

SOUTH WEBER CITY COUNCIL MEETING

DATE OF MEETING: 11 November 2014

TIME COMMENCED: 6:04 p.m.

PLEDGE OF ALLEGIANCE: Council Member Poore

PRAYER: Council Member Poff

PRESENT: MAYOR: Tammy Long

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

CITY RECORDER: Tom Smith

CITY MANAGER: Duncan Murray

Transcriber: Minutes transcribed by Michelle Clark

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

VISITORS: Wyndell Pasch, Bryon Saxton, Jared Bryson, Gardner Crane, Sydney Gardner, Darin Gardner, Blair Gardner, Rob Osborne, Amy Poff, Jessica Poff, Jordan Jeppsen, Maylie Jeppsen, Jared Sims, Debi Pitts, Clark Walton, Sterling Walton, Kilin Hodge, Bobby Hodge, Belle Currier, Melinda Osborne, Mary Jordan, Alicia Lawson, Tim Grubb, Nick Jensen, Kaelene Miller, and Wayne Winsor.

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

APPROVAL OF THE AGENDA: Council Member Poff moved to approve the agenda as written. Council Member Thomas seconded the motion. Tom called for a roll call vote. Council Members Casas, Hilton, Poff, Poore, and Thomas voted yes. The motion carried.

CONFLICT OF INTEREST: Council Member Poff declared a conflict of interest with Ordinance 13-18B/14-06.

CONSENT AGENDA:

- Approval of October 28th City Council Work Meeting Minutes

- **Approval of October 28th City Council Meeting Minutes**

Council Member Poff moved to approve to the consent agenda. Council Member Hilton seconded the motion. Tom called for a roll call vote. Council Members Casas, Hilton, Poore, Poff, and Thomas voted yes. The motion carried.

OATHS OF OFFICE: South Weber City Youth Council and Quarterly Report: Tom Smith, City Recorder, presented the Oath of Office to the following Youth Council members:

Youth Council Mayor: Katie Neff
Pro Tem: Shaleigh Poll

Youth Council: Britton Jordan, Jesse Jordan, Emma Howard, Zack Bell, Cameron Stokes, Emi Grubb, Jessica Poff, Heidi Jones, McKenna Hyer, Wyatt Pickett, Madison Decaria, Emilee Monson, Zach McGarry, Connor Brown, Bailey Eisert, and Wyatt Welch.

Katie Neff presented the Youth Council quarterly report. She stated the most recent event was Country Fair Days. This year's Youth Council has decided upon the theme of "Adventure is Out There" from the movie UP. She said in March they will be attending a leadership conference at Utah State University. The next upcoming event is a food drive at South Weber Elementary and High Mark School. The food items will be delivered to the Food Bank. There is a Christmas light contest in December following a dinner with the Youth Council. Breakfast with Santa will take place at the Family Activity Center.

Council Member Poff said he and his wife have been a part of the Youth Council for many years and he appreciates the opportunity to work with such fine youth.

Presentation by Highmark Charter School concerning a proposal to assist with trash removal at the park & ride: Bobby Hodge, Student Body President, from Highmark Charter School. He stated the first view of South Weber is the Park and Ride. The first thing you see is trash trapped in the fences around the Park and Ride; that's the first impression you get of South Weber. We want to help clean up the trash and put additional trash cans in the Park and Ride to help improve visitors' first impression of South Weber. Students from Highmark Charter School would like to clean the Park and Ride once a month (weather permitting). To assist in the cleaning the Park and Ride they requested the following items: (3) trash cans, garbage bags, (16) pairs of work gloves, and (3) picker pins.

Council Member Casas welcomes their enthusiasm to help clean up the City. Tom reported that three additional cans will be placed. Duncan said the City will provide all the other items requested. The Council thanked them.

October 16-31, 2015 Check Register and September 2015 Budget to Actual Report

Duncan said we are gradually getting up to date on the budget. He asked if there were any questions. Council Member Thomas asked about the amount for workman's compensation. Duncan said we pay on a quarterly basis in advance. He said Paul Laprevote, City Treasurer, didn't have any concerns. Council Member Poore asked about Davis County Government Beer Tax Allotment. Duncan said all the sales from across the State that are collected get disbursed to

cities. He said the City has to account for those funds for DUI's etc. which is then paid to Davis County Sheriff's Department. Council Member Poore asked about a vehicle reading system support to Master Meter. Duncan said this is the software used for the water meter program. Council Member Poff asked if the city staff has a handle on everything right now. Duncan feels they are moving in the right direction. He said there are small areas that need training for people who are new. He feels the right people are in place. Council Member Thomas suggested a work session to discuss the Enterprise Fund.

