SOUTH WEBER CITY COUNCIL AGENDA

PUBLIC NOTICE is hereby given that the City Council of SOUTH WEBER CITY, Utah, will meet in a regular public meeting on Tuesday, November 19, 2019 in the Council Chambers, 1600 E. South Weber Dr., commencing at 6:00 p.m.

COUNCIL MEETING (Agenda items may be moved in order or sequence to meet the needs of the Council.)

1. **Pledge of Allegiance:** Mayor Sjoblom
2. **Prayer:** Councilman Halverson
3. **Public Comment:** Please respectfully follow these guidelines
   a. Individuals may speak once for 3 minutes or less
   b. State your name and address for the record
   c. Speak to the entire City Council
   d. Do not comment from the audience
   e. Note City Council will not respond during the public comment period
4. **Approval of Consent Agenda**
   a. Minutes September 24, 2019
   b. Minutes October 8, 2019
   c. Minutes October 15, 2019
   d. Minutes October 22, 2019
5. **Canvass of 2019 Election Returns and Certification of Results**
6. **Discussion:** Eagle Scout Project Proposal by Nick Thompson
7. **Resolution 19-45:** Amend City Council Rules of Order and Procedure
8. **Resolution 19-46:** Adopt Moderate-Income Housing Plan
9. **New Business**
10. **Reports:**
    a. Mayor
    b. Council Members
    c. City Manager
11. **Adjourn**

In compliance with the Americans With Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder, 1600 East South Weber Drive, South Weber, Utah 84405 (801-479-3177) at least two days prior to the meeting.

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, OR POSTED TO: 1. CITY OFFICE BUILDING 2. FAMILY ACTIVITY CENTER 3. CITY WEBSITE www.southwebercity.com 4. UTAH PUBLIC NOTICE WEBSITE www.pmn.utah.gov 5. THE GOVERNING BODY MEMBERS 6. OTHERS ON THE AGENDA

11-14-19 — **DATE:**

Lisa Smith — **CITY RECORDER: Lisa Smith**

SOUTH WEBER CITY
CITY COUNCIL MEETING

DATE OF MEETING: **23 September 2019** **TIME COMMENCED:** **6:10 p.m.**

LOCATION: **Family Activity Center (FAC), 1181 East Lester Dr.**

PRESENT:

MAYOR:	**Jo Sjoblom**
COUNCIL MEMBERS:	**Blair Halverson** **Kent Hyer** **Angie Petty** **Merv Taylor (excused)** **Wayne Winsor**
FINANCE DIRECTOR:	**Mark McRae**
CITY ENGINEER:	**Brandon Jones**
CITY RECORDER:	**Lisa Smith (excused)**
CITY MANAGER:	**David Larson**

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Denette Stanger, Michelle Wren, Courtney Brown, Steve Rice, Jule Fausto, Kim Dearden, Bruce Browning, Shaun Sallen, Monica Ebberts, Marci Poll, Julie Jordan, Trevor Schenck, Brett Dille, Ember Davis, Mike Skousen, Cara Yeager, Doug & Wendy Dahl, Amy Mitchell, Kelley McClune, Matt & Teri Hatch, Terry George, Kathy Devino, Trent Nelson, Darrell Byram, Shawn Byram, Lacee Westbroek, Beth Clemenger, Traci Wiese, Kathy Poll, Tanya Ormon, Steven Hansen, Debbie Hansen, Sherry Wootton, Scott Cox, Brooklin Cox, Mindi Smith, Mike Smith, Marty Smith, Sherrie West, Linda Marvel, Arrel Smith, Glen Campbell, Landy Ukena, Rod Westbroek, Donna Maupin, Elizabeth Rice, Cheryl Salmon, Shaun Salmon, Amy Hayes, Ashley Hayes, Rachel Peek, Adam Peek, Michael Hale, Jaedan Puchew, Mitch Johnson, Craig Layton, Jacqui Layton, Susanne Wiggins, Brian Kenny, Natalie Browning, Corinne Johnson, Melanie Schenck, Jed Schenck, Joel & Becky Dills, Trudy Keyes, Jeff Judkins, Kory Sweatfield, Lisa Sweatfield, Mark West, Julie Smith, Crystal Hanson, Kim Maycock, Shae Luther, Chris Tremea, Ann Bitton, Michael Grant, Regina Paradise, Lonny Clippinger, Lisa Winsor, Tim Delamare, Ryan Harris, Robin Harris, Marlene Poore, Ben Romney, Nicole Romney, Julie Losee, Chris Pope, Tammy Long, Jason & Lindse McRoberts, Paul Sturm, Hayley Alberts, Colby Browning, Mark Wiggins, Gary Eisert, Micah Smith, Rob Nilsson, Abigail Smith, Tyron Hipwell, Scott Hayes, Brooke Buchanan, Joylyn Judkins, Cameron Miller, Camden Miller, Brody Browning, Kasey Hansen, and Lisa Wright.

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

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PLEDGE OF ALLEGIANCE: Councilman Hyer

PRAYER: Councilman Halverson

PUBLIC COMMENT:

a. Please state your name and address
b. Please keep public comments to 3 minutes or less per person
c. Please address the entire City council
d. City council will not respond during the public comment period
e. Don't speak from your seat

Terry George, 7825 S. 2000 E., explained he asked citizens to respond on Facebook to two questions. First, "as a citizen of South Weber City do you support a connection road to Layton City?" Second, "as a citizen of South Weber City do you want to maintain country feel or grow and maximize population?" He then read the responses he received.

Michael Poff, 154 E. Harper Way, expressed his desire for more dialogue between citizens and the City Council in public meetings. After reviewing the Transportation Capital Facilities Plan, he would like to know exactly what the City will be getting at intersection of 475 East. He then suggested moving the median. He wanted a projection for the next five years. He asked if there will there be one access or multiple to that property when commercial goes in.

Jackie Layton, 8017 S. Cedar Court, discussed the extensive research she has conducted on the bluff along Hill Air Force Base. She has reviewed numerous studies and articles including a study that was conducted on the hillside slope on 5 May 2005. She pointed out various entities have conducted these studies. One study addressed the slope for the Cedar Bench area with safety factor ranging from .51 to 1.1 with 1.5 typical standard. She referenced a study in 1998 and a geological survey in 1975. In 1993 another study states safety is 1.0. On 5 April 2006 a study was conducted and concludes the sandy deposits are from Lake Bonneville. She pointed out the study in 2005 is not available to citizens but the City could request it. (see Addendum #1)

Michael Grant, 2622 Deer Run Drive, averred people of South Weber City oppose South Bench Drive and asked the City to stop all progress and work on South Bench Drive. He communicated citizen's trust in the City Council is eroding. He voiced a lack of a two-way discussion between citizens and City Council. He iterated only a monologue is going on. He suggested the City Council is avoiding discussing these items because they don't have the answers. He recommended delaying adoption of the General Plan until the election is over. He stated if the City allows only low to moderate density and no high density or mixed use, they would need fewer roads. He demanded the City Council vote no to any mixed use. (See Addendum #2)

Lacee Westbroek, 7475 Jace Lane, stated Lynn Poll, Vern Peek, Gordon Watts, Val Byram, Brent Poll, Beth Wilson, Ray Peek, Verl Byram, Kenny Carson, and Daryl Byram are all citizens with agricultural backgrounds, and some are even founding families of the City. They all own property along South Bench Drive. She announced not one of them was asked about South Bench Drive. She wondered if the City Council took citizen's concerns into account when planning this road. She doubted the Council considered the wetlands, natural springs, unstable slopes, and contaminated soils or the risks that this road will bring to the people of South Weber

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City. She thought the Council should have invited the public to get involved before they started seeking out grants, state and federal funds. She cautioned the City Council to comply with Federal Regulation 450.210. She discussed UDOT's long range plan. She strongly opposed South Bench Drive as it is currently proposed. She didn't think it should be a major thoroughfare. (see Addendum #3)

Kenny Carson, 7459 S. 850 E., referenced line 506 & 507 of the general plan concerning the City not interfering with ongoing agriculture in South Weber City. He felt South Bench Drive was a way to get around a specific Planning Commission member's place. *Mayor Sjoblom called a point of order with the reminder to not single out individual Planning Commission members.* He declared the Planning Commission needs to get their facts straight. He explained he will continue farming as long as he can.

Ryan Harris, 8039 S. Cedar Court, voiced his appreciation to the City Council for their service. He apologized that he hadn't been involved as a citizen sooner. He discussed the difference between Layton City and Kaysville City's crime rates. He disclosed Kaysville City has one of the lowest crime rates. He discussed the niche score of Davis High and Northridge High Schools. He conveyed South Weber could have an "A" grade. He discussed what happened with the Layton burn plant. He recounted the landslide taking out a home in South Weber. He said the citizens have done their research. He believed continuing with high density development would create a City where individuals no longer want to live.

Rob Nilsson, 7218 S. 1700 E., had misgivings that his questions would be answered. He referenced a letter from Corinne Johnson concerning two comments made by Mayor Sjoblom. He challenged the Mayor to respond or do some sort of social media post explaining to the citizens what she meant by the statement, "we will shrivel up and die" and "undesirable place if the road doesn't go in". He requested each Council Member post in some way whether they support South Bench Drive. Citizens have a right to know how the City Council feels about this issue. He claimed silence means you're in favor.

Mayor Sjoblom stated the City Council can choose to respond but will not at this time.

Marlene Poore, 7931 S. 2325 E., explained she served on the City Council until January 2017 when she resigned. She reminded those in attendance that prior to the current Council there were work meetings held for residents to come in and ask questions. She revealed there is little transparency. She voiced a town hall meeting should have been held for South Bench Drive. She charged a lack of transparency with plans, expenses, etc. for projects. She professed developers need to be held responsible for their development. She surmised if the connection takes place with South Bench Drive to Layton City, Hill Air Force Base employees will use this road. She requested to stop expenditures for South Bench Drive.

Trevor Schenk, 6455 Raymond Drive, brought up his concerns with the soccer complex. He related it was approved as a practice only facility. He voiced his frustrations with the conditional use permit and feared things changed and were omitted from Planning Commission recommendation to City Council approval. He then blew a whistle directly into the microphone as an example of what he lives with. He claimed this facility has affected his quality of life. He understood the buffer zone was to be around the entire complex helping alleviate noise, and then it was changed to six trees by his home. He thanked Councilman Halverson for helping with

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some of the rules. *Mayor Sjoblom stated point of order is taken with the whistle.* He begged for the City Council's help with this matter.

Hayley Alberts, 7560 S. 1740 E., thanked the City Council and Mayor Sjoblom for all they have done. She clarified Councilman Halverson had reported his opinion on Facebook concerning South Bench Drive. She requested the zoning code for business commerce, recreation commercial, etc. She questioned the validity of the Horrock's Engineering study and the estimated vehicle counts. She submitted the South Bench Drive and South Weber Drive intersection is in a wetland area. She wondered if there are large enough parcels for mixed use. She recommended splitting parcels up rather than having entire zones for mixed use. (see Addendum #4)

Amy Hayes, 7267 Sky Haven, identified the hat she was wearing with "Make South Weber Great Again". She reported South Bench Drive construction should stop. She referenced the South Weber history book showing this is a community and recommended keeping it that way.

Tim Delamare, 1077 E. South Bench Drive, thanked Hayley Alberts for her research. He opposed South Bench Drive as a minor arterial road. He was concerned with the 2018 Horrock's Engineering Transportation plan specifically the peak levels of traffic for the roads, width of roads, etc. He wondered how the City plans to handle homes fronting South Bench Drive. He questioned what the City is doing to notify residents.

Michael Hale, 7240 S. 1375 E., queried if anyone on the City Council, Planning Commission, or City staff, has potential financial gain from the General Plan.

Lisa Sweatfield, 8051 S. Cedar Court, feared individuals were pushing agendas. She echoed disapproval of South Bench Drive. She questioned the need for a City Council. She voted for Mayor Sjoblom and announced South Weber City is not shriveling up and dying. She voiced Tim Grubb has served two terms and shouldn't be serving on the Planning Commission anymore. She empathized with Trevor Schenk because there is a proposed road behind her home. She suggested advertising this road as an emergency exit is a selling point. She had misgivings about more traffic and speeding down this road. In her opinion, it will be a cut through street.

Danette Stanger, 802 South Weber Drive, was grateful for the positions that City Council holds and for their service. She proclaimed South Weber City is a hidden gem. She expressed the importance of keeping diversity throughout Utah. She communicated once space is given up it will never come back. She queried the need of a physical median on 475 East. She reiterated it will be a shortcut to Hill Air Force Base. She respectfully petitioned the Council to consider everyone's concerns.

Joel Dills, 7749 S. 2100 E., divulged there has been a lot of debate that should give the City Council an idea of citizen's opinion. He challenged whether South Weber wants to be a "City". He encouraged smart growth. He apprehended property values diminishing because building is taking place too quickly. He encouraged taking a step back from the General Plan. He expressed South Weber is not made for mixed use.

Jed Schenk, 1639 E. South Weber Drive, voiced concern of the changes of the City over his lifetime. He related the property in front of his home is being proposed for townhomes. He

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relayed removal of high-density housing removes the need for the South Bench Drive connection.

Tammy Long, 2178 E. Deer Run Drive, read City Code 10-33 concerning the term of office for a Planning Commission member.

Amy Mitchell, 1923 Deer Run Drive, communicated that much has gone on without proper publication. She announced public notices need to be clearly found on the website. She called for public notices to identify pros and cons. She encouraged the City newsletter be used better. She didn't understand the proposed South Bench Drive connection. She was concerned that property owners didn't know about this road. She feared it may be a road to nowhere. She voiced the City has been poorly planned with too many cul-de-sacs and not enough through streets. She was against bringing in outside individuals to exit through the City. She thought it unfair to put a major road in front of seven individuals' homes. She requested clarification on the sweeping "T" and the median on 475 East. She sought for the General Plan survey to be put on hold. She was displeased with the sentiment that our town is dying and needs more growth. She petitioned for the General Plan open house be held for more than two days to allow individuals time to give their input.

Elizabeth Rice, 7875 S. 2310 E., thanked the City Council and Mayor for their service. She recited timelines don't always work. She believed Council is trying to plan for the future and have the citizen's best interest at heart. She proclaimed citizens need to show respect, voice their concerns, and then be willing to listen and learn from each other.

Jule Fausto, 2068 View Drive, supported the audience comments and added her financial concern. She appreciated the Council for listening.

Tyrone Hipwell, 1127 East Lester Drive, acknowledged everyone's enthusiasm. He disclosed he was not in agreement with most of what had been said and was disappointed in how the comments were expressed. He articulated the implications and false statements are especially baffling in a community that claims to be tight. He reported having a Facebook page with which like-minded people agree, doesn't make you the majority. He encouraged respect. He thanked the City Council and Mayor for all they have done for South Weber City.

Traci Poll Weis, 960 E. 7375 S., announced the General Plan is ruining relations in this town. She opposed South Bench Drive because it is shown going through her dad's properties. She voiced concern about the noise South Bench Drive would create as well as safety issues. She pointed out South Weber City has a country feel. She commented emotions are high on Facebook.

Mike Skousen, 7932 S. 2530 E., communicated the citizens have a City that they want to maintain, and he didn't feel they are getting the whole story. He questioned why there seems to be such a disconnection between citizens and the City. He voiced the citizens want to work together and have their opinions heard. He entreated the City Council and Mayor not to rely on the City Planner or a developer. He reminded them the citizens are not with you, they are for you.

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Mayor Sjoblom gave the City Council opportunity to respond to anything they deemed appropriate.

Councilman Winsor appreciated the comments. He acknowledged the opposition to South Bench Drive and said he will vote to remove it. He proposed changing the name of South Bench Drive back to Old Fort Road.

Councilwoman Petty clarified the City isn't a real estate company trying to develop the City. She heard the comments and she is not trying to sell the City off. She anticipated several changes on the General Plan. She explained the City staff is working harder to get information on the City website etc. She stated in a recent non-City sponsored survey citizens were asked what they like best about South Weber and overwhelmingly the response was the people and she would agree; however, she watched a group of residents, both newcomers and old timers, publicly berate and belittle others for comments made concerning City issues on social media. She asked for it to stop because words matter. She stated the City Council represents both the majority and minority. She declared South Weber City is an amazing place that everyone is fighting for.

Councilman Halverson understood the need for dialogue but questioned how that would be possible when items get emotional on both sides. He reminded everyone the City Council are citizens too and they have a vision for the City as well. He clarified concerning South Bench Drive, there had been a discussion on a north/south corridor for many years, way before this Council was here. He pointed out there are previous Council Members and a Mayor in the audience who discussed this road while they were in office. He announced he will not vote for South Bench Drive as it currently sits, but he felt the City needs to actively investigate what is out there all the time. When someone develops their ground, which will eventually happen, there is going to be a road somewhere. He wasn't saying that road will be South Bench Drive and he clarified no roads will be built until someone sells their ground. He thought the bigger priority in the City is the east to west connections. He pointed out phase 1 of South Bench Drive will eventually go somewhere as properties develop. He verified his time is donated and he has not profited one dime from sitting on this City Council.

Councilman Hyer stated given some of the hardships and some of the relationships he has in South Weber, the Council pay is not worth it. He ran for the office of City Council four years ago because of what was going on in the City at the time. He figured he could complain or do something about it and so he ran for City Council. He discussed South Bench Drive and explained the City Council has been working with the City Engineer. He pointed out the general plan is a working plan, and the City must plan for future development. He was not in favor of South Bench Drive veering to the left and he didn't agree with multiple stop lights and the connection location. He reviewed at one time the City Council considered connecting to D.R. Horton Subdivision, but then the plan changed. He voiced the City Council has some of the same concerns the citizens have. He explained the City staff, City Council, and Planning Commission meet every year for a retreat. During the 2019 retreat, they focused on how to welcome commercial development in South Weber. Areas for commercial development had been identified at the east and west ends of the City. He voiced it is necessary to discuss ways to allow for reasonable and responsible development. He stated with the Lofts at Deer Run, Council was told one thing by a developer and then it changed. He thanked the citizens for allowing him to serve them.

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Mayor Sjoblom reported using the words "shrivel up and die" was obviously the wrong thing to put in her letter and pronounced it was taken out of context. She apologized and said she didn't intend to be so dramatic. She referenced the agenda. She understood the commercial overlay was a mistake. She pointed out the agenda is an indicator that Council has been listening. When she took over as Mayor, she felt a great responsibility. She stated she has lived here for 24 years and has tried to find the best solutions for citizens today and for the future. She wanted South Weber to be a great place to live and is committed to working for all citizens. She admitted mistakes. She didn't love South Bench Drive and that is not the official design for South Weber. She communicated there are a lot of roads in South Weber that don't connect. She expressed the City had support that stated we need connections because of congestion, even if there isn't high density. She assured the citizens that she and the City Council are trying to come up with solutions. They are not trying to force something on citizens that they don't want. She relayed if it isn't possible to safely go up the hill or the citizens don't want it, then so be it, and she could live with that. She and the City Council have tried to respond and get questions answered. She clarified the City Code outlining the Planning Commission responsibilities allows two consecutive terms and Tim Grubb has not served more than two consecutive terms. She articulated there are communities around South Weber City, and we will feel the effects from those. She declared several in attendance are her friends and neighbors and she reiterated she has tried to do her best to serve all citizens of South Weber City.

Approval of Consent Agenda

- **Minutes 09-05-2019**
- **July Budget to Actual**
- **August Check register**

Councilwoman Petty moved to approve the consent agenda as written. Councilman Hyer seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, and Winsor voted aye. Councilman Winsor abstained from approval of minutes because he was excused from the meeting. The motion carried.

Ordinance 19-15 Repealing Title 10 Chapter 5 Article N: Commercial Overlay Zone:
Mayor Sjoblom explained the City has two properties within the City currently zoned C-O. The Lofts at Deer Run, a recent development proposal, is one of those properties. She highlighted that the zone allowed a development type and housing density that is not desired within the community.

Public input regarding the specific development proposal and both the City Council's and the community's desire to not see this type of project built anywhere else in the City led to that night's item to remove this zone from the City's books.

Adopting ORD 19-15 and repealing the C-O Zone meant the second property currently zoned CO would need to be rezoned before any type of development could occur on that property. City staff had already communicated with that property owner and discussed the situation.

