

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.

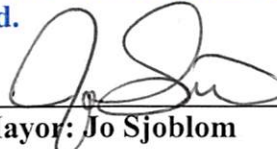
Bonneville Shoreline Trail

- 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

Communities for Comparison - Price per Sq. foot

Sunset Place - Townhomes in Sunset City - J. Cook Development

	Sq. Footage	Sales Price	Price Per Sq. Foot	Community Avg. Sq. Footage	Community Avg. Sales Price	Community Avg. Price Per Sq. Foot
Comp 1	1,300	\$ 202,000.00	\$ 155.38	1,448	\$203,475.00	\$ 144.48
Comp 2	1,300	\$ 206,000.00	\$ 158.46			
Comp 3	1,300	\$ 206,000.00	\$ 158.46			
Comp 4	1,893	\$ 199,900.00	\$ 105.60			

Sandalwood Cove - Townhomes in SW - Near City Center

	Sq. Footage	Sales Price	Price Per Sq. Foot	Community Avg. Sq. Footage	Community Avg. Sales Price	Community Avg. Price Per Sq. Foot
Comp 1	1,389	\$ 220,000.00	\$ 158.39	1,345	\$219,050.00	\$ 162.87
Comp 2	1,338	\$ 225,000.00	\$ 168.16			
Comp 3	1,354	\$ 221,000.00	\$ 163.22			
Comp 4	1,300	\$ 210,200.00	\$ 161.69			

Valley Meadows - Townhomes in SW - East end of Town - South of the Lofts

	Sq. Footage	Sales Price	Price Per Sq. Foot	Community Avg. Sq. Footage	Community Avg. Sales Price	Community Avg. Price Per Sq. Foot
Comp 1	1,515	\$ 260,000.00	\$ 171.62	1,414	\$252,500.00	\$ 179.11
Comp 2	1,313	\$ 245,000.00	\$ 186.60			

Freedom Landing -Townhomes in SW - 3 phases - 87 townhomes

	Sq. Footage	List Price	Price Per Sq. Foot	Community Avg. Sq. Footage	Community Avg. List Price	Community Avg. Price Per Sq. Foot
1 car Middle Unit	1,580	\$ 244,900.00	\$ 155.00	1,693	\$259,233.33	\$ 153.15
2 car Middle Unit	1,750	\$ 262,900.00	\$ 150.23			
2 car End Unit	1,750	\$ 269,900.00	\$ 154.23			

Old Maple Farms - Single Family Homes - Nilson - west end of SW - 1.4 to 3/4 acre lots, Phase 1 -> 11 lots, Phase 2 -> ?? Lots, Phase 3 -> 24 lots

	Sq. Footage	Sales Price	Price Per Sq. Foot	Community Avg. Sq. Footage	Community Avg. Sales Price	Community Avg. Price Per Sq. Foot
Comp 1	4,767	\$ 727,117.00	\$ 152.53	3,895	\$545,491.00	\$ 139.10
Comp 2	3,420	\$ 494,000.00	\$ 144.44			
Comp 3	3,991	\$ 608,208.00	\$ 152.39			
Comp 4	3,673	\$ 465,000.00	\$ 126.60			
Comp 5	3,624	\$ 433,130.00	\$ 119.52			

Hidden Valley Meadows - Single Family Homes - Nilson - West end of SW

	Sq. Footage	Sales Price	Price Per Sq. Foot	Community Avg. Sq. Footage	Community Avg. Sales Price	Community Avg. Price Per Sq. Foot
Comp 1	4,012	\$ 572,387.00	\$ 142.67	3,984	\$620,917.50	\$ 155.90
Comp 2	3,991	\$ 609,912.00	\$ 152.82			
Comp 3	3,943	\$ 668,809.00	\$ 169.62			
Comp 4	3,991	\$ 632,562.00	\$ 158.50			

Canyon Meadows - Single Family Homes - Perry Home - west end of SW

	Sq. Footage	Sales Price	Price Per Sq. Foot	Community Avg. Sq. Footage	Community Avg. Sales Price	Community Avg. Price Per Sq. Foot
Comp 1	3,173	\$ 382,900.00	\$ 120.67			\$ 120.67

Harvest Park - Single Family Homes - Nilson - N/E of Canyon Meadows & Train Park - Currently just LOTS

	Sq. Footage	Sales Price	Price Per Sq. Foot	Community Avg. Sq. Footage	Community Avg. Sales Price	Community Avg. Price Per Sq. Foot
N/A - LOTS						

Cottonwood Cove - Single Family Homes - DR Horton - North of SWD

	Sq. Footage	Sales Price	Price Per Sq. Foot	Community Avg. Sq. Footage	Community Avg. Sales Price	Community Avg. Price Per Sq. Foot
No recent Sales Data - within 180 days						

