a culinary water and sanitary sewer rate structure that will meet revenue needs, is fair and equitable to all users, and promotes conservation of water; and

WHEREAS, the present culinary water and sanitary sewer rates do not provide adequate funding for operations and maintenance, debt service payments, facilities replacement and repair and capital improvements; and

WHEREAS, Utah State Code grants municipalities the power to establish a fee schedule for culinary water and sanitary sewer services; and

WHEREAS, after consideration of the City's present culinary water and sanitary sewer analysis, the South Weber City Council finds and determines that it is in the best interests of the health, safety and general welfare of its current and future residents to adopt this resolution adjusting the present fee schedule.

NOW, THEREFORE, BE IT RESOLVED by the South Weber City Council as follows:

SECTION 1. RATE CHANGES.
The monthly service charges for culinary water and sanitary sewer services are established and set as follows:

Culinary Water Service Charges:
1. The culinary water base rate shall increase from $37.72 per month to $_____ per month.

Sanitary Sewer Service Charges:
1. The sanitary sewer rate shall increase from $12.90 per month to $_____ per month.

These rate changes are effective beginning July 1, 2014.

SECTION 2. SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Resolution are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of constitutionality of any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Resolution.

PASSED AND ADOPTED by the City Council of South Weber this **24th of June, 2014.**

APPROVED

_____
Tamara P. Long, Mayor

Attest:

_____
Jennie Knight, Temporary Recorder

Roll call vote is as follows:

Mr. Thomas	Yes	No
Mr. Poff	Yes	No
Mr. Hilton	Yes	No
Mr. Casas	Yes	No
Ms. Poore	Yes	No