Councilman Hyer moved to approve Ordinance 19-15 Repealing Title 10 Chapter 5 Article N: Commercial Overlay Zone. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, and Winsor voted aye. The motion carried.

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Resolution 19-41 Amending the Consolidated Fee Schedule Chapter 13:
Mayor Sjoblom explained that Curtis Brown, Recreation Director, has been at the Family Activity Center (FAC) and over the years he has given discounts for what he calls permanent renters. These are the program supervisors i.e. karate & tumbling that have rented the FAC for several continuous years. The breakdown is as follows.

1. Program Supervisor shall after a 1-year rental period in good standing receive a 20% discount on the following 1-year term agreement.

2. Program Supervisor shall after a continuous 2-year rental period in good standing receive a 30% discount following the next year term agreement.

3. Program Supervisor shall after a continuous 3-year rental period in good standing receive up to but never to exceed a 40% discount towards the next 1-year term agreement.

Councilwoman Petty asked about the 40% discount after four years. It was answered it will continue.

Councilman Hyer moved to approve Resolution 19-41 amending the Consolidated Fee Schedule Chapter 13. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, and Winsor voted aye. The motion carried.

Resolution 19-42 Declaration of 2002 International truck as surplus property:
Mayor Sjoblom recounted the City has an old 2002 Bobtail truck (vin# 1HTWCAAR53J071197) that was recently replaced and is now in service. As a result, the Public Works Department can declare the old truck surplus and dispose of it at an auction according to policy.

Councilwoman Petty moved to approve Resolution 19-42 Declaration of 2002 International truck as surplus property. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, and Winsor voted aye. The motion carried.

Configuration of South Bench Drive & 475 East:
David Larson, City Manager, related the background and history concerning how the configuration of South Bench Drive and 475 East came to be. He understood this decision was tied to the larger idea of the connection of the road. He mentioned prior to South Bench Drive phase 1 project, there were discussions and options presented: a round-about, four-way intersection, and sweeping "T"; ultimately, the decision was made to construct the sweeping "T". He conveyed initially it did not have the free right of the current configuration which allows continuing down 475 E heading south from Interstate 84. Some of the reasons it was engineered that way was to eliminate the number of intersections. It also maintained the idea of the main traffic pattern following through the sweeping "T" and down past the posse grounds eventually connecting to South Weber Drive. David suggested keeping in mind that this plan was developed based on the Old Fort Road. He explained Phase 1 of this project was adopted in 2014 as part of the general plan. This phase isn't South Bench Drive connecting all the way up the hill. It can be a stand-alone project that eventually turns into Old Fort Road, whether it is the Old Fort Road

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alignment or South Bench Drive alignment. He expressed all those options are still on the table when it comes to future alignment. The initial discussion was whether to keep the main traffic pattern down 475 East or divert people at the intersection to use South Bench Drive. He referenced comments about not installing the island. That possibility was discussed previously. He explained the island and free right was a secondary idea with the understanding that the current traffic pattern is 475 East. He discussed the concerns with speeding along 475 East and the hope that a small jog would help slow traffic through this residential neighborhood. He noted the City has the opportunity now with undeveloped land to plan a collector road limiting the number of homes that front it.

David described the current status and cost of the project. Councilman Winsor questioned whether a moving truck or horse trailer could make that turn safely. Brandon Jones, City Engineer, answered yes. Councilwoman Petty verified one of the reasons this pattern was selected was to keep houses from fronting this road. She asked how much it would cost to stop construction and re-engineer it. David said it would take time to redesign and review options again. Councilman Halverson commented the project is about a month behind schedule. The concern was if the project was delayed, asphalt could not be applied. He pointed out Betty Jean and three others living on 6650 South have been without asphalt for 1½ years. He presented his belief a full semi could not make the turn without going into the left turning lane. Brandon discussed increasing the radius to make that change. David asked Brandon the possibility of omitting the island. Brandon articulated any decision comes with consequences. There is a current contract in place with a contractor as well as other agreements with developers that require them to pay for a portion of this project and if the City doesn't fulfill our part of the agreement, there is a certain risk. He expressed this intersection has been discussed for many years and direction was given long ago. Councilman Hyer reviewed all the options that were discussed years ago with the City Council and City Engineer, and at the time the City Council felt this was the best option because there isn't enough room to do a roundabout. He divulged there was a ton of deliberation over this decision. He pronounced it would be unwise to change the project at this point. Mayor Sjoblom explained homes front 475 East and she has received comments from residents concerning the speed of traffic. She proclaimed her position of keeping it the way it is currently configured. Councilwoman Petty acknowledged there are those that don't like it, but this seems to be safer and traffic flows better. She declared it would be fiscally irresponsible to change the project now. Councilman Winsor pointed out the 2014 general plan discussed Old Fort Road not having driveways fronting it and connecting through various subdivisions with a country feel. He noted the plan isn't perfect, but it will work. The City Council decided to continue with the intersection the way it is.

Councilwoman Winsor moved to re-open the meeting for public comment. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, and Winsor voted aye. The motion carried.

- *** * * * * * * * * PUBLIC COMMENT * * * * * * * * * ***

Cheryl Salmon, 7231 S. 1250 E., agreed it is a lot of money. She queried why the project can't be put on hold and everything put back to the way it was. She suggested putting up some stop signs.

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Natalie Browning, 926 E. 7240 S., echoed Cheryl Salmon. She divulged that people don't want it. She uttered there are residents in Cottonwood that don't even know about this road.

Michael Poff, 154 E. Harper Way, asked why removing the island and striping it differently is not viable.

Councilwoman Petty said the City has contracts with companies and has committed money for this project. She noted the City Council recently approved a tax increase that people were very upset about and she would be fiscally irresponsible if she wasn't looking out for the City.

Brandon Jones explained the road has been designed so that it will drain properly, and the infrastructure is in place. He addressed by installing the asphalt it doesn't solve the problem because there are developments in the area that need their two ingress/egress to meet City Code. He reminded everyone the City Council and City staff are looking at ways for residents to get in and out of the City. He conveyed you can certainly stop the project but reiterated there will be consequences. David discussed the idea of traffic patterns. He related most people take the path of least resistance and the fact that it has a sweeping motion doesn't mean people will necessarily choose that option. Brandon stated completing this project coincides with Harvest Park Subdivision. Mayor Sjoblom commented she was on the City Council when this design came forward and she felt this was the best design. She believed if the decision were made to put back the road, the City would still have to deal with the issues five to ten years from now. Councilman Hyer thanked Brandon and recalled having been here and going through the deliberations there were multiple people involved. He remarked developers do pay for these roads and they pay impact fees.

Councilwoman Hyer moved to continue with the project as planned. Councilwoman Petty seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, and Petty voted aye. Councilman Winsor voted no. The motion carried 3 to 1.

Discussion: Defining Mixed-Use Overlay

Mayor Sjoblom explained an overlay is a zoning tool that cities can use on top of the underlying zoning regulations that establishes additional regulations and allows additional uses. A Mixed-Use overlay would include a mix of commercial and residential uses on the same property.

The current General Plan, adopted in 2014, indicates a "mixed-use overlay" on all commercially zoned property. This Commercial Overlay zone, a base zone and not a true overlay, was the only zone that allowed both commercial and residential structures on the same property. An ordinance to repeal that zone was up for discussion and action that night.

The 2019 DRAFT General Plan currently in the public review & comment period also shows a mixed-use overlay on certain commercial properties; however, the City doesn't have a defined and adopted Mixed-Use Overlay. Right now, the public can only comment on the concept of mixed-use, but not the details of an actual overlay. The goal of that night's Council discussion was to identify the main elements of a mixed-use overlay that would need to be established.

Based on that night's discussion, City staff will draft a zoning ordinance establishing a true mixed-use overlay for the Planning Commission and City Council to fully consider whether to include it in the updated General Plan.

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David Larson, City Manager, expressed the 2014 general plan identified mixed-use. He related the public has requested a definition of mixed-use. He said there are property owners who have stated there is no way their property can develop with all commercial. He discussed using mixed-use as an overlay which will allow options. For example, if there is a base zone commercial and the property owner proposes an element of residential in it, the only way they can do that is to rezone their property two different ways. A mixed-use overlay can be used as a tool in discussions with property owners. He spelled out a mixed-use overlay is not a base zone. He clarified the discussion is to define what mixed-use can or should be.

Councilman Winsor voiced the community wants certainty in the General Plan. David pronounced South Weber doesn't have to have mixed-use overlay. Councilman Hyer was apprehensive about allowing too much flexibility. He thought right now what the code allows is generally undesirable. David described the current plan identifies certain zones and a mixed-use overlay is not a zone. David articulated current zoning for property and the projected zoning for that property and how the general plan is used in those discussions. He clarified having a mixed-use overlay does not automatically make it on the zoning books today and nobody would be entitled to a mixed-use overlay. It would become an option that could be discussed, if it is defined. Councilman Halverson elucidated there are property owners in South Weber who desire mixed-use on their property and the City Council needs to decide whether to allow that tool for them. David noted the community is also having trouble deciding whether they want mixed-use because it isn't yet defined. Mayor Sjoblom argued there are some benefits for the City in having the option, but what is needed is careful regulating, making sure it is exactly what is wanted, and getting public input. She proclaimed a mixed-use overlay can make a City more beautiful and inviting. She would like to get public comment and input from the Council as to what this overlay should look like. Councilwoman Petty didn't know how to define it. She wondered if the City doesn't allow the option, are we shooting ourselves in the foot? Councilman Winsor charged if you give people the option, they will use it. David reiterated the commercial overlay zone was the only mixed-use and that was a mistake. He felt it can be defined and it doesn't have to be high-density. It gives discretion. Councilwoman Petty recited she is not for high density but believed there need to be options.

Councilman Winsor moved to re-open the meeting for public comment. Councilman Hyer seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, and Winsor voted aye. The motion carried.

- *** * * * * * * * * PUBLIC COMMENT * * * * * * * * * ***

Farrell Poll, 2316 E. 7800 S., pronounced there has been a lot of public clamor, and he was taught you don't act on public clamor. He reminded the City Council they represent the majority and the minority. He declared it isn't clear cut majority rules--take it or leave it. He communicated all of the people living in South Weber are part of the problem and stated they are all contributing to higher taxes, the need for a sewer system, the need for another water tank, requiring more streets built and maintained, more traffic and more congestion in our schools. Although everyone here is part of the problem, he proclaimed everyone can be part of the solution. He feared it was premature to come up with a definition for mixed-use overlay that night. He portrayed the whole state of Utah is bursting at the seams. He opined everyone wants to build a home for their children in South Weber, and then they don't want anyone else to move

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here because they want South Weber to remain rural. He recited there have been people interested in his property and one of them wanted to make it a nice gateway into the community with nice looking buildings to accommodate commercial use and residential use and something that the City can be proud of. He related his family wanting their property developed into something that they can be proud of and a legacy that can be left. He pointed out some day others are going to come to the City Council and want to develop their property. He petitioned the City Council not to rush into something because of public clamor.

Elizabeth Rice, 7875 S. 2310 E., believed there is disconnect between Planning Commission and City Council. She revealed the mixed-use needs to be defined for each property piece by piece. She had hoped the City Council would have had that communication from the Planning Commission.

Mayor Sjoblom acknowledged there is a lot of confusion and frustration and didn't feel a decision should be made that night. Councilman Hyer noted telling someone what they can and can't do with their land feels like communism. He expressed there should be limitations on what is allowable in the City. He would like to see specifics concerning number of units, etc. He reminded everyone it is important to listen to property owners who want mixed-use. He suggested a joint meeting with the Planning Commission.

David iterated this discussion was to receive direction from the City Council so the staff can put together a draft. The staff is requesting the City Council to identify elements of a mixed-use. Councilman Hyer suggested defining setbacks. Councilman Halverson repeated the need to set up a meeting with the Planning Commission.

Discussion: General Plan Update Timeline

David Larson, City Manager, stated this was not a discussion about the quality of the General Plan but on the process. He reviewed it was decided the Planning Commission would begin in February to put together a draft. He recited the Planning Commission went through the General Plan section by section, map by map, etc. He pointed out there was discussion regarding leaving things off the plan, but that wouldn't promote feedback. He explained after the draft was completed it would be available for public review. Then the Planning Commission and City Council review public comments. He declared by state law the Planning Commission presents the plan to the City Council and the Council either amends or adopts it. Each City is required to submit a Moderate-Income Housing Plan as part of their General Plan. The law requires the moderating income housing plan to be submitted by December 1, 2019. State law doesn't require the General Plan to be reviewed every year. The City Council has every ability to adjust the process. Ultimately, it is important to decide if Council received enough public input to make decisions. Councilman Winsor recommended continuing to the second draft to make sure it is what they want. He supposed it could take several months. Councilwoman Petty wanted to allow enough time for public comment; however, she didn't want to take up so much time that we are wasting our money. Councilman Halverson urged having a joint meeting with the Planning Commission sooner rather than later. Councilman Hyer thought those who have great interest have probably already commented. He understood there would be several drafts. Councilman Halverson wanted to make sure changes between drafts are noted. David revealed the public comment would end on 11 October 2019. The Planning Commission and City Council will meet to discuss input and then a new draft will be sent out for public comment. He was aware there are property owners who are waiting on the General Plan adoption. He relayed the Planning

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Commission delayed approval of a request for a rezone until the General Plan is updated. He related there is pressure regarding the timeline from both sides. He promised to publish the schedule.

Reports:

Councilman Winsor: assured those in attendance he doesn't benefit by serving on the City Council.

City Manager, David Larson: disclosed the City staff is working to enhance communication skills with the public. The website is an ongoing project. The City staff has created an email list for items which are posted. There is also a YouTube channel to share information. He reported City staff met with UDOT concerning the box culvert. UDOT was working on a bridge net and will be doing a mill overlay. He announced Thursday would be a special Planning Commission meeting for a field trip to a property.

ADJOURNED: Councilman Halverson moved to adjourn the Council Meeting at 10:03 p.m. Councilman Hyer seconded the motion. Council Members Halverson, Hyer, Petty, and Winsor voted aye. The motion carried.

APPROVED: _____ **Date** _____
Mayor: Jo Sjoblom

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Transcriber: Michelle Clark

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Attest: Recorder: Lisa Smith

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CITY COUNCIL MEETING

DATE OF MEETING: **8 October 2019** **TIME COMMENCED:** **6:00 p.m.**

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

PRESENT: **MAYOR:** **Jo Sjoblom**

COUNCIL MEMBERS: **Blair Halverson**
Kent Hyer (excused)
Angie Petty
Merv Taylor
Wayne Winsor

CITY RECORDER: **Lisa Smith**

CITY MANAGER: **David Larson**

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Sandra Layland, Linda Marvel, Kathy DeVino, Julie Losee, Shawn Byram, Terry George, Paul Sturm, Hayley Alberts, Kenny Carson, Quin Soderquist, Tammy Long, and Bruce Browning.

Mayor Sjoblom called the meeting to order and welcomed those in attendance. She excused Councilman Hyer from tonight's meeting.

PLEDGE OF ALLEGIANCE: **Councilman Winsor**

PRAYER: **Mayor Sjoblom**

PUBLIC COMMENT:

a. State your name and address
b. Each person may speak one time
c. Keep public comments to 3 minutes or less per person
d. Address the entire City Council
e. City Council will not respond during the public comment period
f. No comments allowed from the audience

Michael Poff, 154 Harper Way, thanked the City Council for keeping the district court judge within South Weber City.

Julie Losee, 2541 E. 8200 S., remarked on the price per sq. footage comments made by the Lofts Developer, Joseph Cook at the City Council meeting held on 17 September 2019. He stated the Lofts will be sold at $200/sq. ft. She revealed this developer is currently selling townhomes in Sunset City for an average price of $144/sq. ft. for 1,450 sq. ft. It was her understanding that the

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Lofts would be even smaller, with less square footage than the townhomes. She questioned how the developer would be able to sell the units in South Weber in excess of $200/sq. ft. She then reviewed sales data she had accumulated on recent sales in multiple communities. She submitted a spreadsheet detailing the market sales data from the last 180 days for various communities. She explained there is nothing currently selling in South Weber that is even close in price. She described the process for determining value is to compare townhomes to townhomes, condos to condos, etc. She claimed South Weber City doesn't have any condo developments and the Lofts will be the first of its kind. She used Cambridge Crossing and estimated the units at $188/sq. ft. She predicted a shift in the real estate market and declared it is slowing down. She encouraged the City to consider these suppositions with the Lofts Development. She voiced she is not against higher density housing developments that match the charm and character of South Weber's community, but she is strongly against high-density development that seems to only benefit the developer and not the community. (see Addendum #1)

Hayley Alberts, 7560 S. 1740 E., referenced the 2014 General Plan which claims the City has 32 acres of parks (listing five parks). However, Hayley pointed out the 2019 proposed General Plan states the City has 61 acres of developed parks, but it still only lists the same five parks. The only difference appeared to be small retention ponds which are not developed parks. She queried if the other 30 acres are the pea vinery trailhead which is not South Weber City's property but belongs to Davis County Waste Management. She requested clarification on the additional 30 acres. She further declared the City should have 100 acres of parks per 1,000 people, which means the City should have 133 acres of parks for a buildout population of 13,350. She suggested the City deduct roughly 100 additional acres from the proposed 331 acres, which leaves 230 acres of available buildout. The 2019 general plan states households consist of 4.24 persons based off the Gardner Policy, however, according to the state, the City should be determining future build based off the U.S. Census which shows 3.69 persons per household. She also enjoined the City ensure that all easements were taken into consideration when determining total buildable acreage, which could also change the total population buildout. (see Addendum #2)

Approval of Consent Agenda

- **Minutes 17 September 2019**

Councilman Halverson moved to approve the minutes of 17 September 2019. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Petty, Taylor, and Winsor voted aye. The motion carried.

Resolution 19-43 Appointment of Judge Bryan Memmott as South Weber Justice Court Judge: Mayor Sjoblom remarked Judge Renstrom was appointed to Second District Court the end of May 2019. Judge Memmott had been substituting until an appointment could be made. The Administrative Office of the Courts (AOC) has strict rules regarding the procedure to obtain a judge. Briefly, applicants were screened by the AOC and 11 of those were forwarded to the Davis County Nominating Commission consisting of a state bar representative, a county representative, a Davis County municipal representative and two City representatives appointed by the Mayor (David Larson and Lisa Smith). After careful review, the Commission chose to interview 6 candidates. Attorney Darrin Johns, Judge Bryan Memmott and Judge Trent Nelson were chosen for the Mayor's consideration. Public comments were solicited by the AOC and

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responses forwarded to Mayor Sjoblom along with resumes and supporting documents. As part of her deliberation process she conducted an in-depth interview with each candidate and observed proceedings in Judge Memmott's and Judge Nelson's courtrooms. Mayor Sjoblom chose to nominate Judge Memmott to fill the position of South Weber Justice Court Judge. She presented him to the Council for ratification. If approved a formal submission letter would be sent to the AOC which will certify the nominee.

Judge Brian Memmott was not in attendance. Council member Taylor commended him on being an outstanding person.

Councilman Taylor moved to approve Resolution 19-43 Appointment of Judge Bryan Memmott as South Weber Justice Court Judge. Councilwoman Petty seconded the motion. Mayor Sjolbom called for the vote. Council Members Halverson, Petty, Taylor, and Winsor voted aye. The motion carried.

A joint City Council and Planning Commission meeting will be held on 22 October 2019. David Larson, City Manager, discussed the agenda and stated the public comments and survey would be reviewed with the draft General Plan. Councilman Winsor encouraged the Council to be more focused on Senate Bill 34 and not to rush the general plan. He would also like to see more visual audio needs. He was concerned about there being more information than could be discussed in one night. He felt the Council should direct staff to break up the meeting.

Councilwoman Petty received a suggestion concerning South Bench Drive Phase 1 and the possibility of renaming it to eliminate any confusion. Mayor Sjoblom verified that can be reviewed. Councilman Winsor discussed comments he had received concerning the asphalt on South Bench Drive Phase 1. He suggested adding signage to guide through traffic to 475 East. The City Council agreed. David will direct the City staff to add the necessary signage.

Reports:

Councilman Taylor: He met with the Public Safety Committee in which they specifically discussed painting the curb red along 2700 East. He recommended the City to create a policy to aid in future decision making.