Canyon Vistas - located off 1750 E & North of SWD between Sun Rays and City Center - approx 11 Single Family Homes

	Sq. Footage	Sales Price	Price Per Sq. Foot	Community Avg. Sq. Footage	Community Avg. Sales Price	Community Avg. Price Per Sq. Foot
No recent Sales Data - within 180 days						

Sun Rays - Lots for Sale - North of SWD - approx 17 lots

	Sq. Footage	Sales Price	Price Per Sq. Foot	Community Avg. Sq. Footage	Community Avg. Sales Price	Community Avg. Price Per Sq. Foot
N/A - LOTS						

Riverside Place - 55+ community - West end of SW by Posse Fairgrounds

	Sq. Footage	Sales Price	Price Per Sq. Foot	Community Avg. Sq. Footage	Community Avg. Sales Price	Community Avg. Price Per Sq. Foot
Comp 1	1,909	\$ 384,989.00	\$ 201.67	1,976	\$379,112.29	\$ 192.42
Comp 2	2,127	\$ 402,875.00	\$ 189.41			
Comp 3	2,023	\$ 377,417.00	\$ 186.56			
Comp 4	2,023	\$ 375,600.00	\$ 185.66			
Comp 5	1,603	\$ 334,335.00	\$ 208.57			
Comp 6	2,127	\$ 404,590.00	\$ 190.22			
Comp 7	2,023	\$ 373,980.00	\$ 184.86			

Sun Ridge Court/Sunrise Ridge - 55+ Community - East end of Town off 2700 E. - 18 homes Est.

	Sq. Footage	Sales Price	Price Per Sq. Foot	Community Avg. Sq. Footage	Community Mortgage based on Monthly Payment	Estimated Avg. Price Per Sq. Foot
No recent Sales Data - within 180 days						

Cambridge Crossing - Apartments in SW - 1, 2, & 3 bedrooms options

1 bedroom unit, 1004 sq. feet, 1 full bathroom, Rents for \$925/month	135000	\$ 134.46
2 bedroom unit - 1215sq. Feet, 1 full Bathroom, Rents for \$1,025/month	150000	\$ 123.46
3 bedroom unit, 1395 sq. Feet, 2 full bathrooms, Rents for \$1,200/month	165000	\$ 118.28

Single Family Homes for Sale w/in 1 mile (approx) of the Lofts Development

	Sq. Footage	Sales Price	Price Per Sq. Foot	Community Avg. Sq. Footage	Community Avg. Sales Price	Community Avg. Price Per Sq. Foot
Comp1	6,474	\$ 737,000.00	\$ 113.84	3,672	\$469,909.09	\$ 134.65
Comp 2	6,244	\$ 680,000.00	\$ 108.90			
Comp 3	4,079	\$ 535,000.00	\$ 131.16			
Comp 4	4,156	\$ 480,000.00	\$ 115.50			
Comp 5	3,339	\$ 486,000.00	\$ 145.55			
Comp 6	2,936	\$ 429,000.00	\$ 146.12			
Comp 7	3,360	\$ 402,000.00	\$ 119.64			
Comp 8	3,472	\$ 397,000.00	\$ 114.34			
Comp 9	2,047	\$ 353,000.00	\$ 172.45			
Comp 10	2,059	\$ 345,000.00	\$ 167.56			
Comp 11	2,224	\$ 325,000.00	\$ 146.13			

• Thank you for open house participation/service
CC 2019-10-08 Addendum #2 Alberts

I have a few questions about our max buildout and the actual available acreage we have.

According to our 2014 general plan, it states we have roughly 32 acres of parks. This includes 5 parks - cherry farms, veterans memorial, cedar cove, central and canyon meadows.

However, our 2019 plan says we have 61 acres of parks, but it still only lists the same 5 parks. However it states we have 61 acres of developed parks. The only difference seems to be small retention ponds - which to my understanding are not considered developed parks. It is possible the other 30 acres is potentially the pea vinery trailhead, but that is not south weber city's property, it belongs to Davis county waste management. I was wondering if someone could clarify this additional 30 acres.

Furthermore, based off our 2019 general plan, we should have 100 acres of parks per 1,000 people. That means we should have 133 acres of parks for a buildout population of 13,350. From my understanding, this amount wasn't taken into consideration when determining developable acres. If that is correct, we need to deduct roughly 100 additional acres from the proposed 331 acres that amount from the 331 acres available for buildout population, meaning we only of roughly 230 acres of available buildout.

An additional concern is according to our latest U.S. census, 3.69 is the person's per household. Our 2019 plan states it's 4.24 based off the Gardner Policy. However according to the state, we should be determining our future buildout based off the U.S. census. I also would the council to look into and ensure that all easements were taking into consideration when determining our total buildable acreage, which could also change this total population buildout.

I will attach for the record our current US census, state law that states we must use the census for population projection. Thank you so much for your time.

