

## 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, 16 January 2018** at the **City Council Chambers, 1600 E. South Weber Dr.**, commencing at **6:00 p.m.**

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### COUNCIL MEETING

1. Approval of Consent Agenda
  - a. Approval of 2 January 2018 City Council Meeting Minutes
2. Public Comment: Please keep public comments to 3 minutes or less per person (no action to be taken)
3. Gravel Pit Quarterly Report by Dak Maxfield
4. Davis County Sherriff's Office Quarterly Report by Lt. Roundy
5. **Resolution 18-05** Amendment to the Consolidated Fee Schedule, Chapter 13: Impact Fees – Water, Sewer, & Parks
6. **Resolution 18-06** Appointment of Council Members to various Boards.
7. Reports:
  - a. Mayor – on designated committee responsibilities
  - b. City Council – on designated committee responsibilities
  - c. City Manager – on current events and future agenda items
  - d. Planning Commission Liaison – meeting and current development update
8. Adjourn

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](http://www.southwebercity.com) 4. UTAH PUBLIC NOTICE WEBSITE [www.pmn.utah.gov](http://www.pmn.utah.gov) 5. EACH MEMBER OF THE GOVERNING BODY 6. THOSE LISTED ON THE AGENDA

DATE: January 11, 2018



CITY RECORDER: Mark McRae

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.

# SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 2 January 2018

**TIME COMMENCED:** 6:00 p.m.

**PRESENT: MAYOR:**

Tammy Long

**COUNCILMEMBERS:**

Scott Casas  
Kent Hyer  
Merv Taylor  
Jo Sjoblom  
Wayne Winsor

**CITY RECORDER:**

Mark McRae

**CITY MANAGER:**

Tom Smith

**CITY ATTORNEY:**

Doug Ahlstrom

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:** Charles Smith, Linda Smith, Tyson Smith, Darin Sjoblom, Julie Smith, Mandy Williams, Heidi West, Jauque Jeppsen, Debi Pitts, Derek Tolman, Chris Tremea, Paul Laprevote, Lisa Winsor, Allison Winsor, McKenna Winsor, Blair Halverson, Cole Fessler, Sally Petty, Bill Petty, Michael S. Jackson, Roney Ketts, Melissa Hafen, Gary & Joan Card, Katie & Waylan Ukena, Jim Colby, Blake & Debra Burrell, Diana Hyer, Rob Hafen, Rod Westbroek, Sandra Spencer, Bart Spencer, Amy Jasso, Sydney Sjoblom, Tim Grubb, and Mike Williams.

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

**PLEDGE OF ALLEGIANCE:** Mayor Long

**PRAYER:** Council Member Casas

**AGENDA:** Council Member Casas moved to approve the agenda as written. Council Member Winsor seconded the motion. Mark called for the vote. Council Members Casas and Taylor, voted yes. Council Member Sjoblom, Hyer, and Winsor voted no. Motion died.

Council Member Hyer moved to amend the agenda by removing the closed executive session. Council Member Winsor seconded the motion. Mark called for the vote. Council Member Winsor, Casas, Sjoblom, Hyer, and Taylor voted yes. The motion carried.

**CONFLICT OF INTEREST:** None

**CONSENT AGENDA:**

- **Approval of 12 December 2017 Work Meeting and Meeting Minutes**
- **Approval of 27 December 2017 Meeting Minutes**

**Council Member Hyer moved to approve the consent agenda as written. Council Member Taylor seconded the motion. Mark called for the vote. Council Members Casas, Hyer, Taylor, Winsor, and Sjoblom voted yes. The motion carried.**

**PARTING COMMENTS:**

**Council Member Casas:** He thanked the citizens of South Weber City. He said he has served and learned a lot. Mayor Long thanked the citizens for the opportunity to serve as Mayor. She has made new friends. She hopes that residents don't react to rumors. She hopes the elected body will listen to the advice of the City Attorney. She hopes they will all take the open and public meetings course on line and take the test. She thanked everyone for being such a great Council and staff.

Council Member Sjoblom presented the Mayor and Council Member Casas with a plaque in gratitude for the service they have provided for the citizens in this community.