Councilman Halverson: He reported there is a passing lane on South Weber Drive near 7240 South that was previously a double yellow line. He called for UDOT to correct it as soon as possible as it is a dangerous situation. He received a picture of a sink hole coming out to Highway 89 from Geneva Gravel Pit. David Larson announced he had spoken to Geneva about that specific issue.

Councilwoman Petty: The Parks and Recreation Committee met to discuss the train rides for October at the Canyon Meadows Park. Three individuals on the committee will be attending a grant application meeting. Discussion took place regarding the wetlands at Canyon Meadows Park. David Larson reported no private property owners are included in the restoration. The City staff was drafting a restoration plan to submit to the Army Corp by 5 November 2019.

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Councilman Winsor: He asked to schedule a meeting with the Finance Committee to discuss the audit and policy for procurement. David reported the auditors are not scheduled to be on site until November.

Mayor Sjoblom:
Wasatch Integrated Waste:

- The landfill installed a new gas collection header pipe to connect already existing laterals to the active collection system. They are also looking to increase the vacuum in the phase V area (closest to us). This intervention should help mitigate the increased odors.
- Another mitigation technique to be employed soon is removing all green waste from the fill and transferring it to another location. This should help reduce odor as well.
- Next final cover anticipated to be installed in the spring of 2021. At that time, the active filling of the dump will be moved to the west side of the landfill (the farthest site away from South Weber).

Public Outreach group for the US-89; Farmington to I-84 construction project

- Very little construction within South Weber
- Box culvert for trail connection is still planned
- There will be a deck replacement on the Weber River bridge and lines painted to expand to 3 lanes each way
- Sound walls will not be addressed until widening of US-89 takes place in the future

Attended a Mobile Active Transportation Tour in Madison, WI

- Very useful in determining how and where to incorporate active transportation – trails, bike lanes, signaling, and signage.

Bonneville Shoreline Trail

- Bonneville Shoreline Trail is a major trail - it crosses five counties. Work will begin on the trail in 2020.

Lisa Smith, City Recorder: She attended a City Recorder's meeting and they recommended not including the closed executive session on every agenda. It was decided to remove it from future agendas unless specifically needed.

ADJOURNED: Councilman Winsor moved to adjourn the Council Meeting at 6:40 p.m. Councilman Taylor seconded the motion. Council Members Halverson, Petty, Taylor and Winsor voted aye. The motion carried.

APPROVED: _____ **Date** _____
Mayor: Jo Sjoblom

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Transcriber: Michelle Clark

_____
Attest: City Recorder: Lisa Smith

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CITY COUNCIL MEETING

DATE OF MEETING: **15 October 2019** **TIME COMMENCED:** **6:00 p.m.**

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

PRESENT: **MAYOR:** **Jo Sjoblom**

COUNCIL MEMBERS: **Blair Halverson**
Kent Hyer
Angie Petty
Merv Taylor
Wayne Winsor

CITY ENGINEER: **Brandon Jones**

FINANCE DIRECTOR: **Mark McRae**

CITY RECORDER: **Lisa Smith**

CITY MANAGER: **David Larson (excused)**

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Terry George, Kathy Devino, McKay Winkel, Julie Losee, Jeffrey Judkins, Hayley Alberts, Jacqui Layton, Kaylie Layton, Quin Soderquist, Kaila Alvey, Paul Sturm, Sandra Layland, Lisa Sweatfield, Michael Grant, Amy Mitchell, Jean Jenkins, Sherrie West, Mark West, Tammy Long, Natalie Browning, Brandyn Bodily, Chris Pope, and Amy Hayes.

Mayor Sjoblom called the meeting to order and welcomed those in attendance. She excused David Larson from tonight's meeting as he and his wife recently had a baby girl.

PLEDGE OF ALLEGIANCE: **Councilman Taylor**

PRAYER: **Councilman Winsor**

Swear in Judge Memmott:
Mayor Sjoblom explained Judge Memmott was chosen through a rigorous process, recommended by her, and ratified by the Council last week. He was officially sworn in.

Swear in Youth Council
Mayor Sjoblom related each fall applications are solicited from youth desiring to serve a one-year term on the Youth Council for South Weber City. The South Weber City Youth Council, supervised by Michael Poff, is an organization serving the community while teaching the principles of responsible government. Examples of past service included the annual Easter Egg Hunt, Breakfast with Santa and Country Fair Days assistance.

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Emily Poff, representing the Youth Council, introduced the list of Youth Council members. She explained the activities the Youth Council had recently been involved with including Country Fair Days.

Youth Council: Abigail Howard, Alec Fessler, Allie Poff, Edie Harper, Emily Poff, Hannah Titus, Jaxon Fessler, Lilian Randall, Mark Bell, McKenna Winsor, Rubies Le, and Ryker Alvery

Judge Memmott swore in those members of the Youth Council who were present.

Public Comment: Please respectfully follow these guidelines
a. Individuals may speak once for 3 minutes or less
b. State your name and address for the record
c. Speak to the entire City Council
d. Do not comment from the audience
e. Note City Council will not respond during the public comment period

Terry George, 7825 S. 2000 E., referenced his USAF oath to support and defend the constitution of the United States. He surmised the Mayor and Council would have support the same values. He stated there has been a divide in the community over the last few months. He opined the people of this City don't want a South Bench Drive connection to Layton. He requested the Mayor and Council stand with the people and cease pursuing this road. (see Addendum #1 George)

Jacqui Layton, 8017 S. Cedar Ct., appreciated the updates and emails she received. She was concerned the information she had previously given the City concerning the hillside studies hadn't been seen by the entire Council. She reviewed various studies. She concluded the studies maintain the bluff is unstable and should not have additional weight. She suggested further study regarding the contamination from Hill Air Force Base be conducted by an outside source. (See Addendum #2 Layton)

Quin Soderquist, 2174 E. 7800 S., suggested putting a stop sign on South Bench Drive rather than its current location on 475 E as driver's are not stopping and he was involved in several near collisions.

Amy Mitchell, 1923 Deer Run Drive, exclaimed there is a great disconnect between elected officials, the citizens, and City staff. She referenced records concerning South Bench Drive. She believed both South Weber City and Layton City were taking steps to plan for and construct this road connection. She claimed the connection road was identified as a major collector by Brandon Jones. She revealed grants were being applied for funding this road. She related there have been conflicting statements as to the timeline of construction. She inquired how much money has been paid to Brandon Jones. (see Addendum #3 Mitchell)

Lisa Sweatfield, 8051 S. Cedar Court, repeated comments she made at the Planning Commission last week. She expressed the citizens are last to know what is going on. She stated South Bench Drive has caused contention. She discussed the Council trying to sell the road as an emergency access, but she pronounced it would be a cut through for neighboring communities.

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Hayley Alberts, 7560 S. 1740 E., urged the City Council to review closely the Horrock's study that was completed for South Bench Drive and the projected congestion by 2040. She proposed the possibility that additional HAFB and Layton City traffic had not been factored in. She questioned the necessity of the water line replacement project for Cottonwood Drive referencing the 2016 Capital Facilities Plan. She wondered what would be bumped to allow this project completed sooner. She claimed the City has a habit of not getting reimbursement funds back from developers. (see Addendum #4 Alberts)

Tammy Long, 2178 E. Deer Run Drive, asked if the cost has changed for the water line replacement since its estimation. She identified property owned by Wasatch Integrated Waste Management and pointed out is not a maintained park as shown on a map. She identified areas of the same map that have easements. She recommended state, federal, and wetland easements be identified on the General Plan. She was concerned the road for a Layton connection would require additional width. She inquired on the cost to maintain the proposed road. She opposed the Knolls property being rezoned for residential use.

Sherry and Scott Slager,2569 E. Deer Run Drive Councilwoman Petty read an email communicating concerns about South Bench Drive. (see Addendum #5 Slager)

Kathy Devino, 2480 E. 8300 S., related an incident when an intruder entered her home while she was inside. She equated more roads with more crime.

Becky Morrel, 1912 Cedar Loop Dr., had misgivings about a Layton connection. It could affect her children's safety and her home value. She challenged the Council to keep the community upscale.

Mayor Sjoblom opened response from the Council. Councilwoman Petty related sensitive land areas and easements research is already underway, and staff has requested a wetlands map. She clarified the developer is not rezoning the Knolls property. The current zoning allows for residences. Councilman Hyer shared the same concerns with the contamination as citizens. He doubted going up over the hill was a realistic plan. He explained Mayor Sjoblom soliciting for funds was to verify whether the project was feasible. He stated studies will confirm or deny the viability of the connection road. He reiterated the great need to connect streets within our City. He recalled the emergency with the Uintah fire. He validated the Peek family's concern about a road going through their family farm. He suggested the possibility of a frontage road along Interstate 84 and connecting to D.R. Horton subdivision. He stressed the importance of the City having a long-term plan. He recounted there are areas that aren't suited for good traffic flow in the City. He did not favor the connection to Layton City. He disclosed that Mayor Sjoblom works hard for this City and she doesn't have a personal agenda, but a sincere desire to do the best she can for South Weber. He articulated the Mayor's work with UDOT had been successful in obtaining grant money. He reiterated his respect for Mayor Sjoblom and announced she has done a phenomenal job.

Councilman Halverson asked Terry George to be patient while the amendments to the General Plan continue to be reviewed. Mayor Sjoblom thanked Councilman Hyer for supporting her. She emphasized a city needs a plan. She noted the Council looks at all the information to make informed decisions. She thanked participants for their comments. She pronounced nothing has been done to intentionally hurt the City or hide anything. She conveyed she does not serve for

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personal gain or have a personal agenda. She declared love for South Weber and verified she is trying her best to do what's best.

Appointment: Poll Workers for Municipal Election
Mayor Sjoblom recited UCA 20A-5-602 (1) a county legislative body, a municipal legislative body, or a local district board appointing or providing for the appointment of, a poll worker for a local election under this section shall appoint the poll worker at least 15 days before the date of the local election".

She related that in March the Council signed an inter-local agreement with Davis County to provide election support. Davis County agreed (1.10) to recruit poll workers; provide training, scheduling, supplies and compensation. The City agreed (2.6) to perform legislative body poll worker approval. Davis County provided the following poll workers:

Lyn	Bracken	(801)645-3249	1490 Kays Creek Dr	Layton	Poll Manager
Diana	Hyer	(801)941-4553	1670 E 7325 S	South Weber	Ballot Clerk
Laurie	Meyers	(801)706-3097	3101 Fernwood Dr	Layton	Receiving Clerk

Councilman Halverson moved to approve the poll workers for the municipal election. Councilman Taylor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Petty, Taylor and Winsor voted aye. Councilman Hyer abstained. The motion carried.

Resolution 19-44: Request for Justice Court Re-Certification
Mayor Sjoblom related every four years a justice court must re-certify with the Justice Courts Standards Committee and the Utah Judicial Council. Our certification will expire February 1, 2020. There are several requirements including a letter from Attorney Ahlstrom, an affidavit from the judge, and a resolution from the Council. These documents must be forwarded to the Administrative Office of the Courts by November 8, 2019.

Councilman Taylor moved to approve Resolution 19-44 to request for justice court re-certification. Councilman Hyer seconded the motion. Mayor Sjoblom called for the vote. Council Members Hyer, Halverson, Petty, Taylor and Winsor voted aye. The motion carried.

Approval: Cost Share Agreement with FM Winkle Family LLC for Cottonwood Drive Water Line: Mayor Sjoblom stated the 2016 Culinary Water Capital Facilities Plan (CFP) identified the existing waterline in Cottonwood Drive as needing to be replaced from the current 6" line to the minimum 8" line for servicing fire hydrants. In the 2018 Capital Improvements Plan (CIP) the replacement of this line was projected to take place in the year 2026, however, recent fire flow tests have revealed that this line does not provide enough fire flow. The City budgeted $300,000 towards waterline replacement projects addressing fire flow deficiencies.

Brandon Jones identified a cost share agreement is an effort to save money. Brandon reviewed the Water Capital Improvement Projects (CIP) Plan:

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Project No.	Project Description	Rated 1-5, with 5 being highest priority and 0 being only with development			Total Rating
		Criticality	Condition	When Needed	
1	Enter into contract with WBWCD for Impact Fee Pass-Through method of purchasing water	5	5	5	**15**
2	Upsize to 8" pipe: 1375 East, south of Lester; 7600 South, west of 1375 East; 1800 East, south of 7775 South; 1750 East, south of 7775 South; Jensen Circle; 1250 East, between South Weber Dr. and Lester Dr.; replace lead joint pipe on Canyon Dr. between 1375 E and 1300 E	4	5	4	**13**
3	Install new generator at Church Street pump station	5	1	5	**11**
4	Construct new supply line from West Bench reservoir(s) to South Weber Dr. at 475 E. for secondary feed to zone 1, including PRV; connect 925 East to S. Weber Drive	4	3	4	**11**
5	Relocate transmission line to East Bench Reservoir #3	3	4	4	**11**
6	Replace West Bench Reservoirs (#1 and #2) with new 1.5 MG West End Bench Reservoir	3	4	4	**11**
7	Connect Lincoln Lane and 2750 East; upsize to 8" 8075 South, 2575 East, and 2350 East (south of Deer Run Dr.); upsize US 89 crossing at 8075 South to 12"; abandon existing 4" PSV and replace with new 8" PRV and line on Peachwood Dr.	4	3	3	**10**
8	Automate Weber Basin well feed to Reservoirs #1 and #2 to match supply to system demand	2	4	3	**9**
9	Rehabilitate Well #1; add new generator; modify controls	2	4	3	**9**
10	Upsize Cottonwood Dr. to 8" line	3	2	2	**7**
11	Upsize to 8": 7875 South; 7925 South; Peachwood Dr. between 7925 South and Peachwood Way; 8100 South between Peachwood Drive and 2300 East; 2300 East; 2175 East; 7875 South between 2100 and 2175 East; 2100 East between 7800 South and City Park	3	2	2	**7**

Mark McRae, Finance Director, clarified this project is identified in the budget in the water fund. Councilman Winsor queried why the project should be moved from a priority #8 to a priority #2 and what area that would leave at risk. Brandon explained recent results place it as equal priority to the #2. He explained Cottonwood Drive is on a completely different system and the fire flow is between 650 gpm and 750 gpm when minimum requirement is 1,000 gpm to 1,500 gpm.

Councilman Winsor questioned why the community should pay if it is the developer that needs additional fire flow. Brandon articulated the City will receive impact fees above the cost share for the waterline. Councilman Hyer asked if this deficiency is grounds to cease development. Brandon said approval comes from the Fire Department so it would be their call. Brandon pointed out there are existing residents along Cottonwood Drive who don't have sufficient fire flow. Councilman Hyer asked if there have been negotiations with the developer. Brandon stated there is a cost estimate exhibit in the packet. Councilman Winsor noted the fire code requirements for the size of the pipe.

McKay Winkle, of Winkle Family LLC, explained he will have his construction crew out there already. They will be trenching and digging the line, which would save money. He said the impact fees are several hundred thousand dollars, which can help pay for the entire line. He vocalized this project is beneficial for everyone. Councilman Hyer asked if the Council can get a cost breakout on the impact fees. Brandon explained the impact fees the developer is paying will not be used for this project but will go towards impact fee eligible projects. He recalled this project is on the list for the City to get an 8" water line. Councilwoman Petty related the developer cost estimate is $46,000 and the City cost estimate is $304,000. Councilman Halverson suggested the City can move forward with the design and proposals and have further discussion for the cost share.

Brandon Jones, City Engineer's, letter of 9 October 2019 is as follows:

Background

The 2016 Culinary Water Capital Facilities Plan (CFP) identifies the existing waterline in Cottonwood Drive as needing to be replaced, due to the fact that it is a 6" line, and needs to be replaced with an 8" line, as that is the minimum size for a line servicing fire hydrants. In the 2018 Capital Improvements Plan (CIP) the replacement of this line is shown to take place in the year 2026 (not a high priority project). However, recent fire flow tests have revealed that this line also struggles to provide sufficient fire flow. The City budgeted $300,000 this year to go towards waterline replacement projects addressing fire flow deficiencies.

Project Priority Adjustment

We are recommending an adjustment to the CIP; to complete the Cottonwood Drive waterline replacement in the current fiscal year. While the project location is different than some of the other locations anticipated, the purpose of the project remains the same; to address fire flow deficiencies. We feel the timing is right to make this adjustment for two reasons: 1) Cottonwood Drive is in desperate need of resurfacing, but cannot be done until the waterline is replaced, and 2) the developer of the Riverside RV Park needs to have adequate fire flow.

Cooperative Agreement

The Riverside RV Park developer is ready to begin construction. However, they are concerned about the fire flow deficiency and need to get that corrected. We have run several scenarios in the computer water model to determine what size line is needed. It was determined that replacing the waterline with an 8" line would provide sufficient fire flow for the residents on Cottonwood Drive, but not for the development. In order to provide sufficient fire flow for both the existing residents and the development a new 10" line would be required. Since both the City and the developer have need for this line to be replaced, we felt that it would be more economical and efficient if we participated in a cost sharing agreement (see Draft Cooperative Agreement attached). While the agreement itself spells out more of the details, essentially the agreement states that the City will pay for and provide the design of the waterline replacement in Cottonwood Drive, but the construction would be completed by the Developer's contractor. The Developer would pay the contractor and the City would reimburse for the City's portion of the project. The City would pay for the same scope that they would have done otherwise if no development were occurring (i.e. new 8" waterline, fire hydrants, reconnection of existing services, and an asphalt patch), but there may be a chance that the costs will come in cheaper than if the project were done by the City alone. The developer is paying for the "upsizing" of the waterline from 8" to 10". According to the cost estimate included in the Cooperative Agreement, the entire $300,000 budgeted would be needed to complete the project.

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Cottonwood Drive Resurfacing
Completing the replacement of this waterline now will allow for the resurfacing of Cottonwood Drive to take place as soon as the City makes that decision. If the resurfacing were to be budgeted for in the next fiscal year, the City could potentially save the cost of the asphalt patch that is part of the waterline replacement project. If not, the trench would be patched; but with the waterline being replaced, the road would be ready to be resurfaced whenever the City was ready to fund that project.

Recommendation We recommend approval of the Cooperative Agreement to get the Cottonwood Drive waterline replaced and upsized to a 10" line.

The developer (McKay Winkel) has supplied some suggested revisions to the Cooperative Agreement that was included in your original packet, sent last Thursday.

Here is my summary of the revisions:

- Owner name revised
- Clarification to include a statement about the City accepting the improvements
- Clarification that the Developer will pay their contractor, and THEN request reimbursement from the City. Payment from the City to be made within 15 days after being approved. I have asked Mark McRae, and he indicated that this was not a problem.
- The contractor will use the City's Construction Contract. This will ensure that liquidated damages can be charged if necessary. This contract also contains other coverage and protection to the City.
- Clarification that any projected costs in excess of the $350,000 will be negotiated and approved before the work is done. Anything above a 5% contingency will come to the City Council for approval.
- Indemnification obligations would expire for both parties 12 months after the acceptance of the improvements.

These revisions have been reviewed by the City Attorney, Doug Ahlstrom, and he indicated that he did not see any problems with the proposed revisions by McKay.

Councilman Halverson moved to table the cost share agreement with FM Winkle Family LLC for Cottonwood Drive water line until December 10, 2019. Further discussion took place concerning the options in which the developer could pay for engineering fees. **Councilman Taylor seconded the motion. Councilmembers Halverson, Hyer, Petty, Taylor and Winsor voted aye. The motion carried.**

Councilman Halverson directed the City staff to work with the developer to design and bid the project.

New Business: (None)

Reports:

Councilman Taylor: met with Public Safety Committee and was working with the Davis County Sheriff's Department concerning crimes committed in the City in the last five years.

Councilman Halverson: reported at the Planning Commission meeting held on 10 October 2019 preliminary approval was given for Knolls Development located at approximately 7200 S/ South Weber Drive (parcels 13-020-0017, 0028, 0030), approx. 43.02 acres by developer Mike & Diane Ford (Fords Inc.) subject to the following conditions:

1. *Addition of restrictions on the deed as described in CC&R's for contamination vapor testing.*
2. *Notes on the plat for that testing.*
3. *Need UDOT standard requirements for site distance for Street A.*
4. *Hear back from Barry Bigler family concerning their development access onto this property.*
5. *Escrow for all improvements on dedicated public roads.*
6. *Require conservation easement over open space areas.*
7. *Barry Burton letter of 8 October 2019.*
8. *Brandon Jones letter of 8 October 2019.*
9. *Direction regarding ownership of the seller for this property.*

Councilman Halverson would like to request a legal interpretation for the City's responsibility. He requested David Larson get a price for the soccer complex owner for a sound wall and or net.