Council Member Thomas moved approve October 16-31, 2015 Check Register and September 2015 Budget to Actual Report. Council Member Poff seconded the motion. Tom called for a roll call vote. Council Members Casas, Hilton, Poore, Poff, and Thomas voted yes. The motion carried.

ORDINANCE 13-18B/14-06: Amendment to City's Zoning Map – Change of Zoning Parcel #13-023-0022, 13-006-0031, & 13-006-0025; approximately 30 acres from Agricultural (A) to Residential Moderate (RM)); located at approx. 6650 South & 475 East; Applicants: Uinta Land Company: Duncan said this is continued from the last meeting. He said this is adjacent to another piece of property that was rezoned Residential High (RH Zone). This development is for 66 units. There are two special conditions: 1. to lock in number of units and 2. The developer has agreed to construct at their expense a trail along the interstate which would be consistent with the Old Fort Trail. He said those two conditions are in the Ordinance. There is also a reversion clause which in the next four years if subdivision improvements are not completed, the zone will revert back to Agricultural. New signature pages were received from the Wynn's, Boyer's, and the Poff's. The Lee property and Ray property are excluded. Council Member Thomas said he understands from preliminary plat approval the access on 6650 South will be right only. Duncan said that is correct. The main entrance will go through the Poff property.

Council Member Thomas moved to approve Ordinance 13-18B/14-06 to include the Poff, Wynn and Boyer property, but not the Lee and Ray property or RH Zone property. Council Member Hilton seconded the motion. Tom called for a roll call vote. Council Members Casas, Hilton, Poore, and Thomas voted yes. Councilmember Poff abstained. The motion carried.

Council Member Thomas moved to open the public hearing for Ordinance 14-07. Council Member Hilton seconded the motion. Tom called for a roll call vote. Council Members Casas, Hilton, Poore, Poff, and Thomas voted yes. The motion carried.

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

ORDINANCE 14-07 (including a development agreement): a rezone request from Future Homes for approx. 4.54 acres on 2600 E. 8000 S. (Parcel #'s 13-041-0120 and 13-041-0119) be changed from a Residential Moderate Zone (RM) to a Residential Patio Zone (RP): Duncan explained this rezone request is for approximately 4.54 acres on 2600 E. 8000 S. from Residential Moderate Zone (RM) to Residential Patio Zone (RP). He said the development agreement includes certain requirements for the developer.

Mayor Long asked if there was any public comment.

Blair Gardner, co-owner of property, 3976 Iris Mountain Green, said we have identified specifically in the development what issues need to be resolved. He said some of the neighbors are interested in purchasing a home in this development. He explained that no lot will access the frontage road from their driveway. The storm drain and berming will help with eliminating the flooding problem for those to the west. He is working with Brandon Jones concerning the storm drain plan. He said they are adding a storm drain from this property 1,000 feet with French drains. He said there is a possibility for future homeowners to tie into that line. Duncan said there will be a separate cost sharing agreement drafted. Duncan said the CC&R's for the development require a 55 year and older community and be owner occupied. This will limit the number of vehicles accessing the frontage road.

Council Member Thomas said in the development agreement paragraph 3E & 3F discuss the CC&R's. He wanted to make sure the developer understands that those two items can not be modified without City approval.

Council Member Poff moved to close the public hearing for Ordinance 14-07. Council Member Thomas seconded the motion. Tom called for a roll call vote. Council Members Casas, Hilton, Poore, Poff, and Thomas voted yes. The motion carried.

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

Council Member Hilton moved to approve Ordinance 14-07 and development agreement. Council Member Poore seconded the motion. Further discussion took place. Council Member Poff said this is a great example of how a development agreement can resolve citizens concerns. He appreciated the developer's willingness to work with City staff. **Tom called for a roll call vote. Council Members Casas, Hilton, Poore, Poff, and Thomas voted yes. The motion carried.**

Council Member Poff moved to open the public hearing for Ordinance 14-08. Council Member Thomas seconded the motion. Tom called for a roll call vote. Council Members Casas, Hilton, Poore, Poff, and Thomas voted yes. The motion carried.