**ACTIVE AGENDA:**

- Oath of Office: Mayor Elect-Jo Sjoblom**
- Oath of Office: Council Member Elect-Wayne Winsor**
- Oath of Office: Council Member Elect-Angie Petty**

**Mayor Sjoblom welcomed Council Member Winsor and Council Member Petty.**

**RESOLUTION 18-1 Appointment of Mayor Pro Tempore**

**Council Member Taylor moved to approve Resolution 18-1 to appoint Council Member Kent Hyer to serve as Mayor Pro-Tempore for a period of one year from January 2018 to December 2018. Council Member Petty seconded the motion. Mayor Sjoblom called for the vote. Council Members Hyer, Petty, Taylor, and Winsor voted yes. The motion carried.**

**Interview City Council Vacancy Applicants:**

**Hafen, Melissa, R.:** She stated she campaigned in the recent election for the City Council. She hopes this shows her dedication. Council Member Winsor asked how her schooling and job will work out with the possibility of serving on the City Council. She said she is going to school part-time for her master's degree and works part-time at McKay Dee Hospital. She is willing to offer social media engagement and going door to door to help involve the people more. Council Member Petty asked what made her decide to apply at this time. Melissa said she would like to serve in some sort of capacity. She said the timing is right for her. Mayor Sjoblom liked the idea of spotlighting a citizen of South Weber City every month. She asked Melissa if her schedule is

flexible with emergency meetings etc. Melissa said her graduate program is on line. She said her work schedule is flexible as well. Council Member Taylor asked what Melissa thinks the most pressing issue is for the city right now. Melissa said she thinks growth and those things that come along with growth. Council Member Hyer asked about how she has worked as a team in past government involvement. Melissa said she has worked with a number of campaigns. She has also worked with health care.

**Halverson, Blair, T.:** Blair thanked those who have served the city of South Weber. He has lived in South Weber City for five years. He would like to get involved as he has had a very active family in politics. He feels it is a critical time for South Weber City. He would like to be proactive verses reactive. He would like to see someone from the west end of town serve on the Council. Council Member Hyer thanked Mr. Halverson and those who are willing to get involved. He asked Blair what perspective he can bring to the Council. Blair said he is a contractor and works with developers every day. He understands utilities. He has attended hundreds of council meetings and knows how to ask the right questions. Mayor Sjoblom asked Blair about the commercial property near his home and what he feels about commercial development. Blair said that is a tough question. He said the ground in that area is difficult. He is not in favor of a truck stop. He thinks there should be some type of commercial. He understands the person that owns that ground has a right to develop. Council Member Petty asked what he has in mind to be proactive. Blair said he is concerned about the streets and utilities. He said the water project needs to be funded. Council Member Winsor asked about alternate viewpoints. Blair said in day to day business there are different opinions. He said it is necessary to listen and view it from others perspectives.

**Jackson, Michael, S.:** Michael discussed concerns with future and growth. He has lived in South Weber City for 30 years. Council Member Petty asked his opinion with the gravel pit. Michael said he has thought about a water park with concession stands. He understands there would be licensing that goes along with that. Mayor Sjoblom asked Michael about community character. Michael said he would like to see more community involvement. He said he doesn't know what the requirements are for this position. He feels City government needs to take the step to ask individuals for involvement. He feels sense of ownership creates a sense of pride. He said he is very logical and creative. He would like to contribute and plan for the future. He said South Weber City is in a great location. Council Member Taylor asked how to get more citizens involved. Michael said it might take going door to door and holding something similar to a job fair and invite people to come out and learn about what the city is facing. He said ask for comments.

**Schenk, Trevor:** Mark McRae said the city received information this morning that Mr. Schenk had surgery and is unable to attend tonight.

**Westbroek, Rod:** Rod said he has lived in South Weber City his whole life and has children who live in the city. He has a desire and concern as to what happens in our city. He has served on the Planning Commission for ten years. He is at a point in his life to put into this calling. He knows this will take a lot of time. He realizes the time, effort, and responsibility and is willing to do that. He has been the owner of a business and knows how to work with people. He feels he has the demeanor to hold this type of position. Council Member Taylor asked Rod what he thinks the biggest concerns is facing the city. Rod said it has got to be the increase in growth. He said there is a lot going on in the west end of the city. He has a deep desire to keep

commercial property. He feels the city needs to be positive in helping commercial development by holding down costs for them. Mayor Sjoblom asked about the commercial property near his home. Rod said that property is close to the highway. He feels that a day care would do really well in that particular area. Council Member Petty asked about how the city can promote itself. Rod said the city has done well with Country Fair Days. He said a lot of homeowners love that activity and he would be on board for keeping it going. Council Member Winsor asked with the growing community balancing the budget can be difficult. He asked if Rod is in favor of raising fees or property taxes. He said if there has to be an increase, he would look at property taxes going up verses increasing fees. He said he is a conservative individual and would look at various areas in the city that can be cut back. He discussed protecting sensitive land areas. He has worked on the general plan and feels the city needs to stick close to it.