Councilwoman Petty: suggested having a discussion to rename South Bench Drive.

Councilman Winsor: requested Brandon address the stop sign on 475 East. He vowed he would not support any General Plan with a connection road going over the hill.

Mayor Sjoblom: attended a meeting for more grants for outdoor activities hiking, rock climbing, kayaking, etc. The Mayor, Councilwoman Petty, and Councilman Halverson will attend an upcoming retreat that will discuss different ideas and ways to implement them in the City.

Brandon Jones, City Engineer: reported curb and gutter is completed on 475 East. There isn't a firm date on asphalt. He pointed out the contractor is aware of the scheduled completion date.

Mark McRae, Finance Director: met with HighMark School who agreed to hold the joint City Council/Planning Commission meeting there. He noted the sound system may be a difficulty. Councilman Hyer believed the City has a sound board and he volunteered to reach out to Michael Poff.

Discussion took place regarding the format of the joint City Council/Planning Commission meeting. The suggestion was made to omit public comment, since the public has already made comment. Mark said this meeting is to review the results from the survey and allow the City Council and Planning Commission to discuss them. He expressed it is going to be an ongoing process and will not be completed in one night. Mayor Sjoblom identified the meeting as being a work meeting in which nothing will be approved.

Lisa Smith, City Recorder: verified she should advertise the joint meeting as a work meeting without public comment.

ADJOURNED: Councilman Winsor moved to adjourn the Council Meeting at 8:26 p.m. Councilman Hyer seconded the motion. Council Members Halverson, Hyer, Petty, Taylor and Winsor voted aye. The motion carried.

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APPROVED: _____ **Date** _____
Mayor: Jo Sjoblom

_____
Transcriber: Michelle Clark

Attest: _____
City Recorder: Lisa Smith

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CITY COUNCIL
& PLANNING COMMISSION
Work Meeting

DATE OF MEETING: **15 October 2019** **TIME COMMENCED:** **6:00 p.m.**

LOCATION: **HighMark Charter School, 2467 E. South Weber Dr.**

PRESENT:

MAYOR:	**Jo Sjoblom**
COUNCIL MEMBERS:	**Blair Halverson** **Kent Hyer** **Angie Petty** **Merv Taylor** **Wayne Winsor**
PLANNING COMMISSION:	**Tim Grubb** **Taylor Walton** **Wes Johnson** **Debi Pitts** **Rob Osborne**
CITY PLANNER:	**Barry Burton**
CITY ENGINEER:	**Brandon Jones**
FINANCE DIRECTOR:	**Mark McRae**
CITY RECORDER:	**Lisa Smith**
CITY MANAGER:	**David Larson**
CITY TREASURER:	**Paul Laprevote**
DEVELOPMENT COORDINATOR:	**Kimberli Guill**

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Kathy Devino, Linda Marvel, Ivan Ray, Val Byram, Kenny Carson, Haley Alberts, Paul Sturm, Lacee Westbroek, Lynn Poll, Childers, R.L. Cope, Harts, Amy Mitchell, Raesen Marvel, Ann & Bob Turner, Rick & Kristine Eder, Wendy Dahl, Linda Stark, Chris Pope, Koby Saurey, Brian Kemp, Lisa Sweatfield, Kory Sweatfield, Kathy Poll, Tammy Long, Corinne Johnson, Julie Ann Kemp, Deann Hoggan, Dave Hoggan, Rob Tesch, Landy Ukena, Shawn Byram, Elizabeth Rice, Darrell Dickson, Cheryl Bambrough, Matt & Teri Hatch, Marlene Poore, Traci Wiese, Marci Poll, John Grubb, Jordan Love, Tracie Turner, Candace Mikesell, Kaila Alvey, Jan Ukena, Amy Hayes, Melinda Osborne, Helen Schenck, Gary Schenck, Michael

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Grant, Terry George, Ember Davis, Mike Sampson, Farrell Poll, Brandyn Bodily, Steve Rice, Adam Peek, Randy & Sharee Kap, Amy Young, Sherrie West, Sandra Layland, Brianna Travierso, Julie Losee, Mindi Smith, Charles Poll, Natalie Browning, Tim Delamare, Stacey Delamare, and Becky Merrill.

Mayor Sjoblom called the meeting to order and welcomed those in attendance. She stated for the past three months the City Council, Planning Commission, and City staff has listened to public comments at meetings, two open houses, etc. She hoped everyone understands they take the public comments seriously. She explained tonight's meeting is an opportunity for the City Council and Planning Commission to review those comments together. She asked for the audience to please refrain from applause. She thanked HighMark for allowing use of the school.

PLEDGE OF ALLEGIANCE: Councilwoman Petty

PRAYER: Councilman Taylor

Discussion: General Plan Public Comments Review & Draft Revision
David Larson, City Manager, compared tonight's meeting to snorkeling and scuba diving. He outlined the procedure: review of each section beginning with the draft, survey comments and then discussion. There were approximately 489 responses to the City survey. There were 213 responses for the Introduction and Master Goal section of the General Plan with the common themes being 1) maintain rural, small–town charm, 2) gateway & small town don't match, 3) limit commercial to edges of the City, and 4) resist development pressure.

Gateway & small town don't match: Commissioner Walton recommended defining the vision of a "gateway". Barry Burton, City Planner, related it was an economic development tool to try and brand the City to entice recreation businesses to the community. He agreed it wasn't defined but revealed that was the intent. Councilman Hyer discussed commercial along US-89 and I-84 and the possibility of working with developers to encourage recreation-oriented businesses i.e.: a bike shop, ski shop, fly fishing, etc. Councilman Winsor noted there is a great divide in public comments concerning how much commercial should be encouraged. He expressed the City needs to be selective as to what commercial is accepted. Councilwoman Petty communicated if commercial is on the outskirts there can still be a small-town feel. She liked the branding of South Weber as a gateway to recreation. Commissioner Osborne referenced ATV rental or boat shops and the possible revenue they could bring to the City. He acknowledged the Weber River could promote kayaking, fishing, etc. Commissioner Walton announced a connection needs to be made between the goals and each section. Mayor Sjoblom described small town charm and character and believed it is necessary for a City.

Limit commercial to edges of the City: Commissioner Johnson discussed red dots on map representing commercial areas. Responses were opposed to those being commercial locations. Commissioner Osborne recited the only consideration for inside the City should be where Ray's Market was located. Commissioner Taylor divulged the City needs more commercial for tax base. He suggested eliminating South Bench Drive. Mayor Sjoblom presented the idea of a gathering place for a city center and suggested Ray's as a possible spot. Councilwoman Petty didn't feel it would be a successful location for commercial. Councilman Halverson opined Ray's and City Hall should remain commercial. Councilman Winsor agreed. Councilman Hyer

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disclosed perimeter commercial gives the first impression for the City. He addressed structuring the Code to control that impact. Commissioner Grubb commented Ray's store is currently zoned commercial. He considered allowing for moderate density in case the property owner doesn't want the commercial. Commissioner Winsor declared the property owner has the option to petition for a rezone. Councilman Halverson conveyed it should stay as commercial, if that is what the property owner wants.

Resist development pressure: Councilman Taylor revealed the difficulty when a property owner wants to develop their property. Mayor Sjoblom referred to the state requirements as part of the confusion. Councilman Taylor didn't want the state telling the City what to do. Commissioner Walton asked why the City is being pressured for high-density by developers. Barry explained there is a big market and limited availability for entry-level housing, and it creates easy profit. Commissioner Walton recommended including "entry-level" instead of density as descriptions in the General Plan. Councilman Hyer portrayed any landowner may be approached by a developer and enticed by the money that can be made with the higher density. He proposed setting hard lines with maximum density. Commissioner Johnson explained after reading public comments most citizens don't want high density in the City and it should be eliminated. Councilman Halverson suggested amending the language on line 73 because it gives the impression that developers have power to pressure the City. Councilwoman Petty recommended larger lot sizes so that build out isn't as high. Commissioner Osborne related patio home zones can be nice and recommended focusing on that type of zone versus mixed-use or high-density. Barry explained when a large lot is developed with an expensive home cost of providing services is fairly high, but if you take that same lot and put ten homes on it then the value is even higher and supplying the services is easier and less expensive. Councilman Halverson added the utility capacity is much less. Mayor Sjoblom reminded every decision comes with consequences. Commissioner Walton asked Barry if there is data available for costs of services with various densities. Barry stated there are studies, but they aren't specific to South Weber. Councilman Hyer questioned the consequence from the state if the City doesn't provide a moderate-income housing plan. Barry explained current money from the state wouldn't be withdrawn but the State could withhold future funds from the City. He stated future legislators may change their focus, but the last couple of years it has been targeted. Councilman Winsor noted there is nothing in Senate Bill 34 that requires meeting a set percentage. Commissioner Grubb communicated there are other options and felt highway oriented commercial at each end of the City instead of adding more high density will help with tax base. Mayor Sjoblom asked Barry what percentage is needed to diversify the tax base to a healthy level for the City. Councilwoman Petty advised South Weber to not strive to be an entry-level community, but the next level.

Citizen Involvement: There were 210 responses to this survey question with general ideas 1) gratitude that citizen input is important, 2) hope our voices are heard, 3) elected officials represent the community, and 4) citizen input should continue after the General Plan update. Councilman Winsor petitioned "citizen input should continue after the general plan update" be included in the General Plan text. Councilman Hyer and Commissioner Johnson thanked the citizens who have been very involved. Commissioner Walton thanked citizens for all their research. He recommended forming an executive steering group for the General Plan to create a vision for the City. Mayor Sjoblom divulged the City is in the process of redoing the City website and it should be more user friendly for better communication with citizens. She also advocated a live feed for City Council and Planning Commission meetings for people who

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cannot physically attend the meetings. Councilman Hyer suggested utilizing Facebook Live because it is free and simple to set up and utilize. Councilwoman Petty questioned the logistics of the executive steering committee. She feared this group would not represent the entire community. She didn't want it to undermine the current process. Commissioner Walton proposed the group give presentations to the Planning Commission. Councilwoman Petty warned those not involved with the committee might feel they could not talk because they weren't part of the select group. She opposed a middleman and preferred citizens come talk to her directly. Commissioner Osborne expressed the Planning Commission is already the citizens committee. Commissioner Pitts agreed. Commissioner Walton acknowledged the committee is permitted by City Code. Commissioner Johnson requested the agenda be posted three weeks prior to a meeting. Commissioner Osborne noted the need to educate the public on the process rather than change the process. He related in the legislature you can't stand up and tell them what you want. He opined recent issues in the City have come through one lens and has divided the City. Councilwoman Petty advised having hot topics on the City website. Commissioner Grubb added citizen comments should be placed on the City website. Councilman Hyer proposed citizens should be able to comment anonymously. Councilman Taylor lamented that only 210 people responded. Commissioner Johnson echoed the need to educate the citizens. Commissioner Osborne related the SWPCA has done a great job of getting information out there, but charged that should be the job of the City.

Land Use Goals & Projections: The current General Plan discussed the following Land Use Zones: Agriculture & Open Space, Residential & Mixed Use, Commercial, Industrial, and Recreation. Commissioner Walton noted in his research most cities don't include a moderate-income housing in their General Plan.

David reviewed the August 28th Moderate Income Housing Plan draft included

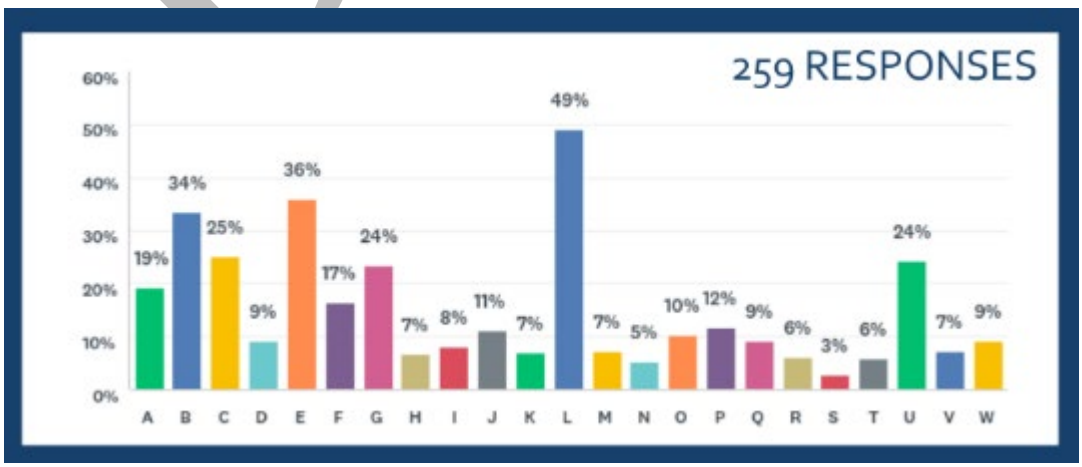
(A) Rezone for densities necessary to assure the production of MIH

(B) Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH

(E) Create to allow for, and reduce regulations related to, accessory dwelling units in residential zones

(F) Allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers

(U) Apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance.



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Top Responses:

49% (L) preserve existing MIH
36% (E) create or allow for, and reduce regulations related to, accessory dwellings units in residential zones
34% (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH
25% (C) facilitate the rehabilitation of existing uninhabitable housing stock into MIH
24% (U) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance
24% (G) encourage higher density or moderate-income residential development near major transit investment corridors
19% (A) rezone for densities necessary to assure the production of MIH
17% (F) allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers

Barry explained there is a gap between single family homes or townhomes that fall into the category of rentals. David conveyed putting money into infrastructure for higher density may be a waste of money if the consensus is to have larger lots. Brandon was concerned for (B) with the wording of "expansion" "encourage construction" and if we are required do more than what we are now doing. Barry stated as he read through public comments there were several interested in (E) concerning accessory dwelling units in residential zones. He thought it was an option that is not out of favor with the community. Commissioner Walton suggested options (E), (U), (W). Councilman Winsor recommended submitting (L) (B), & (U) to the public. The staff was directed to produce a new survey.

10 minute recess

Existing Environment:

Land Use: Historically agriculture transitioning into predominately residential with limited commercial and other uses.

Population: Build-out projection of 13,042 by 2037.
Environmental Hazards: Faulting, flooding, landslides, wetlands, steep slopes, gravel pits, noise, accident potential, HAFB environmental impact.

Survey Summary: From 177 responses central ideas were (1) maintain current community feel by limiting development, 2) smaller buildout population/double check calculations, 3) gravel pits operation halted, and 4) limit high-density residential and protect agriculture with large lots and open space.

Staff Requests:

- Reevaluate buildout population projections
- Consider adding hazards of fire & railroad

Mayor Sjoblom suggested including high winds and chemical hazards travelling along I-89 and I-84. Councilman Winsor discussed studies and information received concerning the instability along the hillside and opposed building on it. He asked where no-build easements from HAFB

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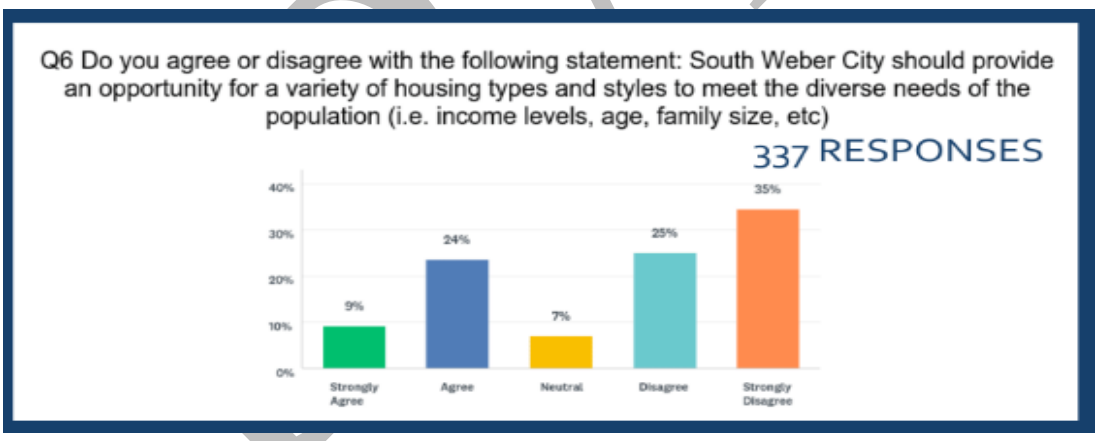
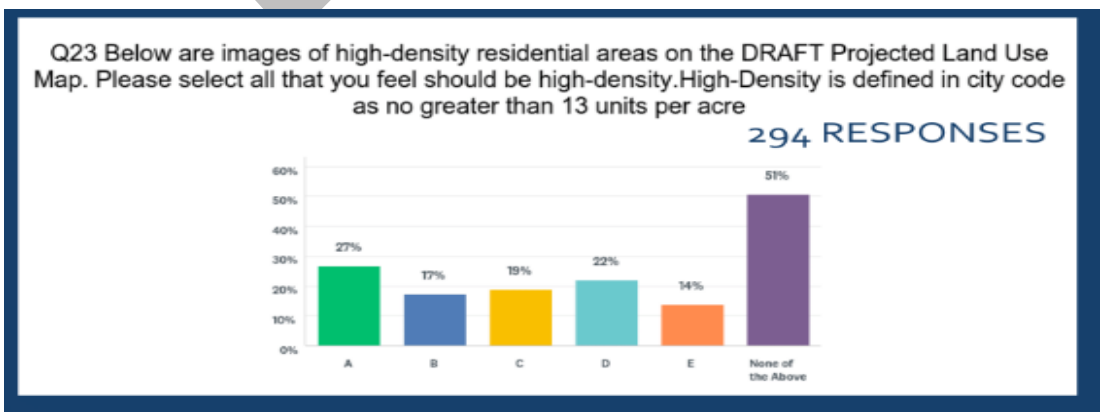
are shown. David explained the City is still gathering information that identifies those. He advised listing information that is on the sensitive lands map and then requiring a developer to prove that the property is developable. Councilman Halverson suggested identifying slide areas on the sensitive land maps. Barry recommended identifying hazards on separate maps. Commissioner Johnson wanted wetlands included. David noted some of those types of hazards are reviewed at the construction meeting. Mayor Sjoblom commented on the gravel pits and the health hazards from the dust. She explained the gravel pits are the biggest point of sales tax for the City, which doesn't take away the dust hazards. Councilman Hyer related dust being inherent with the work they do and the wind coming out of the canyon, but they have been very responsive to City requests. He said they are doing more than required by the State and EPA. Commissioner Walton mentioned identifying high water tables. Brandon reminded those are discussed through the development process, but it can be added. Councilman Winsor recommended putting together a mitigation plan as well.