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

ORDINANCE 14-08: a rezone request from Aaron Haaga for approx. 1.513 acres located at 7486 S. 1900 E.: Duncan explained that this rezone request is for approximately 1.513 acres located at 7486 S. 1900 E. The plat shows a full width road going down the middle of the subdivision. The intersection will be off set but there is really no other way to do it. On the east end there is an existing PUD with a private road. The PUD has not granted permission to connect to their private road. The plan is for 6 units. This request is consistent with the master plan.

Mayor Long asked if there was any public comment.

Nick Jensen, Aaron Haaga’s business partner, said they will be working with the Planning Commission concerning the plat. He said the PUD has not granted access to their private road so they will plan accordingly for an emergency vehicle turnaround.

Council Member Poff moved to close the public hearing for Ordinance 14-08. Council Member Thomas seconded the motion. Tom called for a roll call vote. Council Members Casas, Hilton, Poore, Poff, and Thomas voted yes. The motion carried.

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

Council Member Thomas moved to approve Ordinance 14-08. Council Member Poff seconded the motion. Further discussion took place. Council Member Poff wished the developer luck concerning a possible connection. Council Member Thomas appreciates the developer meeting with the PUD officials. He said it would really be nice if that road can connect. He encouraged Duncan to help facilitate. Tim Grubb stated when this was proposed a long time ago, he was under the understanding that the approval of the subdivision was conditional on the road connection. Aaron Haaga said he worked with Tom Smith and they couldn’t find anything in the minutes concerning the road connection. Once that is developed the connection would be made. Aaron stated he did live in this PUD. He knows part of the concern is traffic and busing. **Tom called for a roll call vote. Council Members Casas, Hilton, Poore, Poff, and Thomas voted yes. The motion carried.**

Bid approval for excavation and cleaning of the storm water retention pond located at 2823 East Deer Run Drive: The City received three bids for this project: Kastle Rock Excavation (\$9,670), Impact Excavation Improvements (\$10,945), and Keith Kap Excavating (\$27,045). Duncan said this retention basis in small and in a difficult location to access. He said this is behind Charles Weaver’s home. The only way to access is through the canal. He said the Public Works Director would like professional help in cleaning this retention pond out. Kastle Rock Excavation has bid the project at \$9,670 which would include removing and putting up a fence, digging out dirt and hauling it away, raising a sewer manhole etc. Council Member Casas asked about the bidding process. Duncan said the City has a list of contractors who were sent this information. Duncan said the City staff is recommending this.

Council Member Thomas moved to award the bid for excavation and cleaning of the storm water retention pond located at 2823 East Deer Run Drive to Kastle Rock Excavation for \$9,670. Council Member Hilton seconded the motion. Tom called for a roll call vote. Council Members Casas, Hilton, Poore, Poff, and Thomas voted yes. The motion carried.

Entry way features and signs: Council Member Thomas said that Gateway Sign Company will be contacted to attend a meeting a make a presentation. He asked if there are any funds for a landscape architect. He would suggest an RFP for a landscape architect. Council Member Casas said research has taken place cost is any where from \$25,000 to \$40,000 which doesn’t include power. Council Member Poff would suggest limiting it to a sign on the east end.

PUBLIC COMMENTS:

Nolan Birt, 6925 S. 475 E., Mosquito Abatement District Davis, said he will be turning in his resignation here soon after six years. He said meetings are on Thursday. He said financially they are in great shape. Council Member Poff would suggest appointing someone from the west end of town.

Council Member Casas moved to go into a closed executive session to discuss reasonably imminent litigation. Council Member Poff seconded the motion. Council Members Casas, Hilton, Poff, Poore, and Thomas voted yes. The motion carried

Council Member Thomas moved to reconvene the City Council Meeting. Council Member Hilton seconded the motion. Council Members Casas, Hilton, Poff, Poore, and Thomas voted yes. The motion carried

ADJOURNED: Council Member Thomas moved to adjourn the City Council Meeting at 8:02 p.m. Council Member Poore seconded the motion. Council Members Casas, Hilton, Poff, Poore, and Thomas voted yes. The motion carried

APPROVED: _____ Date

Mayor: Tammy Long

Transcriber: Michelle Clark

Attest:

City Recorder: Tom Smith