Hayley Alberts
7560 S1740 E

QuickFacts

South Weber city, Utah; Utah

QuickFacts provides statistics for all states and counties, and for cities and towns with a *population of 5,000 or more*.

File

All Topics	South Weber city, Utah	Utah
Persons per household, 2013-2017	3.69	3.14
PEOPLE		
Population		
Population estimates, July 1, 2018, (V2018)	7,518	3,161,105
Population estimates base, April 1, 2010, (V2018)	6,117	2,763,891
Population, percent change - April 1, 2010 (estimates base) to July 1, 2018, (V2018)	22.9%	14.4%
Population, Census, April 1, 2010	6,051	2,763,885
Age and Sex		
Persons under 5 years, percent	▲ 8.7%	▲ 8.0%
Persons under 18 years, percent	▲ 36.2%	▲ 29.5%
Persons 65 years and over, percent	▲ 7.3%	▲ 11.1%
Female persons, percent	▲ 46.9%	▲ 49.6%
Race and Hispanic Origin		
White alone, percent	▲ 93.9%	▲ 90.7%
Black or African American alone, percent (a)	▲ 0.8%	▲ 1.4%
American Indian and Alaska Native alone, percent (a)	▲ 0.0%	▲ 1.5%
Asian alone, percent (a)	▲ 0.9%	▲ 2.7%
Native Hawaiian and Other Pacific Islander alone, percent (a)	▲ 0.0%	▲ 1.1%
Two or More Races, percent	▲ 1.2%	▲ 2.6%
Hispanic or Latino, percent (b)	▲ 6.5%	▲ 14.2%
White alone, not Hispanic or Latino, percent	▲ 91.2%	▲ 78.0%
Population Characteristics		
Veterans, 2013-2017	484	125,074
Foreign born persons, percent, 2013-2017	2.1%	8.3%
Housing		
Housing units, July 1, 2018, (V2018)	X	1,108,763
Owner-occupied housing unit rate, 2013-2017	89.0%	69.6%
Median value of owner-occupied housing units, 2013-2017	\$283,500	\$238,300
Median selected monthly owner costs -with a mortgage, 2013-2017	\$1,804	\$1,455
Median selected monthly owner costs -without a mortgage, 2013-2017	\$492	\$406
Median gross rent, 2013-2017	\$1,172	\$948
Building permits, 2018	X	25,574
Families & Living Arrangements		
Households, 2013-2017	1,878	938,365
Persons per household, 2013-2017	3.69	3.14
Living in same house 1 year ago, percent of persons age 1 year+, 2013-2017	87.0%	82.8%
Language other than English spoken at home, percent of persons age 5 years+, 2013-2017	5.5%	14.8%
Computer and Internet Use		
Households with a computer, percent, 2013-2017	97.4%	93.5%
Households with a broadband Internet subscription, percent, 2013-2017	90.6%	83.7%
Education		
High school graduate or higher, percent of persons age 25 years+, 2013-2017	96.0%	91.8%
Bachelor's degree or higher, percent of persons age 25 years+, 2013-2017	39.7%	32.5%
Health		
With a disability, under age 65 years, percent, 2013-2017	3.6%	6.8%
Persons without health insurance, under age 65 years, percent	▲ 5.9%	▲ 10.5%

10-9a-401

SB0034S01 compared with SB0034

- (iii) a metro township with a population of 5,000 or more; and
- (iv) a metro township with a population of less than 5,000, if the metro township is located within a county of the first, second, or third class.

(c) The population figures described in Subsections (3)(b)(ii), (iii), and (iv) shall be derived from:

- (i) the most recent official census or census estimate of the United States Census Bureau; or
- (ii) if a population figure is not available under Subsection (3)(c)(i), an estimate of the Utah Population Estimates Committee.

(4) Subject to Subsection 10-9a-403(2), the municipality may determine the comprehensiveness, extent, and format of the general plan.

Section ~~10-9a-403~~. Section 10-9a-403 is amended to read:

10-9a-403. General plan preparation.

(1) (a) The planning commission shall provide notice, as provided in Section 10-9a-203, of its intent to make a recommendation to the municipal legislative body for a general plan or a comprehensive general plan amendment when the planning commission initiates the process of preparing its recommendation.

(b) The planning commission shall make and recommend to the legislative body a proposed general plan for the area within the municipality.

(c) The plan may include areas outside the boundaries of the municipality if, in the planning commission's judgment, those areas are related to the planning of the municipality's territory.

(d) Except as otherwise provided by law or with respect to a municipality's power of eminent domain, when the plan of a municipality involves territory outside the boundaries of the municipality, the municipality may not take action affecting that territory without the concurrence of the county or other municipalities affected.

(2) (a) At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendations for the following plan elements:

(i) a land use element that:

(A) designates the long-term goals and the proposed extent, general distribution, and