Land Use Section:

Residential:

Units/Acre	**Zone Name**
.9	Very Low Density Residential (A)
1.45	Low Density Residential (R-L)
1.85	Low Moderate Density Residential (R-LM)
2.8	Moderate Density Residential (R-M)
4	Residential Patio (R-P)
13	High Density Residential (H-D)





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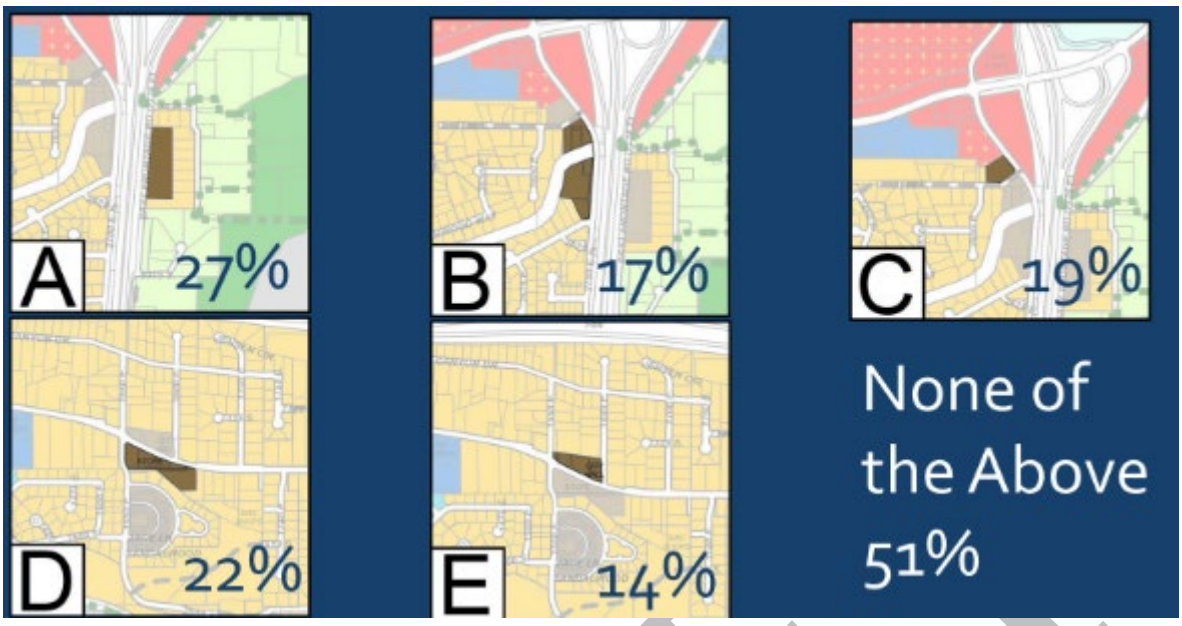

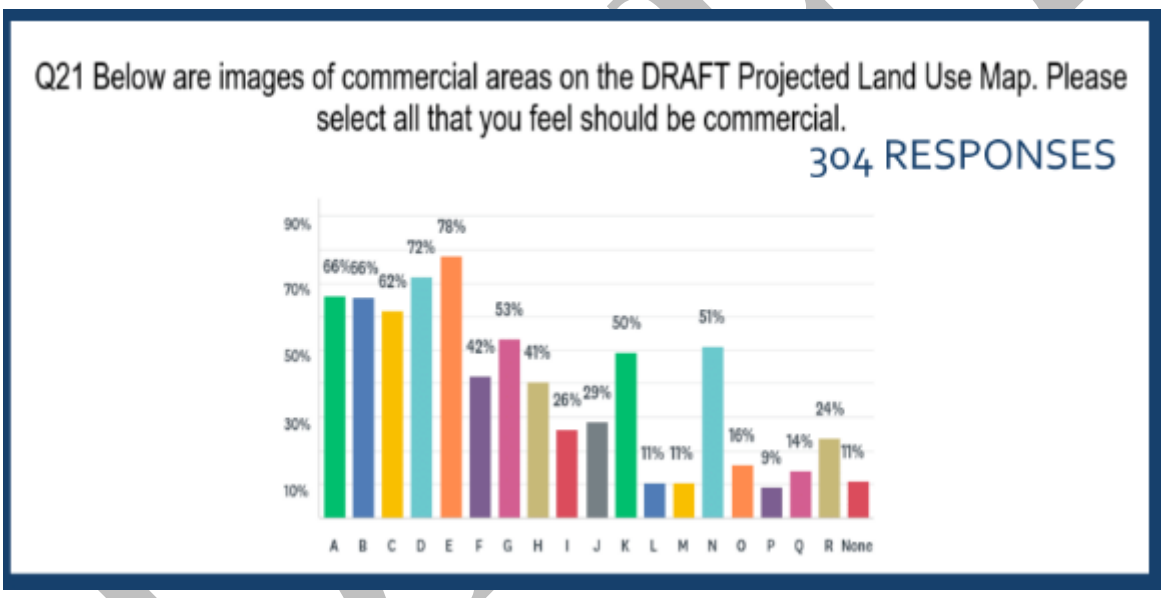

Commissioner Osborne discussed Graph C being a buffer between commercial and residential. Commissioner Grubb disclosed some of these areas are commercial and expressed high density can be a transition between commercial. He articulated some of these areas may still work at residential but maybe not high density. Barry explained these parcels are currently zoned commercial and by changing them to high density it would reduce the number of units. David related there are restrictions in the code for setbacks etc. Councilman Hyer suggested finding some level of units per acre that allows for adequate parking, snow removal, etc. It was suggested changing the number of units and the name of the High-Density Residential zone. Mayor Sjoblom directed the City staff to look at the possibilities. The next City Council meeting was scheduled for 12 November 2019.

ADJOURNED: Councilman Winsor moved to adjourn the Council Meeting at 9:33 p.m. Councilman Hyer seconded the motion. Council Members Halverson, Hyer, Petty, Taylor and Winsor voted aye. The motion carried.

APPROVED: _____ **Date** _____
Mayor: Jo Sjoblom

_____
Transcriber: Michelle Clark

_____
Attest: City Recorder: Lisa Smith

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Council Meeting Date: 11-19-19

Name: Lisa Smith

Agenda Item: Canvass of election returns and certification of results

Objective: Certify the election results for Council Members

Background: State election law assigns the municipal legislative body to act as the board of municipal canvassers. Canvass must take place 7 to 14 days after the election. The board must publicly declare the elected persons who had the highest number of votes and certify the vote totals for each person. The board also certifies the election report which includes the total number of votes cast, names of each candidate, each office on the ballot, the number of votes for each candidate, the number of ballots rejected and a certification statement. The election officer and the board of canvassers must review and sign the report.

Summary: Council, as board of canvassers, must announce those elected and certify the results.

Hayley Alberts	1092
Quin Soderquist	1018
Blair T Halverson	981
Landy Ukena	762
Tamara (Tammy) Long	328

Committee Recommendation: n/a

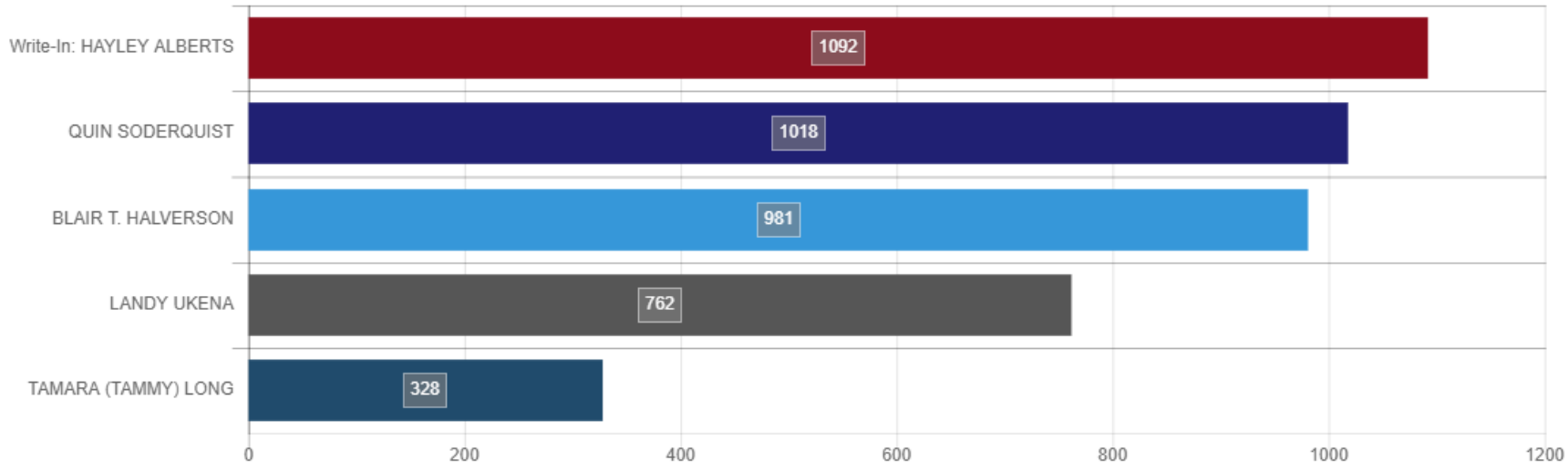
Planning Commission Recommendation: n/a

Staff Recommendation: n/a

Attachments: Unofficial election results provided by Davis County Clerk/Assessor The county sends over the official information after 5 pm the day prior to canvass. A printed copy will be provided before Council meeting.

Budget Amendment: n/a

South Weber City Council



Council Meeting Date: 11-19-19

Name: Lisa Smith

Agenda Item: Eagle Scout Project Proposal

Objective: Decide whether to approve the proposed flagpole at the Fire Station along with funding and location

Background: Nick Thompson is proposing installation of a 25 or 30-foot flagpole at the Fire Station in order to complete his Eagle Scout project requirement. He is estimating a cost of $1,600 to purchase the pole, concrete and other supplies and is asking the city to provide funding. He has provided quotes from Colonial Flag for either 25-foot or 30-foot poles with either an external or protected rope. He has suggested three possible locations.

Summary: Nick is requesting approval and funds from the Council for his Eagle Scout project.

Committee Recommendation: n/a

Planning Commission Recommendation: n/a

Staff Recommendation: n/a

Attachments: project proposal

Budget Amendment: $1600 estimated cost of materials for the pole

South Weber City

City Council Agenda Application

1600 East South Weber Drive • South Weber, Utah 84405 •Phone: (801) 479-3177 • Fax: (801) 479-0066

City Council meetings are held the second, third and fourth Tuesdays of each month beginning at 6:00 p.m. This application must be submitted by 5:00 p.m. eight (8) days prior to the meeting.

==========

Name: Nick Thompson

Address: 7885 S 2325 E

Phone: 801-866-7702

E-mail: Jason@t-fam.com

==========

Date of City Council Meeting you request to be placed on: Nov 19

==========

PURPOSE/REASON TO BE ON CITY COUNCIL AGENDA:

For approval of flag pole loration for fire department and funds for materials.

WHAT IS YOUR RECOMMENDATION?

See attached Eagle scout Service Project Proposal

CITY DEPARTMENT INPUT:

SIGNATURE: [signature] **DATE:** 11/5/19

This application allows you to be placed on the City Council agenda for items of **discussion** only, no official action will be taken.

Eagle Scout Service Project Proposal

BOY SCOUTS OF AMERICA®

Eagle Scout candidate's full legal name Nicholas Jaden Thompson

Eagle Scout Service Project Name South weber fire station flag pole

Eagle Scout Requirement 5

While a Life Scout, plan, develop, and give leadership to others in a service project helpful to any religious institution, any school, or your community. (The project must benefit an organization other than the Boy Scouts of America.) The project proposal must be approved by the organization benefiting from the effort, your unit leader and unit committee, and the council or district before you start. You must use the *Eagle Scout Service Project Workbook*, No. 512-927, in meeting this requirement.

Contact Information

Eagle Scout candidates should know who is involved, but contact information may be more important to unit leaders and others in case they want to talk to one another. While it is recognized that not all the information will be needed for every project, Scouts are expected to provide as much as reasonably possible. Approval representatives must understand, however, that doing so is not part of the service project requirement.

Eagle Scout Candidate

Name: Nick Thompson
Birth date: 04/05/05
Email address: Jason@t-fam.com
BSA PID number*: 129031134
Address: 7886S 2325E
City: South weber
State: UTAH
Zip: 84405
Preferred telephone(s): 801-866-7702
Life board of review date: 4/12/2019

* BSA PID No., found on the BSA membership card

Current Unit Information

Check one: ☒ Troop ☐ Crew ☐ Ship
Unit Number: 0433
Name of District: South weber
Name of Council: Trapper trails

Unit Leader Check one: ☒ Scoutmaster ☐ Crew Advisor ☐ Skipper

Name: Bryce Nelson
Preferred telephone(s): 435-841-4749
Address: 2383E 7875S
City: South weber
State: UTAH
Zip: 84405
Email address: Brycedvm@gmail.com

Unit Committee Chair

Name: Jim Gaskill
Preferred telephone(s): 801-725-2397
Address: 7909S 200E
City: South weber
State: UTAH
Zip: 84405
Email address: JHGaskill@gmail.com

Unit Advancement Coordinator *(If your unit has one)*

Name: Rob Osborne
Preferred telephone(s): 801-710-0964
Address: 7317 view drive
City: South weber
State: UT
Zip: 84405
Email address: rsosborne1@gmail.com

Project Beneficiary *(Name of religious institution, school, or community)*

Name: South weber City
Preferred telephone(s): 801-479-3177
Address: 1600E South weber Dr
City: South weber
State: UT
Zip: 84405
Email address:

Project Beneficiary Representative *(Name of contact person for the project beneficiary)*

Name: Derek Tolman
Preferred telephone(s): 801-941-5461
Address:
City:
State:
Zip:
Email address: Derek tolman@gmail.com

Your Council Service Center

Contact name:
Preferred telephone(s):
Address: 1200E 5400S
City: Ogden
State: UT
Zip: 84403

Council or District Project Approval Representative

(Your unit leader, unit advancement coordinator, or council or district advancement chair may help you learn who this will be.)

Name: JEFF LEBARON
Preferred telephone(s): 801 400 7010
Address: 590 East South Weber Dr
City: South Weber
State: Ut
Zip: 84405
Email address: jeffnsue_L@Hotmail.com

Project Coach *(Your council or district project approval representative may help you learn who this will be.)*

Name:
Preferred telephone(s):
Address:
City:
State:
Zip:
Email address:

Project Description and Benefit

Briefly describe your project.

Instan 25ft or 30ft flag pole at firestation

Attach sketches or "before" photographs if these will help others visualize the project.

Please click below to add images (JPEG, JPG, BMP, GIF, TIF, PNG, etc.)

~~It will help the firestation get noticed. It's~~

Click above box to add an image. Click here to add an image caption.

Click above box to add an image. Click here to add an image caption.

Tell how your project will be helpful to the beneficiary. Why is it needed?

It will help the firestation get noticed. It is a way to honor our country and our state.

When do you plan to begin carrying out your project? ASAP

When do you think your project will be completed? End of Nov.

Giving Leadership

Approximately how many people will be needed to help on your project?

Where will you recruit them (unit members, friends, neighbors, family, others)? Explain:

8-12 People

What do you think will be most difficult about leading them?

Having everyone come

Materials

Materials are things that become part of the finished project, such as lumber, nails, and paint.

What types of materials, if any, will you need? You do not need a detailed list or exact quantities, but you must show you have a reasonable idea of what is required. For example, for lumber, include basic dimensions such as 2 x 4 or 4 x 4.

Concrete flag pole ~~a lift~~ ~~[illegible]~~

wood rebarb

sonotube

Supplies

Supplies are things you use up, such as food and refreshments, gasoline, masking tape, tarps, safety supplies, and garbage bags.

What kinds of supplies, if any, will you need? You do not need a detailed list or exact quantities, but you must show you have a reasonable idea of what is required.

~~Snovels people a lift metal rod pick~~

Food garbage bags water

Tools

Include tools, and also equipment, that will be borrowed, rented, or purchased.

What tools or equipment, if any, will you need? You do not need a detailed list, but you must show you have a reasonable idea of what is required.

Shovels a fitt metal rod pick

Other Needs

Items that don't fit the above categories; for example, parking or postage, or services such as printing or pouring concrete, etc.

What other needs do you think you might encounter?

Pouring concrete A machine to stand the flag pole up

Permits and Permissions

Note that property owners should obtain and pay for permits.

Will permissions or permits (such as building permits) be required for your project? Who will obtain them? How long will it take?

we will need approval from South weber city for the location and the design of the pole and footing.

Preliminary Cost Estimate

You do not need exact costs yet. Reviewers will just want to see if you can reasonably expect to raise enough money to cover an initial estimate of expenses. Include the value of donated material, supplies, tools, and other items. It is not necessary to include the value of tools or other items that will be loaned at no cost. Note that if your project requires a fundraising application, you do not need to submit it with your proposal.

Enter estimated expenses below:
(Include sales tax if applicable)

Materials:	1200
Supplies:	35.50
Tools:	0
Other:	350
Total costs:	1600

Fundraising: Explain how you will raise the money to pay for the total costs. If you intend to seek donations of actual materials, supplies, etc., then explain how you plan to do that, too.

The city will pay for the costs.

Project Phases

Think of your project in terms of phases, and list what they might be. The first may be to prepare your project plan. Other phases might include fundraising, preparation, execution, and reporting. You may have as many phases as you want, but it is not necessary to become overly complicated; brief, one line descriptions are sufficient.

1. Plan project. Flag pole location and design
2. Present to the city
3. Aquire materials
4. Schedule a date for the work and recruit people
5. Dig hole
6. Set up and pour concrete
7. Erect pole
8. Report on completion of project

Logistics

How will you handle transportation of materials, supplies, tools, and helpers?

My parents ~~[illegible]~~ and parents of youth helping.

Flag pole supplier will ship pole

Safety Issues

The Guide to Safe Scouting *is an important resource in considering safety issues.*

Describe the hazards and safety concerns you and your helpers should be aware of.

Make sure you aren't close to pole when lifting it.

Not falling in hole. Not getting hit with shovel, or pick,

Getting cut by rebarb.

Project Planning

You do not have to list every step, but it must be enough to show you have a reasonable idea of how to prepare your plan.

List some action steps you will take to prepare your project plan. For example "Complete a more detailed set of drawings."

Cordinate with the city and details of the flag pole. Then ~~[illegible]~~ get approval to buy the materials. Cordinate a date for the work with the firestation and the people that will help. Then have to order then have it delivered.

Candidate's Promise*

Sign below before you seek the other approvals for your proposal.

On my honor as a Scout, I have read this entire workbook, including the "Message to Scouts and Parents or Guardians" on page 5. I promise to be the leader of this project, and to do my best to carry it out for the maximum benefit to the religious institution, school, or community I have chosen as beneficiary.

Signed Nick Thompson Date Oct 21 2019

** Remember: Do not begin any work on your project, or raise any money, or obtain any materials, until your project proposal has been approved.*

Unit Leader Approval*

I have reviewed this proposal and discussed it with the candidate. I believe it provides impact worthy of an Eagle Scout service project, and will involve planning, development, and leadership. I am comfortable the Scout understands what to do, and how to lead the effort. I will see that the project is monitored, and that adults or others present will not overshadow him.

Signed [illegible] Date 10-24-19

Name (Printed)

Unit Committee Approval*

This Eagle Scout candidate is a Life Scout, and registered in our unit. I have reviewed this proposal, I am comfortable the project is feasible, and I will do everything I can to see that our unit measures up to the level of support we have agreed to provide (if any). I certify that I have been authorized by our unit committee to provide its approval for this proposal.

Signed [illegible] Date 10-22-2019

Name (Printed)

Beneficiary Approval*

This service project will provide significant benefit, and we will do all we can to see it through. We realize funding on our part is not required, but we have informed the Scout of the financial support (if any) that we have agreed to. We understand any fund raising the Scout conducts will be in our name and that funds left over will come to us if we are allowed to accept them. We will provide receipts to donors as required.

Our Eagle candidate has provided us a copy of "Navigating the Eagle Scout Service Project, Information for Project Beneficiaries."

☐ Yes ☐ No

Signed Date

Name (Printed)

Council or District Approval

I have read topics 9.0.2.0 through 9.0.2.15, regarding the Eagle Scout service project, in the *Guide to Advancement*, No. 33088. I agree on my honor to apply the procedures as written, and in compliance with the policy on "Unauthorized Changes to Advancement." Accordingly, I approve this proposal. I will encourage the candidate to prepare a project plan and share it with the designated project coach.