**RESOLUTION 18-02 Appointment of City Council Member:** Council Member Jo Sjoblom was elected to serve as Mayor of South Weber City in the 2017 election. The remainder of the now vacant council term is from January 2018 to December 2019. Mayor Sjoblom said a paper vote will be taken. Doug Ahlstrom said the Mayor will not vote unless there is a tie. The Council voted for three candidates, and the top two candidates were Blair Halverson and Rod Westbroek. The Council then voted again. There was a tie with Blair Halverson and Rod Westbroek. The Mayor selected Blair Halverson.

**Council Member Hyer moved to approve Resolution 18-2 to appoint, Blair Halverson, who will fill the remainder of the mid-term vacancy for the position of South Weber City Council for the term of January 2018 to December 2019. Council Member Winsor seconded the motion. The Mayor called for the vote. Council Members Hyer, Petty, Taylor, and Winsor voted yes. The motion carried.**

**Oath of Office: Appointee to City Council:** Blair Halverson took his oath of office as the newly appointed council member.

#### **PUBLIC COMMENTS:**

**Bill Petty, 7898 S. Lincoln Lane,** thanked the outgoing Mayor and Council Member Scott Casas. He encouraged open meetings. He suggested the council have a display or suggestion box for those who come to Country Fair Days.

**Tim Grubb, 6926 S. 475 E.,** thanked former Mayor Petty for his comments. He thanked Mayor Long and Council Member Casas. He also thanked those who put in their application for the council vacancy. He suggested the council keep a vision in mind and retain that vision as the city grows. He would like to see elected officials get involved and participate in events with the city.

#### **REPORTS:**

**Mayor Sjoblom:** She thanked those who came to support family members.

**Council Member Taylor:** He thanked those who have served the city.

**Council Member Hyer:** He thanked those in attendance. He thanked Mayor Long and Council Member Casas for their dedication and service to the city. He thanked those who are newly elected and who are brave enough to serve.

**Council Member Halverson:** He thanked those who have served and those who have sat at this bench.

**Council Member Petty:** She appreciates those who have served.

**Council Member Winsor:** He thanked the outgoing Mayor Long and Council Member Casas for their service.

**City Recorder, Mark McRae:** He needs signatures from the council.

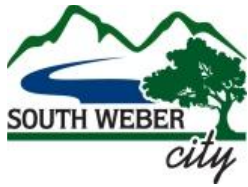
**ADJOURNED:** Council Member Winsor moved to adjourn the City Council meeting at 7:18 p.m. Council Member Hyer seconded the motion. All were in favor.

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

Mayor: Jo Sjoblom

\_\_\_\_\_  
Transcriber: Michelle Clark

Attest: \_\_\_\_\_  
City Recorder: Mark McRae



**Council Meeting Date:** January 16, 2018

**Name:** Mark McRae, Finance Director

**Agenda Item:** Resolution 18-05: Chapter 1: Administrative Charges, Section 4: History Books, and Chapter 13: Impact Fees, Sections 1, 5, and 7

**Objective:** Update the Consolidated Fee Schedule to reflect the impact fees adopted by the City Council.

**Background:**

Several years ago, the City Council published a history of South Weber City and copies were available for purchase at City Hall. All copies have been sold or given away. No copies remain to be distributed from City Hall.

In the 2017 City Council meetings, the Impact Fee Analysis for Culinary Water, Sewer, and Parks were adopted by the council. The new fees were previously adopted by ordinance. Because of the current wording of the City's code and the wording of the Consolidated Fee Schedule, the Fee Schedule must also be changed by resolution when those new impact fees become effective. This current procedure is inefficient and requires the fee to be adopted by ordinance or resolution 3 times, each in a different way. I am currently working with our attorney to refine the process and the wording so that Impact fees show only once on the agenda for approval. But until then, we need to update the Consolidated Fee Schedule using the current procedure.

**Summary:**

The following changes need to be made to the Consolidated Fee Schedule

1. Change the Parks Impact Fee from \$817 to \$2096.62. Impact Fee Analysis was adopted 9/12/2017 with an effective date of 12/12/2017;
2. Change the Sewer Impact Fee from \$1,561 to \$2933.85. Impact Fee Analysis was adopted 8/22/2017 with an effective date of 11/22/2017;

3. Change the Water Impact Fee from \$1,175 to \$1205.00. Impact Fee Analysis was adopted 2/28/2017 with a new fee amount becoming effective the beginning of each calendar year; and
4. Add notation that history books are no longer available.

