

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

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

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 Sjoblom 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.

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.

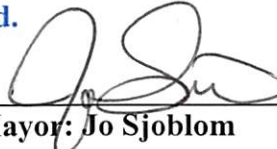
Bonneville Shoreline Trail

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

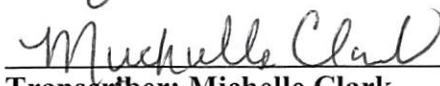
Lisa Smith, City Recorder: She attended a City Recorder's meeting and they recommended not including the closed executive session on every agenda. It was decided to remove it from future agendas unless specifically needed.

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.

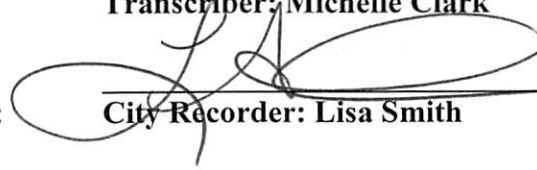
APPROVED:


Mayor: Jo Sjoblom

Date 11/19/19


Transcriber: Michelle Clark

Attest:


City Recorder: Lisa Smith