Signed [illegible] Date 10-27-19

Name (Printed) JEFF LEBARON

**While it makes sense to obtain approvals in the order they appear, there shall be no required sequence for the order of obtaining those approvals marked with an asterisk (*). Council or district approval, however, must come after the others.*

JS

COLONIAL FLAG
Flagpoles · Landscape Accents · Weathervanes

Quote

9390 South 300 West
Sandy, UT 84070
(801) 562-0123

Order Number: 0157937
Order Date: 9/30/2019
Salesperson: JS
Customer Number: 00-0047563
Phone Number:
Cell Number:

Sold To:	Ship To:
Jason Thompson	Jason Thompson

Confirm To:
Jason Thompson

Customer P.O.	Ship VIA	F.O.B.	Terms
	WILL CALL		No Terms

OPTION

	Item Number	Unit	Ordered			Price	Amount
1	IVC25B41-02 25x4x125 Satin V-Cleat Kit	EACH	1.00 25' pole w/ protected rope	0.00	0.00	602.00	602.00
2	ESS25B41-02 25x4x125 Satin External Kit	EACH	1.00 25' pole w/ external rope	0.00	0.00	545.30	545.30
3	IVC30B52-02 30x5x125 Satin 2pc V-Cleat Kit	EACH	1.00 30' pole w/ protected rope	0.00	0.00	1,150.50	1,150.50
4	ESR30B52-02 30x5x125 Satin 2pc Kit	EACH	1.00 30' pole w/ external rope	0.00	0.00	884.65	884.65

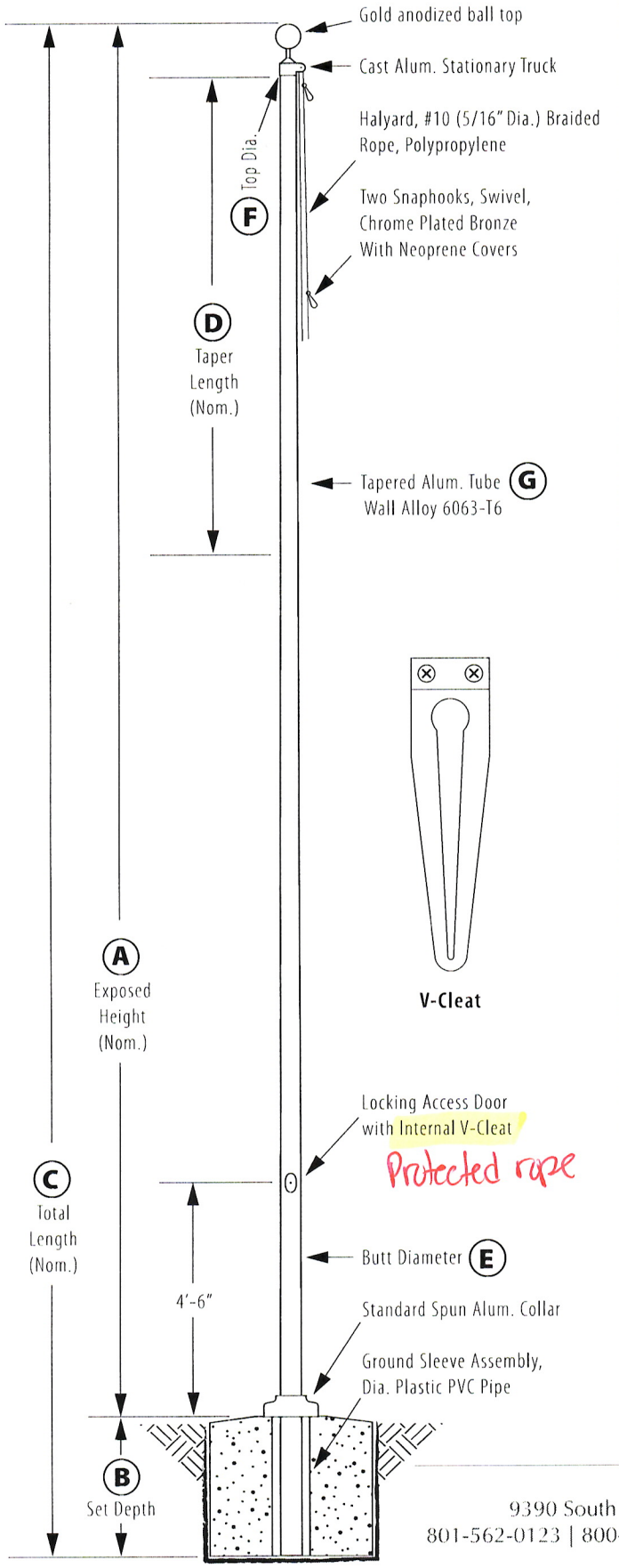
- Concrete & Forms are not included in this quote.
- may have extra cost for delivery

SALES AGREEMENT: With my signature, I certify this quotation/sales order represents my desire to purchase these products/services from Colonial Flag. I am authorized to execute this binding agreement and have read and agreed to comply with the following Terms & Conditions: This quotation/sales order is subject to final price verification and payment arrangements. **50% deposit is required on all custom jobs.** Cancelled orders may incur a 15% restocking fee. Custom products are non-returnable and non-refundable. Install jobs may incur additional charges if ground conditions are extreme. Permits/Engineering is an additional cost (if required). **Delivered product must be inspected immediately upon receipt.** Failure to notify Colonial Flag of any quality or quantity dispute within 2 business days of receipt constitutes a complete waiver of any dispute. Shipping, handling and applicable sales tax added to final invoice. Expedited shipping is available for an additional charge. **QUOTES VALID FOR 30 DAYS.**

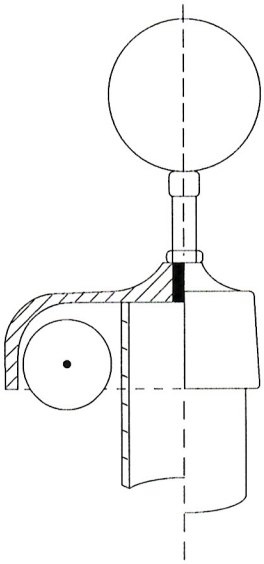
Net Order:	3,182.45
Less Discount:	0.00
Freight:	0.00
Sales Tax:	230.73
Order Total	3,413.18

Internal V-Cleat - Ground Set

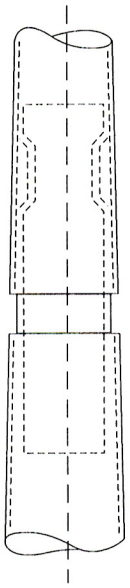
Model # IVC25B41-02



V-Cleat



Stationary Truck Detail
Cast Aluminum Body



All shafts with overall length of 33' or more are shipped in **two sections**

1-1/2" maximum shop gap allowed for field fitting (ram for tight joint)

Joint occurs on 2 or more piece flagpoles.

Customer Name:	
Rep Name:	
Architect Name:	
Project:	
Location:	
PO Number:	
Quantity:	
Notes:	
A - Exposed Height	25 ft.
B - Set Depth	2 ft. 6 in.
C - Total Length	27 ft. 6 in.
D - Taper	11 ft.
E - Butt Diameter	4 in.
F - Top Diameter	3 in.
G - Wall Thickness	0.125 in.
Finish: Satin Aluminum, 80 Grit	
Piece: 1	
Accessories: Gold anodized ball top, standard collar	

9390 South 300 West, Sandy, Utah 84070
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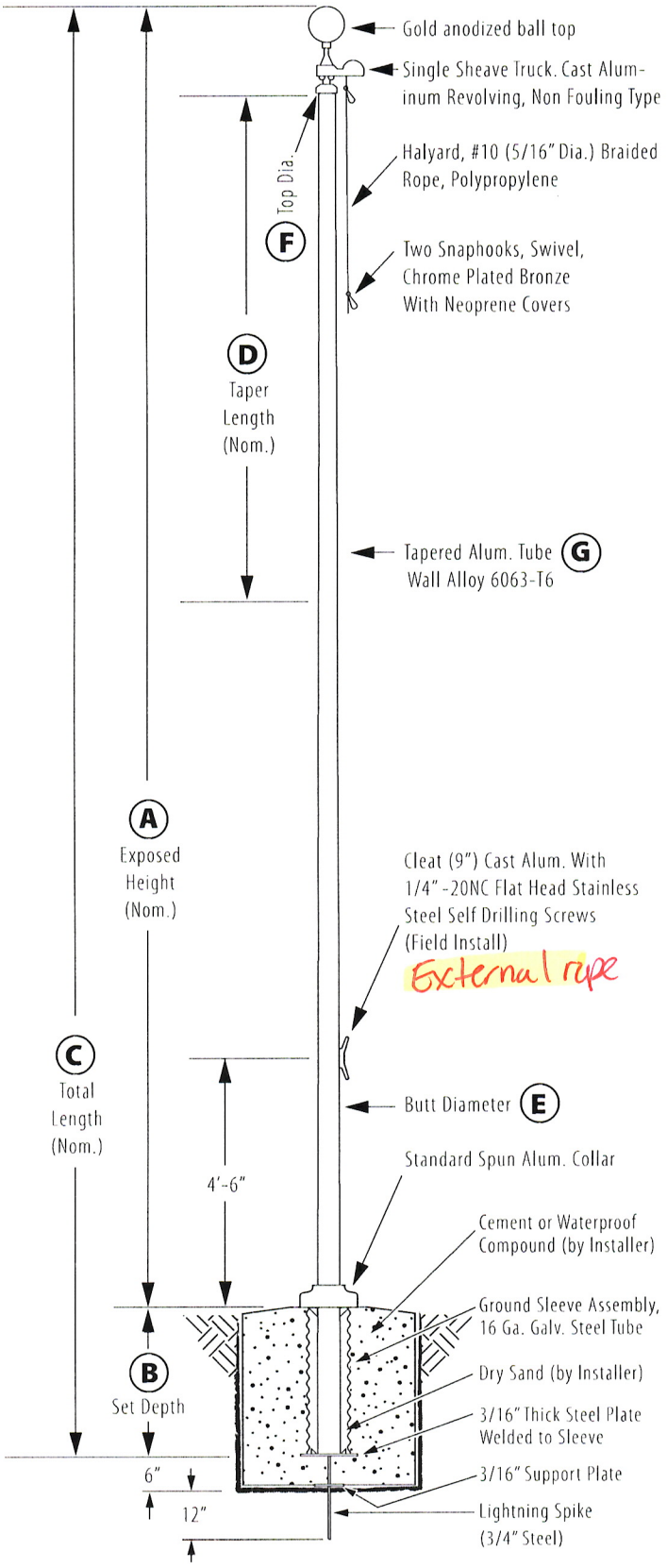
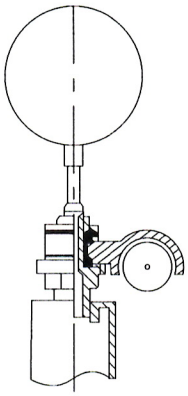
COLONIAL FLAG

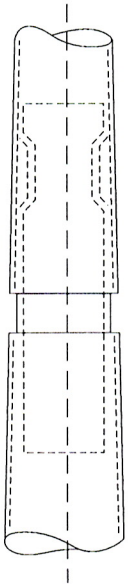
External Revolving - Ground Set

Model # ESR30B52-02





Truck Detail
Aluminum body, Stainless Steel Ball Bearings,Aluminum Sheave, Cast Aluminum Spindle



All shafts with overall length of 33' or more are shipped in **two sections**

1-1/2" maximum shop gap allowed for field fitting (ram for tight joint)

Joint occurs on 2 or more piece flagpoles.

Customer Name:	
Rep Name:	
Architect Name:	
Project:	
Location:	
PO Number:	
Quantity:	
Notes:	
A - Exposed Height	30 ft.
B - Set Depth	3 ft.
C - Total Length	33 ft.
D - Taper	11 ft.
E - Butt Diameter	5 in.
F - Top Diameter	3 in.
G - Wall Thickness	0.125 in.
Finish: Satin Aluminum, 80 Grit	
Piece: 2	
Accessories: Gold anodized ball top, standard collar	

9390 South 300 West, Sandy, Utah 84070
801-562-0123 | 800-782-0500 | ColonialFlag.com
COLONIAL FLAG

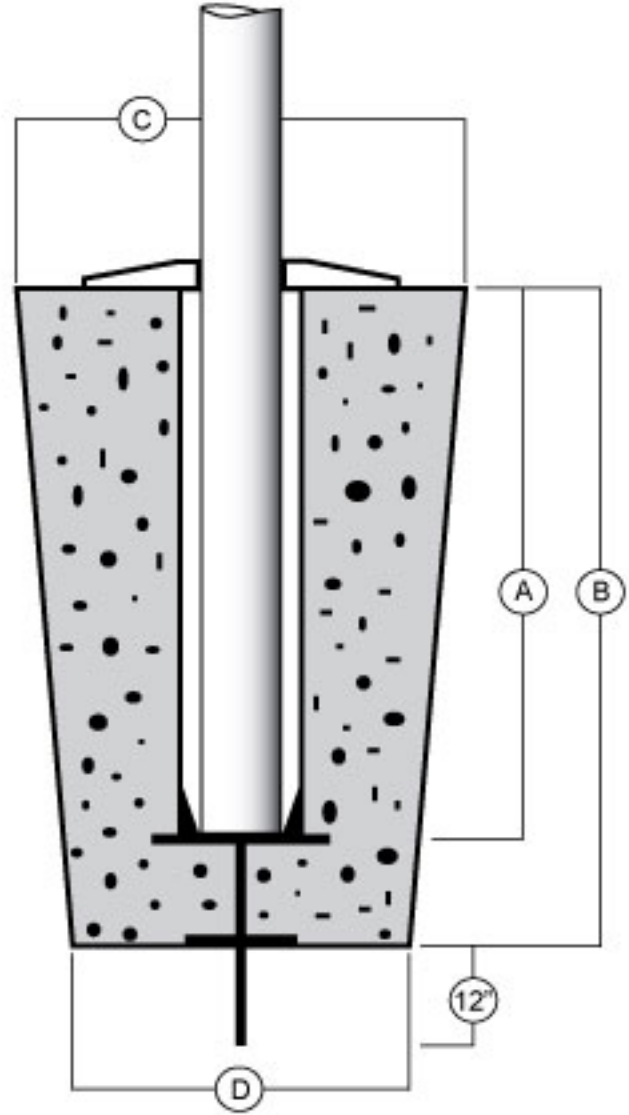
GROUNDSET FOUNDATION:

Exposed Height	A	B	C	D
20'0"	2'0"	2'6"	30"	24"
25'0"	2'6"	3'0"	36"	24"
30'0"	3'0"	3'6"	36"	24"
35'0"	3'6"	4'0"	36"	30"
40'0"	4'0"	4'6"	45"	36"
45'0"	4'6"	5'0"	45"	36"
50'0"	5'0"	5'6"	50"	42"
55'0"	5'6"	6'0"	50"	42"
60'0"	6'0"	6'6"	60"	48"
65'0"	6'6"	7'0"	60"	48"
70'0"	7'0"	7'6"	60"	48"
75'0"	7'6"	8'0"	60"	48"
80'0"	8'0"	8'6"	72"	48"

Groundset: Out standard foundation method offers the most support and is the most economical foundation choice.

*Foundation size will vary with soil conditions.
*Suggested dimentions
**"B" and "C" dimensions based on NAAMM Recommendation for good, firm, dry soil only. Metal Flagpole Manual (c.1984).

NOTE: HARDWOOD WEDGES MAY BE USED TO HELP ALIGN POLE.



SCALE OF FLAG POLES IS APPROXIMATE

OPTION A

PROS
- DIRECTLY IN FRONT OF FIRE STATION

CONS
- COMPETES WITH TREES
- CLOSE TO POWER LINES AND BUILDING
- MAY INTERFERE WITH FUTURE PLANS FOR PARKING LOT EXPANSION WHEN COMMUNITY CENTER IS REMOVED.

OPTION B

PROS
- MORE VISIBLE
- SHARED USE WITH PARK
- NEAR FIRE STATION PARKING LOT
- CAN BE PLACED AT LEAST 30 FEET FROM POWER LINES

CONS
- NOT DIRECTLY IN FRONT OF FIRE STATION

OPTION C

PROS
- RIGHT NEXT TO SIDEWALK WHERE PEOPLE WILL BE WALKING AND A CONCRETE PAD COULD BE POURED AROUND FLAG POLE AND CONNECTED TO SIDEWALK.
- CAN BE PLACED AT LEAST 30 FEET FROM POWER LINES

CONS
- NOT DIRECTLY IN FRONT OF FIRE STATION
- FURTHER FROM FIRE STATION PARKING LOT AND BUILDING

LOCATIONS OF FLAG POLE ARE SUBJECT TO EXISTING UNDERGROUND UTILITY LOCATIONS.

C
B
A
SCALE OF FLAG POLES IS APPROXIMATE

Council Meeting Date: 11-19-19

Name: Lisa Smith

Agenda Item: Resolution 19-45 Amending the Rules of Order and Procedure

Objective: Correct grammatical and spelling errors while aligning rules with actual practice.

Background: Resolution 18-04 amended the Rules of Order and Procedure focusing especially on the order of the agenda items. Other errors and clarifications need to be changed.

- Planning Commission to Council timeline: Rule II-3 was changed from placing items on the agenda no less than the second Council meeting following the Planning Commission (RES 1-032) to no less than 12 days. Developments often have requirements given by the Commission that need to be met and time is needed for the Engineer and Planner to review and verify before passing on to the Council; however, there are occasions when the action needs to be expedited. In order to allow more flexibility to the timeline, the rule requiring 12 days has been omitted.
- Guideline: Although the rule states it is a guideline, state law requires the Council to adhere to the Rules as adopted.
- Ordinance: General Plan is not City Code and does not need to be adopted by Ordinance. The City Attorney recommends using a resolution which is the common practice.
- Reports: The Planning Commission no longer provides a liaison to report, Council representative reports within normal rounds and the City Manager report is included with the Mayor and Council on the agendas.
- Other changes include punctuation and grammatical errors especially removing unnecessary spacing between sentences.

Summary: Rules were in need of some housekeeping to make corrections and provide clarity and consistency.

Committee Recommendation: n/a

Planning Commission Recommendation: n/a

Staff Recommendation: n/a

Attachments: Rules of Order and Procedure red-line, Resolution 19-45 with attached clean version

Budget Amendment: n/a

CITY COUNCIL
RULES OF ORDER & PROCEDURE

RESOLUTION 19-45
November 19, 2019

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SOUTH WEBER CITY

CITY COUNCIL RULES OF ORDER AND PROCEDURE

Adopted by ~~RES 18-04 on January 9, 2019~~Resolution 19-45 November 19, 2019

PURSUANT to Utah Code Ann. § 10-3-606, the City Council, the legislative body of South Weber City, adopts the following rules of order and procedure. These Rules have been established ~~as a guideline~~ to be used in conjunction with the provisions of the laws of the State of Utah, South Weber City, Davis County and South Weber City's Policies and Procedures. These Rules are not all inclusive, and do not supersede any State of Utah, Davis County or South Weber City Code. If a conflict exists, provisions of the Code shall prevail. For any question on parliamentary procedure the City also subscribes to the simplified version of Robert's Rules of Order.

RULE I: MEETING SCHEDULE; MEETING AGENDA; ORDER OF BUSINESS

1. The City Council shall set the meeting schedule for the year ~~in~~ by January of each year; the Council shall meet at least once a month per UCA 10-3-502.
2. No meeting shall be held without a quorum (three Council Members) present, excluding the Mayor.
3. All provisions of Utah Code Ann. Title 52, Chapter 4 Open and Public Meetings act shall be adhered to.
4. All public meetings before the public body will have an agenda including the date, time and place of each meeting.
5. Notice of each meeting shall be provided by posting of the agenda pursuant to UCA 52-4.
6. The Order of Business for a regular meeting is as follows:
   a. Opening Ceremony:
      i. ~~i.~~ Pledge of Allegiance
      j. ii. Prayer/Moment of Reflection
   b. Non-scheduled Delegation; Public Comment Period
   c. Consent Agenda
   d. General Agenda
   e. Mayor ~~and~~, Council and Staff Reports and Updates
   ~~f. City Manager Report~~
   ~~g. Planning Commission Liaison Report~~
   ~~h.~~ f. Adjournment
7. The Mayor~~, by polling the City Council members,~~ may~~, by affirmative consensus,~~ proceed out

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of order ~~to any order of business~~ or return to a previous~~n~~ ~~order~~ item ~~already past~~by affirmative consensus of polled City Council Members.

RULE II: GENERAL AGENDA ITEMS; AGENDA ITEM REQUESTS; TIMELINES FOR AGENDA ITEM SUBMITTAL; SUPPLEMENTARY DOCUMENTATION

1. General Agenda Items: Items that shall be placed on agendas for City Council consideration include, but are not limited to:
   a. Ordinances: Ordinances are for the purpose of amending the City Code~~, including the General Plan and amendments to the Zoning Map(s)~~. Ordinances as to form and effective date shall conform to Utah Code Ann. § 10-3-7.
   b. Resolutions: Resolutions are for the purpose of expressing a formal opinion or the will of the City Council. Resolutions as to form and effective date shall conform to Utah Code as reflected in Utah Code Ann. § 10-3-7.
   c. Funding: Council authorization is required for project funding and purchases over and above the amount authorized for expenditure by the City Manager as indicated by the City Procurement Policy.
   d. Reports to Council: Includes reports from City Departments, Davis County Sheriff Department, and other entities as requested by the Council.
2. Agenda Request:
   a. Members of the public desiring audience at a City Council meeting may make a written request with the City Recorder to be placed on the agenda of the City Council. The individual must identify in writing the issue of City business which they wish to discuss with the City Council.
   b. The establishment of the meeting agenda and placement of an item on the agenda is within the discretion of the Mayor provided that an item may be placed upon the subsequent agenda of the Council by majority vote of the City Council.
   c. Any request ~~not applicable to Rule II-3~~ that is made by a citizen or outside entity to place an item on a regular or work meeting agenda, as well as any supplemental supporting documentation, must be received by the City Recorder by close of business the Wednesday prior to the meeting in order to be placed on the agenda of the desired date.
   d. The City Recorder reserves the right to postpone a requested date.
   e. In the event such a request is made that can be resolved through administrative channels, such resolution will be attempted prior to requesting that matter be brought before the City Council for consideration.