**Committee Recommendation:** N/A

**Planning Commission Recommendation:** N/A

**Staff Recommendation:** Staff recommends approval of Resolution 18-05: Chapter 1: Administrative Charges, Section 4: History Books, and Chapter 13: Impact Fees, Sections 1, 5, and 7

**Attachments:**

- Resolution 18-05: Chapter 1: Administrative Charges, Section 4: History Books, and Chapter 13: Impact Fees, Sections 1, 5, and 7
- Consolidated Fee Schedule Red Lined
- Consolidated Fee Schedule clean

**Budget Amendment:** N/A



**SOUTH WEBER CITY**

**RESOLUTION 18-05**

**AMENDMENT TO THE CONSOLIDATED FEE SCHEDULE: CHAPTER 1:  
ADMINISTRATIVE CHARGES, SECTION 4: HISTORY BOOKS, AND CHAPTER 13:  
IMPACT FEES, SECTIONS 1, 5, AND 7**

**Whereas,** The City history books have all been distributed and there are no existing copies in the City Office; and

**Whereas,** Staff makes periodic recommendations to update the impact fees based on professional analyses consultation; and

**Whereas,** City Council has adopted Impact Fee Amendments by Ordinance; and

**Whereas,** The Consolidated Fee Schedule must be updated to reflect those amendments;

**NOW THEREFORE,** be it ordained by the Council of South Weber City, in the State of Utah, as follows:

The Consolidated Fee Schedule will be hereby amended to read:

Chapter 1: ADMINISTRATIVE CHARGES

4. History Books none available

Chapter 13: IMPACT FEES

1. Parks and Trails

1. \$2096.62 per Single Family residence
2. \$2061.66 per unit of Multi-unit developments

5. Sewer

- a. \$2933.85 per Single Family residence
- b. Multi-unit residential based on ERUs (Resolution 01-022)

- i. \$2933.85 each unit for 1-2 unit developments
- ii. \$2933.85 X 0.75 each unit for 3+ unit developments

7. Water \$1205.00

**REPEALER CLAUSE:** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

PASSED AND ADOPTED BY THE SOUTH WEBER COUNCIL 01/16/2018.

	AYE	NAY
Blair Halverson	_____	_____
Kent Hyer	_____	_____
Angie Petty	_____	_____
Merv Taylor	_____	_____
Wayne Winsor	_____	_____

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Jo Sjoblom, Mayor, South Weber City

Attest

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Mark McRae, Recorder, South Weber City

Fees paid on new residential/commercial building permit. **CALCULATIONS BASED ON THE SUMMARY OF CALCULATED IMPACT FEES** (SWC Code 11-6; Table 1-1):

- 1. **Parks** \$~~2096.62~~ ~~817~~ dwelling  
Single Family residence = 1 dwelling  
Each unit of multi-unit development = 1 dwelling
  
- 2. **Public Safety Buildings** \$126 dwelling  
Single Family residence = 1 dwelling  
  
Multi-Unit Residential \$56 dwelling  
Each unit of multi-family dev = 1 dwelling  
  
Commercial \$0.19 per sq. ft. of commercial building
  
- 3. **Recreation** \$834 dwelling  
Single Family residence = 1 dwelling  
  
Multi-Unit Residential \$691 dwelling  
Each unit of multi-unit dev = 1 dwelling
  
- 4. **Storm Sewer** \$665 dwelling  
See SW Code 11-6 Table 1-1  
for multi-unit & non residential
  
- 5. **Sewer** \$~~2,933.85~~ ~~1,561~~  
  
Multi-Unit Residential (Based on ERU's -See Res. 01-022)  
**One Bedroom Unit** \$~~2,933.85~~ ~~585~~  
**Two Bedroom Unit** \$~~2,933.85~~ ~~1,248~~  
**Three Bedroom Unit & Up** \$~~2,933.85~~ X 0.75 each unit ~~1,561~~
  
- 6. **Transportation** \$689
  
- 7. **Water** \$~~1205.00~~ ~~1,175~~
  
- 8. **Central Weber Sewer** \*\$2,449.65, (\*\$2,333 to Central Weber + \$116.65  
City fee). There is an additional \$75.00 fee if connecting  
directly to the Central Weber Sewer Line.