~~3. Items from Planning Commission Review: Any issue or agenda item reviewed by the Planning Commission requiring City Council action will not be placed on the City Council agenda until at least twelve (12) days following the date of the Planning Commission meeting (SWC Res. 01-032).~~

~~4.~~3. Request for Electronic Meeting (Reference SWC Res. 2006-50): The City agrees to allow electronic meetings (as defined in UCA 52-4-103(a)) only when a quorum is present at the location of the regularly scheduled meeting and the quorum present votes to approve establishment of an electronic meeting in order to include other members of the City Council

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through an electronic connection.– In order to make the necessary accommodations for an electronic meeting, a member of the City Council desiring to participate in an electronic meeting shall provide notice of his/her desire to join via electronic connection to the Mayor and City Recorder no later than three days prior to the scheduled meeting.– The City Recorder will provide notice of the electronic meeting to the members of the City Council at least twenty-four (24) hours before the meeting so that they may participate in and be counted as present for all purposes, including the determination that a quorum is present, and provide a description of how the member(s) will be connected to the electronic meeting. The electronic meeting shall be conducted in full compliance and in accordance with all applicable state and local laws pertaining to such meetings.

5.4. Supplementary Documentation:– If necessary, documentation and/or a staff report will be provided by the Staff staff to the Mayor and City Council on each agenda item.– Such documentation shall be provided with adequate time for review, no later less than 24 hours prior to the meeting.

RULE III:– COURSE OF A MEETING; MOTIONS AND ACTIONS

1. The Mayor shall be the chairperson of the City Council and preside over all meetings of the public body.– The Mayor Pro-Tem shall preside in the Mayor's absence.– The Mayor shall open discussion and introduce an item on the agenda in the order listed, unless the Mayor believes there is good reason to do otherwise.
2. The meeting shall follow the Order of Business as established by Rule I.
3. Consent Agenda:– The Consent Agenda is approved by a *single motion*.– It shall consist of items considered to be routine and does not require further discussion.there will be no separate discussion these prior to the vote, except in the work meeting or unless removed from the Consent Agenda to be considered separately.– The Mayor or any Council Member may request an item be considered as a separate itemseparately to allow for brief discussion. Discussion and vote on the item may then be held at any time during the meeting at the Mayor's discretion.
4. Declaration of Conflict of Interest:– The City Council Members are asked to declare any conflict of interest.– Utah Code requires municipal officers to disclose actual or potential conflicts of interest between their public duties and their personal interests.
5. General Agenda:– Includes public hearings.– Matters appearing on the Agenda are discussed by the Mayor and Council prior to any motion being made.
6. Public Hearing (reference SWC Res. 96-009):
   a. Each Public Hearing will be declared "Open" by motion.
   b. Each participant shall state his/her name and address.
   c. Each participant will be given three (3) minutes to present their comments.– The Mayor may allow extension of this period at his/her discretion.
   d. An individual will have one opportunity to speak unless permitted by the Mayor and not, until all desiring to speak have been heard.
   e. Those speaking for or against the matter will alternate.
   f.e. All comments must pertain to the subject of the public hearing.

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~~g.~~f. A summary of each participant's comments will be reflected in the meeting minutes.
~~h.~~g. In the case of an individual continually disrupting the hearing, any member of the Council may request that individual be removed from the meeting. At this time an immediate vote will be taken of the board. With a two-thirds vote affirmative that individual will be requested to leave. In case individuals refuse to leave, law enforcement assistance will be requested.
~~i.~~h. The Public Hearing will be declared "Closed" by motion, prior to any vote being taken. The Council may conduct discussion after the public hearing is declared closed, prior to the vote being taken.

7. Non-scheduled Delegation; Public Comment Period: Those individuals who wish to address the Council with items not scheduled on the agenda will be given three (3) minutes to present their comments. All provisions of Rule III-6 shall apply. No official decisions can be made by the City Council at this time.
8. Mayor and Council Reports and Assignment Updates: The Mayor and Council Members will each have an opportunity to speak on their appointment assignments and items of concern.
9. Staff Updates: The City Manager and other staff, as requested by the Mayor, will have an opportunity to provide updates and information to the Council.
10. Adjournment: Meeting shall adjourn with or without a motion or vote upon conclusion of business.

RULE IV: MOTIONS AND VOTING

1. Motions: "Motions are the means of bringing business before the assembly, disposing of it quickly, and resolving matters of procedure and urgency." – *Robert's Rules of Order*
   a. A motion brings new business before the Council and is made while no business is pending.
   b. A motion needs a second, is debatable, amendable, and takes a majority vote to adopt.
   c. Any Council Member may make a motion at any time during discussion.
   d. A motion to table an item should include specification of a date for future reconsideration. A motion to table an item without specifying a date or circumstance for reconsideration will result in the issue not being placed on an agenda for reconsideration until such time as a new request to address said item is made.
2. Voting:
   a. A roll call vote shall be taken and recorded for all ordinances, resolutions and any action which would create a liability against the ~~c~~City. The roll call vote may be taken by the City Recorder, Mayor, or designee.
   b. The minimum number of votes required to pass any ordinance or resolution, or to take any action by the ~~city~~ City C~~c~~ouncil, unless otherwise prescribed by law, shall be a majority of the members of the ~~quorum~~Council at the meeting, but shall never be ~~less~~ fewer than three (3).

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RULE V: ORDINANCES AND RESOLUTIONS

1. Municipal power is exercised through passage of ordinances and resolutions.
2. The City Council may pass or, deny or table any ordinance or resolution.
3. Every Each resolution or ordinance shall be provided in writing before the vote is taken (SWC Code 1-5-5E). The City Council may make amendments to the resolution or ordinance during the meeting either before or during the vote.
4. A resolution is used to exercise only administrative powers.
5. An ordinance provides for legislative decisions.
6. Each ordinance and resolution shall be signed by the Mayor (or proMayor -Pro- temTem) along with the City Recorder's signature to attest that of the Mayor. Each document shall also be affixed with the City Seal.

RULE VI: MINUTES (SWC Res. 10-10)

1. Written minutes are the official record of action taken at the meeting.
2. The written minutes shall be approved by general consent vote by the public body at the public body's next in a regular meeting of the same public body.
3. In the event the public body does not hold a regular meeting within 30 days, the minutes may be approved by a general consent vote taken by electronic communication by the City Recorder; approval may not be granted in this matter and must be deferred to the next regular meeting if a recommendation is made for substantive changes to the minutes.
4. Work meeting minutes and closed Closed executive session minutes do not require Council approval.

RULE VII: CONDUCT

1. All municipal officers must abide by the Municipal Officers and Employees Ethics Act (UCA 10-3-1301).
2. Council Members are expected to adhere to the standards of conduct set forth in the City's adopted Policies and Procedures Manual.
3. All individuals participating in the public meeting shall demonstrate courtesy and refrain from conduct that disrupts the meeting.
4. Council Members shall avoid situations which could cause a reasonable person to perceive bias or an inappropriate conflict of interest.
5. Participants shall respect the principles of representative democracy, including the recognition that local government is to serve the best interests of the public as a whole, while respecting individual and constitutional freedoms.
6. Remarks should be applicable to the question under discussion or debate. The Mayor may interrupt the discussion and direct it to return to the original topic.

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7. Anyone speaking shall avoid references to personalities and avoid questioning motives or interjecting hostile or antagonistic behavior.
8. The Mayor may courteously discourage individuals who interrupt or speak out of turn.
9. Individuals who are not compliant with the rules of conduct may be ruled by the Mayor as out of order and may be ejected from the meeting if the person willfully disrupts the meeting to the extent that orderly conduct or civility is compromised.

RULE VIII: CONFLICT OF INTEREST

1. A general disclosure statement should be filed with the City Recorder upon election.
2. Each Council member is required to make a disclosure in writing and file it with the mayor.
3. An oral disclosure must be made in an open meeting to the members of the body immediately before the discussion about the topic involved in the conflict of interest.

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RULE ~~IV~~IX: TRAINING

1. Training/orientation will be provided to each new Mayor or Council Member by the City Manager and ~~Staff~~staff. The Mayor or a Council Member may also be involved in this training.
2. The City Council will receive training on the Open and Public Meetings Act annually. This training shall be provided by the City Attorney or City Recorder.
3. The Mayor and Council ~~members~~ Members may attend seminars, meetings, conferences, workshops, and other educational courses when it is anticipated that the training and information received by the officer at such events will benefit the City.
4. Travel expenses and per diem shall be paid in accordance with the General Services Administration (GSA) guidelines.
5. Mileage ~~Reimbursement~~ reimbursement shall be paid the standard mileage allowance for any City business conducted outside the City after exceeding ~~1~~50 miles one way.
6. The City shall allocate in its annual budget funds deemed appropriate for training and travel expenditures.
7. Auxiliary Programs. Registration costs for auxiliary programs for the officer's spouse/partner will be allowable if it has been included in the City Budget.

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RULE X: AMENDMENT OR ADDITION TO RULES

1. Any Council Member may propose amendments, revisions, or additions to these Rules of Order and Procedure.
2. Each proposed amendment, revision or addition shall be in written form, and copies shall be provided to each Council ~~member~~Member.

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3. Consideration of any amendments, revisions, or additions to these Rules shall be noticed on a Council agenda for consideration and vote by ~~Resolution~~resolution.

RESOLUTION 19-45

A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL AMENDING CITY COUNCIL RULES OF ORDER & PROCEDURE

WHEREAS, the State of Utah requires municipalities to create and follow Rules of Order; and

WHEREAS, South Weber City has adopted City Council Rules of Order & Procedure most recently updated January 9, 2019; and

WHEREAS, adjustments have been found necessary to clarify and provide consistency between policies, City Code and common practice; and

WHEREAS, grammar and spelling errors needed correction;

NOW THEREFORE BE IT RESOLVED by the Council of South Weber City, Davis County, State of Utah, as follows:

Section 1. Amendment: City Council Rules of Order and Procedure will now read as attached in Exhibit 1

Section 2: **Repealer Clause**: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 19th day of November 2019.

Roll call vote is as follows:		
Council Member Halverson	FOR	AGAINST
Council Member Hyer	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Taylor	FOR	AGAINST
Council Member Winsor	FOR	AGAINST

Jo Sjoblom, Mayor

Attest: Lisa Smith, Recorder

EXHIBIT 1

CITY COUNCIL

RULES OF ORDER & PROCEDURE

CITY COUNCIL
RULES OF ORDER & PROCEDURE

RESOLUTION 19-45
November 19, 2019

SOUTH WEBER CITY
CITY COUNCIL RULES OF ORDER AND PROCEDURE

Adopted by Resolution 19-45 November 19, 2019

PURSUANT to Utah Code Ann. § 10-3-606, the City Council, the legislative body of South Weber City, adopts the following rules of order and procedure. These Rules have been established to be used in conjunction with the provisions of the laws of the State of Utah, South Weber City, Davis County and South Weber City's Policies and Procedures. These Rules are not all inclusive, and do not supersede any State of Utah, Davis County or South Weber City Code. If a conflict exists, provisions of the Code shall prevail. For any question on parliamentary procedure the City also subscribes to the simplified version of Robert's Rules of Order.

RULE I: MEETING SCHEDULE; MEETING AGENDA; ORDER OF BUSINESS

1. The City Council shall set the meeting schedule for the year by January of each year; the Council shall meet at least once a month per UCA 10-3-502.
2. No meeting shall be held without a quorum (three Council Members) present, excluding the Mayor.
3. All provisions of Utah Code Ann. Title 52, Chapter 4 Open and Public Meetings act shall be adhered to.
4. All public meetings before the public body will have an agenda including the date, time and place of each meeting.
5. Notice of each meeting shall be provided by posting of the agenda pursuant to UCA 52-4.
6. The Order of Business for a regular meeting is as follows:
   a. Opening Ceremony:
      i. Pledge of Allegiance
      j. ii. Prayer/Moment of Reflection
   b. Non-scheduled Delegation; Public Comment Period
   c. Consent Agenda
   d. General Agenda
   e. Mayor, Council and Staff Reports and Updates
   f. Adjournment
7. The Mayor may proceed out of order or return to a previous item by affirmative consensus of polled City Council Members.

RULE II: GENERAL AGENDA ITEMS; AGENDA ITEM REQUESTS; TIMELINES FOR AGENDA ITEM SUBMITTAL; SUPPLEMENTARY DOCUMENTATION

1. General Agenda Items: Items that shall be placed on agendas for City Council consideration include, but are not limited to:
   a. Ordinances: Ordinances are for the purpose of amending the City Code. Ordinances as to form and effective date shall conform to Utah Code Ann. § 10-3-7.
   b. Resolutions: Resolutions are for the purpose of expressing a formal opinion or the will of the City Council. Resolutions as to form and effective date shall conform to Utah Code as reflected in Utah Code Ann. § 10-3-7.
   c. Funding: Council authorization is required for project funding and purchases over and above the amount authorized for expenditure by the City Manager as indicated by the City Procurement Policy.
   d. Reports to Council: Includes reports from City Departments, Davis County Sheriff Department, and other entities as requested by the Council.
2. Agenda Request:
   a. Members of the public desiring audience at a City Council meeting may make a written request with the City Recorder to be placed on the agenda of the City Council. The individual must identify in writing the issue of City business which they wish to discuss with the City Council.
   b. The establishment of the meeting agenda and placement of an item on the agenda is within the discretion of the Mayor provided that an item may be placed upon the subsequent agenda of the Council by majority vote of the City Council.
   c. Any request that is made by a citizen or outside entity to place an item on a regular or work meeting agenda, as well as any supplemental supporting documentation, must be received by the City Recorder by close of business the Wednesday prior to the meeting in order to be placed on the agenda of the desired date.
   d. The City Recorder reserves the right to postpone a requested date.
   e. In the event such a request is made that can be resolved through administrative channels, such resolution will be attempted prior to requesting that matter be brought before the City Council for consideration.
3. Request for Electronic Meeting (Reference SWC Res. 2006-50): The City agrees to allow electronic meetings (as defined in UCA 52-4-103(a)) only when a quorum is present at the location of the regularly scheduled meeting and the quorum present votes to approve establishment of an electronic meeting in order to include other members of the City Council through an electronic connection. In order to make the necessary accommodations for an electronic meeting, a member of the City Council desiring to participate in an electronic meeting shall provide notice of his/her desire to join via electronic connection to the Mayor and City Recorder no later than three days prior to the scheduled meeting. The City Recorder will provide notice of the electronic meeting to the members of the City Council at least twenty-four (24) hours before the meeting so that they may participate in and be counted as present for all purposes, including the determination that a quorum is present, and provide a

description of how the member(s) will be connected to the electronic meeting. The electronic meeting shall be conducted in full compliance and in accordance with all applicable state and local laws pertaining to such meetings.

4. Supplementary Documentation: If necessary, documentation and/or a staff report will be provided by the staff to the Mayor and City Council on each agenda item. Such documentation shall be provided with adequate time for review, no less than 24 hours prior to the meeting.

RULE III: COURSE OF A MEETING; MOTIONS AND ACTIONS

1. The Mayor shall be the chairperson of the City Council and preside over all meetings of the public body. The Mayor Pro-Tem shall preside in the Mayor's absence. The Mayor shall open discussion and introduce an item on the agenda in the order listed, unless the Mayor believes there is good reason to do otherwise.
2. The meeting shall follow the Order of Business as established by Rule I.
3. Consent Agenda: The Consent Agenda is approved by a *single motion*. It shall consist of items considered to be routine and does not require further discussion. The Mayor or any Council Member may request an item be considered separately to allow for brief discussion. Discussion and vote on the item may then be held at any time during the meeting at the Mayor's discretion.
4. Declaration of Conflict of Interest: The City Council Members are asked to declare any conflict of interest. Utah Code requires municipal officers to disclose actual or potential conflicts of interest between their public duties and their personal interests.
5. General Agenda: Matters appearing on the Agenda are discussed by the Mayor and Council prior to any motion being made.
6. Public Hearing (reference SWC Res. 96-009):
   a. Each Public Hearing will be declared "Open" by motion.
   b. Each participant shall state his/her name and address.
   c. Each participant will be given three (3) minutes to present their comments. The Mayor may allow extension of this period at his/her discretion.
   d. An individual will have one opportunity to speak unless permitted by the Mayor and not until all desiring to speak have been heard.
   e. All comments must pertain to the subject of the public hearing.
   f. A summary of each participant's comments will be reflected in the meeting minutes.
   g. In the case of an individual continually disrupting the hearing, any member of the Council may request that individual be removed from the meeting. At this time an immediate vote will be taken of the board. With a two-thirds vote affirmative that individual will be requested to leave. In case individuals refuse to leave, law enforcement assistance will be requested.
   h. The Public Hearing will be declared "Closed" by motion, prior to any vote being taken. The Council may conduct discussion after the public hearing is declared closed, prior to the vote being taken.
7. Non-scheduled Delegation; Public Comment Period: Those individuals who wish to address the Council with items not scheduled on the agenda will be given three (3) minutes to present

their comments. All provisions of Rule III-6 shall apply. No official decisions can be made by the City Council at this time.

8. Mayor and Council Reports and Assignment Updates: The Mayor and Council Members will each have an opportunity to speak on their appointment assignments and items of concern.
9. Staff Updates: The City Manager and other staff, as requested by the Mayor, will have an opportunity to provide updates and information to the Council.
10. Adjournment: Meeting shall adjourn with or without a motion or vote upon conclusion of business.

RULE IV: MOTIONS AND VOTING

1. Motions: "Motions are the means of bringing business before the assembly, disposing of it quickly, and resolving matters of procedure and urgency." – *Robert's Rules of Order*
   a. A motion brings new business before the Council and is made while no business is pending.
   b. A motion needs a second, is debatable, amendable, and takes a majority vote to adopt.
   c. Any Council Member may make a motion at any time during discussion.
   d. A motion to table an item should include specification of a date for future reconsideration. A motion to table an item without specifying a date or circumstance for reconsideration will result in the issue not being placed on an agenda for reconsideration until such time as a new request to address said item is made.
2. Voting:
   a. A roll call vote shall be taken and recorded for all ordinances, resolutions and any action which would create a liability against the City. The roll call vote may be taken by the City Recorder, Mayor, or designee.
   b. The minimum number of votes required to pass any ordinance or resolution, or to take any action by the City Council, unless otherwise prescribed by law, shall be a majority of the members of the Council at the meeting, but shall never be fewer than three (3).

RULE V: ORDINANCES AND RESOLUTIONS

1. Municipal power is exercised through passage of ordinances and resolutions.
2. The City Council may pass, deny or table any ordinance or resolution.
3. Each resolution or ordinance shall be provided in writing before the vote is taken (SWC Code 1-5-5E). The City Council may make amendments to the resolution or ordinance during the meeting either before or during the vote.
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Council Meeting Date: 11-19-19

Name: Lisa Smith

Agenda Item: Adopt Moderate-Income Housing Plan

Objective: Adopt the moderate-income housing plan.

Background: South Weber City is currently amending its General Plan. One portion of that plan is a moderate-income housing plan. This plan must be submitted to the state by December 1, 2019 so it must be adopted prior to the rest of the plan.

Summary: Moderate-Income Housing Plan is required by law to be submitted by 12-01-19

Committee Recommendation: n/a

Planning Commission Recommendation: n/a

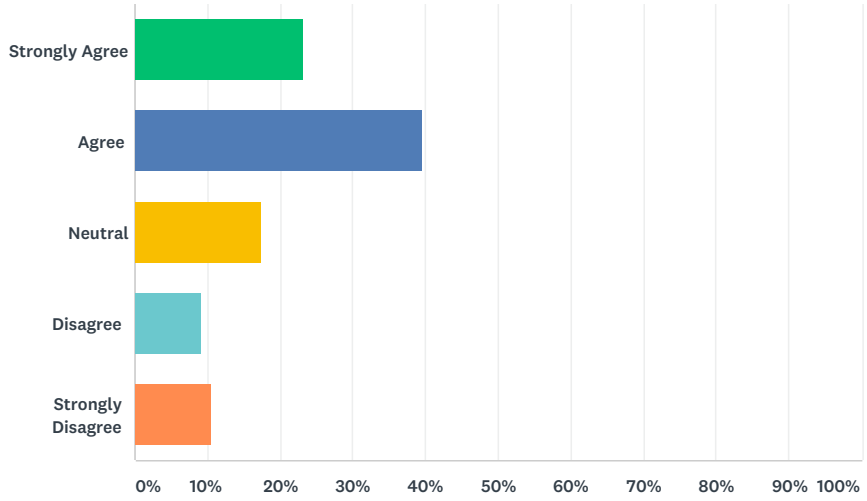
Staff Recommendation: n/a

Attachments: Moderate-Income Housing Plan

Budget Amendment: n/a

Q1 Please indicate the extent that you agree/disagree with this statement:I agree with the Council's selection of these 3 options

Answered: 86 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly Agree	23.26%	20
Agree	39.53%	34
Neutral	17.44%	15
Disagree	9.30%	8
Strongly Disagree	10.47%	9
TOTAL		86

#	WHAT COMMENTS/SUGGESTIONS DO YOU HAVE FOR THE COUNCIL REGARDING THIS SELECTION?	DATE
1	The 2nd and 3rd option are fine, but I do not agree with 1. The city does not need more apartments or high capacity housing, there is too much already. How about doing something to help the moderate income families already in South Weber continue to live here. Lower taxes, lower the fees on the city bill, and stop the school from charging fees for every club or school activity there is.	11/7/2019 8:03 PM
2	Putting a "high rise" 75 apartment project on the west frontage is a devestating blow to the neighborhoods all around the area! Given the size of that parcel, how can there not be a location where the impact to residents would not be so harsh? What I've heard through the grapevine is that there were some shady things going on with this whole thing. Please don't destroy our South Weber with this fiasco. Thanks.	11/5/2019 3:28 PM
3	Currently, our city has at least two townhouse developments with another one under construction. We also have an apartment complex. Taking into account the size of our city (population and area), I don't see the need for any additional high-density housing developments. With regard to other existing MIH, we have several areas in the city where small small houses are located that should be included in the list of MIH. I'm not sure partnering with outside agencies for planning our development is a good idea. Other agencies will NOT have our city's best interests at heart and will NOT care about the desires of South Weber's citizens. One last thing, I don't understand why the council wants to develop the city's "edges" and doesn't have a plan to develop a "downtown" area. A gas station at the 89/South Weber Dr interchange is fine, but developing a downtown area will add a much-needed gathering/shopping area to our lovely city. A city with no downtown area that has commercial sites at its "edges" is not a city, but only a nondescript pitstop for travelers.	11/5/2019 6:20 AM
4	I think I'm OK with it given that this is the least of all evils listed on State bill 34. What I don't know is if there is any lacuna or potential for abuse like the way the Lofts were, because of the CO zoning I don't have that kind of future vision. Hopefully the planning commission and city Council has that vision. Again, anonymous surveys don't help. Please insist on having at least a name. Michael Grant 2622 Deer Run Dr.	11/5/2019 2:38 AM

5	As I have driven through our city, I have noticed a plethora of MIH. If we have any more, it will change the feel of our city. For such a sm city, don't we have enough? Also, at the last CityCouncil meeting reducing the units per acre was discussed. Was this not agreed upon? Last but not least, if we accept funds from a metropolitan planning organization or transportation agency, will they then be able to dictate what we can do in our city, against the will of its citizens?	11/3/2019 10:32 AM
6	But I would rather not have MIH on the frontage road between South Weber drive and Deer Run Drive. Number 2	11/2/2019 4:53 PM
7	I think they are great options regarding totally different views. To be balanced and fair and to really think about the needs of South Weber.	11/2/2019 3:46 PM
8	Quit caving to Citizens United group. you are opening a can of worms where elected officials are being pulled different directions by a lobbying group (SWPCA) . You do not need authority from them to make decisions. thats why we have elected officials. please quit giving them so much power. quit posting all new subdivisions and announcing meetings so much. if people want to be involved they can do like those in any other municipality and attend meetings. You're making it too easy for those previously unmotivated to be involved in city decisions to see proposals, that they would otherwise not see or care about. Quit giving them the power. It is creating a very devisive environment and is not a good thing for the city.	10/30/2019 10:24 PM
9	The only infrastructure addressed is water/sewer. How will the state expand SR60? How will secondary water and other utilities provide support? Schools, open spaces, emergency services, etc.	10/30/2019 6:15 PM
10	Please explain what infrastructure you are talking about, and what does partner with mean? These could not be any more vague.	10/30/2019 5:34 PM
11	First of all SB 34 states that it encourages cities to have a MIH plan. That doesn't sound like a mandate there is a difference you know. It holds over our head state money for transportation investment from the state if we don't have an MIH plan in our master plan. The council needs to consider the many factors that make South Weber so unique. For example one is that the park and ride is the only public transportation option in the city. It's located in the windiest part of the city with the only land available for MIH is by the Maverik and west of the school. If those residents can't afford a vehicle and have to walk to the park and ride they will be searching for a new place to reside after one winter in South Weber. Turning those MIH areas into ghost towns. I'm not sure who it is that is pressuring our city to meet these requirements but it's not worth the transportation investment if you want my opinion. If it's the Utah league of cities and towns, we need to get out. South Weber has not benefited from association with them since we joined.	10/30/2019 7:43 AM
12	These seem to make the most sense to maintain the community we enjoy and why chose to live in South Weber Please replace the Mixed Use and High Density Housing zoning and replace with defined zoning including # / acres and significantly reduce number so we do not have more deceptive developments like The Lofts that is causing me and several others homeowners to strongly consider moving from South Weber. While we are grateful for the countless hours our City Leaders spend, we are very concerned about the very costly and poor City leadership decisions of not being more thorough in signing developer agreements, requiring a greater proportion of developer fees, and costly public works negligence and other unnecessary expenses or repairs by the Public Works Department. Please continue to be very fiscally conservative, and add greater oversight to Public Works Department including project inspections that have included many documented costly mistakes throughout our City over the years with no accountability to mistakes approved or allowed (i.e. Damaged wetlands, Silverleaf Retention Pond Orifice approved years ago knowing it was installed incorrectly and has never been corrected causing flooding to homes, documented Storm drains and retention ponds not being properly maintained, and many infrastructure issues noted by many citizens and former city leaders).	10/30/2019 12:49 AM
13	Agree with #2. I disagree with #1 because the residents were not informed of the current plan so the plan is what the council wants, not residents. Strongly disagree with #3, we do not want outside entities telling the city what would be a good plan for us, being administered by a "metropolitan planning organization" we are not and do not want to be like bigger cities. With a planning commission in South Weber they should be able to plan for MIH, apply for grants and funding and keep major roads and businesses out of South Weber while still providing MIH.	10/29/2019 6:10 PM
14	I do agree with the options you have selected, but I strongly disagree with our (or any) state "mandating" something like this. They should let the free market work; we should not need to force ourselves, our city, or our state to accommodate specific segments of our society with regulated programs. If there is a demand for MIH in our city, the free market will react accordingly.	10/29/2019 4:16 PM
15	While these seem to be the least impactful I would rather our city do none of the things from SB 34, and risk not getting any funds (that BTW they don't have anyways). My least favorite one of these is upgrading infrastructure before the lots are sold, like is already being done with the sewer and water lines in town near the Lofts. Does upgrading structure also mean adding a highway through town? No thanks. The more I read up on that bill, the more I think it was designed and pushed by legislators that are also developers. It will not provide more moderate income housing it will make developers more money. There has to be a better way to provide actual MIH, I think that one of the best ways would be to allow homes to rent out their basements and/or add a smaller home on a large lot.	10/28/2019 9:33 PM
16	DON'T let this be a way that allows SBD!	10/28/2019 9:23 PM

17	First one I strongly disagree. The second one I somewhat agree. The third one..you can apply but there is no guarantee of money, and It could also be costly to the city to come up with matching funds.	10/28/2019 7:10 PM
18	I think those are good, low impact choices.	10/28/2019 3:53 PM
19	Please take your time and be vigilant in protecting current home owners/ neighborhoods. (I know you are already doing this)	10/28/2019 3:51 PM
20	I do not believe that South Weber needs to put in new roads and connection to Layton just because South Weber is trying to get it share of funds. That make us subject to the cash flow and not the real needs of our residence that have and continue to have a nice quiet and some what crime free neighborhood.	10/28/2019 3:05 PM
21	I think the survey was a great idea, but seeing how this was an opinion poll and not a legally binding agreement, it would have been more effective to present the question and 3 options in a less formal/official tone so that everyone reading it can understand better. Keep your audience in mind next time.	10/28/2019 3:01 PM
22	I have some concern over #1 and #3. #1: We should not commit ourselves to the costs associated with additional capacity for infrastructure to accommodate MIH or HDH. Potentially, if included in our plan, developers could push the city to complete costly infrastructure to accommodate developments. #3: If the programs, planning and grants result in a push towards MIH / HDH, we should not select this option. Not knowing what the programs include that are administered by WFRC makes this difficult to assess. It is possible, these have the least impact of the strategies available in the menu. However, could option 'E', which refers to accessory dwelling units in residential zones, be considered? I'm thinking about "mother-in-law" apartments and the like. Are there problems with that option that I'm not considering? Thanks.	10/28/2019 2:54 PM
23	these seem to be fairly low impact.	10/28/2019 2:46 PM
24	I hope that U doesn’t give the mayor or anyone else the ok to go for grants for SBD. Or any other grants that aren’t public knowledge. That’s my main worry even though this is for MIH.	10/28/2019 2:42 PM
25	There is a reason nobody picked U in the first study. U is partnering with an entity. The city has shown that it can’t be trusted to ‘represent’ the cities position with regards to a transportation plan. Please see the Jones emails to the state. We do not want the city partnering with any entity until the city can learn to reflect the will of the people.	10/28/2019 2:27 PM
26	This does not address how many MIH units. Are we still talking about the 700 to 800 figures?	10/28/2019 1:25 PM
27	Don't do any of them. Fight doing it at all.	10/28/2019 1:03 PM
28	I think this is going to be good for our city Thank you for listening	10/28/2019 10:53 AM
29	We moved here because of the current area. We would hate to see it get clogged up with back to back MIH. We seem to have added a lot recently. How much more are we expected to provide. It is not for everywhere. There are areas where it is not prudent to have MIH that would effect property values. You don't want to pay $2700.00 a year property taxes and be swamped with MIH projects... Thanks	10/28/2019 9:40 AM
30	I strongly believe the council should select options only if required not just suggested. Salt lake city is not the same as south Weber. We should make decisions that make sense for our community and what we're made of. Not based on ideas and suggestions that simply do not fit. If we are FORCED to decide. All choices should be the very least impact on the city and its residents as we currently stand.	10/28/2019 9:23 AM
31	I think it’s bull$& that the State is forcing us to do this.	10/28/2019 9:18 AM
32	Moderate housing is not a bad thing. High density is an issue for me. Low density is also an issue.	10/28/2019 9:16 AM

RESOLUTION 19-46

A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL AMENDING THE GENERAL PLAN BY ADOPTING THE MODERATE-INCOME HOUSING PLAN 2019

WHEREAS, Utah Code 10-9a-103(41) and Utah Code 10-9a-408 require each city in the State of Utah with a population of one thousand or more residents to conduct a review of and revise the Moderate-Income Housing Element of its General Plan biennially; and,

WHEREAS, the South Weber City Council initiated a review of its Moderate-Income Housing Plan as part of a comprehensive amendment to the General Plan; and

WHEREAS, the proposed Moderate-Income Housing Plan 2019 was reviewed and considered during a regularly scheduled meeting of the South Weber City Planning Commission; and,

WHEREAS, the Planning Commission did hold a public hearing regarding the proposed amendment on the 14th day of November 2019; and,

WHEREAS, the South Weber City Planning Commission upon receiving and carefully reviewing the input, documents, and testimony from the public did prepare its final recommendation regarding the proposed amendment to the South Weber City General Plan Update 2014; and

WHEREAS, the South Weber City Council has received and carefully reviewed the final recommendation from the Planning Commission regarding the proposed amendment, and the minutes from the South Weber City Planning Commission meetings and public hearing; and

WHEREAS, the South Weber City Council finds the proposed Moderate-Income Housing Plan 2019, which is an amendment to the South Weber City General Plan Update 2014, contains all mandated elements of the Utah State Code and has been updated to meet current and future moderate-income housing needs of South Weber City; and

WHEREAS, the South Weber City Council finds the proposed amendment to the South Weber City General Plan Update 2014 is in the best interest of the health, safety, and welfare of the residents of South Weber City, considering all factors;

NOW THEREFORE BE IT RESOLVED by the Council of South Weber City, Davis County, State of Utah, as follows:

Section 1. Adoption of Plan. The South Weber City Council hereby approves and adopts the Moderate Income Housing Plan 2019, attached hereto as Exhibit A, as part of the City's General Plan in compliance with Utah Code 10-9a-103(41), Utah Code 10-9a-403(2), Utah Code 10-9a-404, and Utah Code 10-9a-408.

Section 2. Retention. A copy of the South Weber City General Plan as amended hereby is ordered to be filed with, and retained by, the South Weber City Recorder.

Section 3. Copies Provided to Association of Governments and Workforce Services. Pursuant to Utah Code Ann. § 10-9a-408, an electronic copy of the Moderate-Income Housing Plan 2019 is hereby ordered to be filed with both the Davis County Council of Governments and the Housing and Community Development Division of the Utah Department of Workforce Services.

Section 4. Severability. If any of the sections, sentences, clauses or provisions of the Moderate-Income Housing Plan 2019 shall for any reason be adjudged inapplicable or invalid by a court of competent jurisdiction, such shall not affect or invalidate the remaining portion contained therein.

Section 5. Effective Date. Pursuant to Utah Code Ann. § 10-3-719, this resolution shall become effective immediately upon passage. Publication or posting is not required to make it effective.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 19th day of November 2019.

Roll call vote is as follows:		
Council Member Halverson	FOR	AGAINST
Council Member Hyer	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Taylor	FOR	AGAINST
Council Member Winsor	FOR	AGAINST

Jo Sjoblom, Mayor

Attest: Lisa Smith, Recorder

EXHIBIT A

MODERATE-INCOME HOUSING PLAN 2019

South Weber City Moderate Income Housing Plan 2019

A Part of the South Weber General Plan

WHAT IS MODERATE INCOME HOUSING

In accordance with section 10-9a-403 Utah Code Annotated, South Weber is providing reasonable opportunities for a variety of housing including housing which would be considered moderate income housing to meet the needs of people of various income levels living, working, or desiring to live or work in the community, and to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life.

Moderate income housing is defined in the Utah Code as:

> Housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located.

According to this definition, any dwelling occupied by an individual or family with income equal to or less than 80% of the median income of the county would qualify as moderate income housing, regardless of the circumstances under which the dwelling is occupied. For instance, it could be that the house was inherited and though valued at something far more than a family of moderate income could afford to purchase; it is nevertheless, occupied by a family whose income is below 80% of the regional median. That house, therefore, is a moderate-income house by definition. The same could be said for homes that have been in the same ownership for a long time and for which the mortgage was established prior to many years of inflation and rising housing costs. The occupants might be able to afford what, if mortgaged today, would be far out of their financial reach.

This type of Moderate-Income Housing is the least quantifiable type. Without extensive surveys and analysis of household incomes and home values, we have no way of knowing what existing single-family housing units fall into this category. We can, however, deduce how many of this kind of dwelling units there are. According to the U.S. Census Bureau 24% of South Weber Residents fall into the moderate-income category. We know that approximately 5% of existing housing is currently being rented

at a rate that would qualify it as moderate-income housing. This tells us that 79% of the current moderate-income households are in dwellings of this type.

WHAT IS MODERATE-INCOME IN SOUTH WEBER:

According to the U.S. Census Bureau, the 2017 median household income for Davis County is $75,961 ($95,000 for South Weber City). Eighty percent of that County median income is then $60,768. Information extrapolated from the Utah Affordable Housing Manual indicates that a household with this income level could afford to purchase a dwelling which has a maximum purchase price of 3.1 times the annual income. In the case of South Weber that translates **to a maximum purchase price of $188,380**. The same manual indicates that 27% of the monthly income could be spent on rent which would mean a **maximum monthly rent of $1,367**.

PRESERVING AND ENCOURAGING MODERATE INCOME HOUSING:

There are many factors that affect the cost of housing. It is the duty and responsibility of the City to take necessary steps to encourage moderate income housing.

Utah Code Annotated 10-9a-403 (2) (b) (iii) requires the City to choose at least three from a list of 23 ways, A through W, in which it can and will pursue the encouragement of moderate-income housing in the next five years. South Weber chooses the following:

(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate-income housing;

> South Weber is currently in Phase One of a multi-year plan that will increase the sewer system capacity which will handle potential future multi-family and mixed-use developments in this area.

(L) preserve existing moderate-income housing;

> South Weber will take no action that would put the continued existence of moderate-income housing at risk. Existing housing areas will not be rezoned in such a way as to jeopardize their status as legal permitted uses. The zoning ordinance will not be modified in any way that jeopardizes their continued existence as legal permitted uses. South Weber will make every effort to keep costs of municipal services to these dwellings within reasonable bounds.

(U) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance;

South Weber plans on utilizing Wasatch Front Regional Council grants wherever possible. We have partnered and applied for planning assistance in the past, have received great value, and intend to partner and apply again.

MODERATE-INCOME HOUSING NEEDS:

An analysis the existing housing and household incomes using available information leads to some reasonable conclusions as to need.

Number of Dwelling Units 2017 1724
2017 Population 7310
Persons Per Household 2017 ..... 4.24
2017 Median Davis County Annual Household Income $75,961
2017 Annual Household Moderate Income $60,768

Once again by extrapolating from information contained in the Utah Affordable Housing Manual, we find that a household with this income level could afford a mortgage of approximately 3.1 times the annual income or could afford to spend 27% of their monthly income on rent.

Maximum Purchase Price ..... $60,768 x 3.1 = $188,380
Maximum Monthly Rent ..... $60,768/12 = $5,064 x .27 = $1,367

It appears that rental units are the most attainable type of new moderate-income housing likely to be established in South Weber. There are currently 87 rental units in the City, 60 being in one apartment complex and the rest are basement type apartments. Rental units comprise 5% of the existing housing stock in the City.

As previously stated, 79% of current moderate-income households are residing in existing single-family dwellings; 326 dwelling units. It is reasonable to expect that, as existing residents age in-place (stay in their current homes as they move into higher age categories), there will be a significant number of owner-occupied dwellings that transition into moderate-income housing. The number of dwellings that will do this is difficult to predict, but if the current percentages persist, there would be an additional

257 additional owner-occupied dwellings move into moderate-income status within the next 20 years for a total of 583 such dwellings.

It is estimated there will be a total of 3,076 dwelling units in South Weber at build-out. If 24% of them are moderate-income, there will be 738 such units. There are currently 87 rental units and 326 owner occupied moderate-income households; a total of 413 units. Of a total build-out need for 738 moderate-income units, 413 are existing and an expected 257 additional units will be owner occupied. This means there will be a need for an additional 68 rental units at build-out in 20 years. That would be an additional 17 rental units needed in the next five years.

RECOMMENDATIONS:

If current trends continue, owner-occupied housing, both single-family and multi-family dwellings, will be the primary type of moderate-income housing. Multi-family rental units will play a smaller part in meeting future demand.

It is a given that South Weber will need to increase its stock of moderate-income housing as the population grows. It seems likely that the bulk of the future demand will be met by existing dwellings as the occupants age in-place. There will be a limited demand for rental type dwellings. It is very realistic to believe the City will be able to accommodate the estimated need of 68 additional rental units.

It is recommended that South Weber continue to support the existing moderate-income housing by finding appropriate locations for the needed rental units.