\* The City collects sewer service charges on behalf of Central Weber Sewer District (RES. 04-005 & 006). Any increase in Central Weber Sewer District's impact fee will be passed on to the consumer, with such increase to go into effect at the time Central Weber Sewer makes the increase effective.

**CHAPTER 14: PARK FEES**

**Park Bowery and Other Reservable Area Fees**

# CONSOLIDATED FEE SCHEDULE

(Adopted by Resolution: 17-24; June 20, 2017; [Recent Amendment by Resolution 18-05](#))

## CHAPTER 1: ADMINISTRATIVE CHARGES

<b>1. Budget *</b>	\$0.25 per page
<b>2. Copies</b>	\$0.25 per (8 ½" x 11") copy (black & white) \$0.75 per (11" x 17") copy (black & white) \$1.75 per (8 ½" x 11") copy (color) \$2.25 per (11" x 17") copy (color)
<b>3. Fax Machine</b>	\$5.00 up to five pages \$.50 each additional page
<b>4. History Books Available</b>	<del>\$5 (one free copy per household to new residents)</del> <u>None</u>
<b>5. Maps *</b>	\$0.25 (8 ½" x 11") black & white \$0.75 (11" x 17") black & white \$2.25 (11" x 17") color
<b>6. General Plan *</b>	\$29 Bound Booklet w/Colored Maps (available for free in electronic format on the City website)
<b>7. City Code Book *</b>	Available for free in electronic format on the City website
<b>8. Audio Recordings</b>	\$5 per CD
<b>9. General Research</b>	\$10 per hour minimum for records research (payable in advance) plus \$.25 per each page copied, plus the cost of envelope and postage
<b>10. Property Plat Research for Public Notice Mailing Labels</b>	\$100
<b>11. Subdivision Book*</b>	\$15
<b>12. Public Works Standards *</b>	\$50
<b>13. Request for Special Mtg.</b>	\$450 (Resolution 98-022)
<b>14. Use of City Chambers</b>	No non-city activities shall be held at City Hall
<b>15. Information or Forms on CD</b>	\$5 per CD
<b>16. Processing/Formatting of any records or requests not listed above</b>	First 15 min. free, additional time will be billed at the rate of \$15 per hour (UCA§ 63G-2-203).

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Fees paid on new residential/commercial building permit. **CALCULATIONS BASED ON THE SUMMARY OF CALCULATED IMPACT FEES** (SWC Code 11-6; Table 1-1):

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**Two Bedroom Unit** \$2,933.85  
**Three Bedroom Unit & Up** \$2,933.85 X 0.75 each unit
  
6. **Transportation** \$689
  
7. **Water** \$1,205.00
  
8. **Central Weber Sewer** \*\$2,449.65, (\*\$2,333 to Central Weber + \$116.65 City fee). There is an additional \$75.00 fee if connecting directly to the Central Weber Sewer Line.

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**CHAPTER 14: PARK FEES**

**Park Bowery and Other Reservable Area Fees**

**SOUTH WEBER CITY  
RESOLUTION 18-06**

**APPOINTMENT OF BOARD MEMBERS**

**Whereas**, vacancies have been created upon several boards with the election and appointment of new Council Members and the Mayor; and

**Whereas**, the City Council desires to appoint new board members to replace those previously appointed; and

**Whereas**, any compensation for serving will be determined by the respective Boards.

**NOW THEREFORE**, be it ordained by the Council of South Weber City, in the State of Utah, as follows:

The appointments below will be for a period of approximately two years, January 2018 through January 2020, unless a new appointment is made by the City Council.

Mosquito Abatement Davis District--Council Member Wayne Winsor

Central Weber Sewer Improvement District-- Mayor Jo Sjoblom

Wasatch Integrated Waste--Mayor Jo Sjoblom

County Council of Governments--Mayor Jo Sjoblom

Wasatch Front Regional Council--Mayor Jo Sjoblom

HAFB Restoration Advisory Board-- Council Member Blair Halverson

**REPEALER CLAUSE:** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

PASSED AND ADOPTED BY THE SOUTH WEBER COUNCIL 01/16/2018.

	<b>AYE</b>	<b>NAY</b>
Blair Halverson	_____	_____
Kent Hyer	_____	_____
Angie Petty	_____	_____
Merv Taylor	_____	_____
Wayne Winsor	_____	_____

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Jo Sjoblom, Mayor, South Weber City

Attest

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Mark McRae, Recorder, South Weber City