

# SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 25 August 2020

**TIME COMMENCED:** 6:01 p.m.

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

**PRESENT: MAYOR:**

Jo Sjoblom

**COUNCIL MEMBERS:**

Hayley Alberts  
Blair Halverson  
Angie Petty  
Quin Soderquist  
Wayne Winsor

**FINANCE DIRECTOR:**

Mark McRae

**CITY ENGINEER:**

Brandon Jones

**CITY RECORDER:**

Lisa Smith

**CITY MANAGER:**

David Larson

**CITY ATTORNEY:**

Jayme Blakesley

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:** Paul Sturm, Jacob Anderson, Jared Clark, Tani Lynch, Holly Williams, Amy Mitchell, and Victoria Christensen.

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

**1. PLEDGE OF ALLEGIANCE:** Councilman Halverson

**2. PRAYER:** Councilwoman Petty

**3. CORONA VIRUS UPDATE:** Mayor Sjoblom reported South Weber City still has the lowest overall case rate in Davis County with a total of 35 COVID cases and one active case. Davis County hospitalization is at 46% capacity which is stable and good. The state transmission rate is 0.78 and Davis County transmission rate is 0.77. There seems to be a stabilizing trend with testing at an 8% positive rate. Davis County is monitoring the sewer systems to see viral load as there has been a slight increase lately. Davis School District hired a point of contact person for each school to watch for cases and work with the Health Department. The employee's duties include investigating cases, identifying schools, quarantining remainder of family, notifying the point of contact, investigating school setting, and looking for potentially exposed individuals to quarantine.

**4. PUBLIC COMMENT: Please respectfully follow these guidelines:**

- a. Individuals may speak once for 3 minutes or less**
- b. Do not make remark from the audience**
- c. State your name and address**
- d. Direct comments to the entire Council**
- e. Note City Council will not respond during the public comment period**

**Amy Mitchell, 1923 Deer Run Drive**, announced she watched the Planning Commission meeting held on 13 August 2020. At this meeting a discussion was held concerning the residents living on 7800 South who submitted a petition to the city requesting the connection from View Drive and 7800 South be removed from the general plan. The Planning Commission communicated how impressed they were with these citizens and how they did things the right way. She outlined how hard she worked in getting input from citizens concerning the possible connection road from 1900 East to Layton City. She went door to door to make sure residents were aware and completed the general plan survey. She questioned if she needs to gather a signature petition. She lives on 1900 and doesn't think there should be any reference to a possible connection to Layton City in the general plan. She conveyed 85% of citizens say no to the connection. She declared the City Council owes its citizens its allegiance. She urged future Planning Commission meetings be held at City Hall.

**Paul Sturm, 2527 Deer Run Drive**, identified misspellings in the Harvest Park documents, lamented the short time frame for citizens to review packets, and questioned the development approval process. He was concerned about future development along 2700 East and the need to widen the road to accommodate increased traffic (see citizen input #2 Sturm amended).

Councilwoman Alberts requested Mr. Sturm's comments concerning the preliminary plan process be addressed. City Manager David Larson explained the staff reviews plans and returns comments which can take multiple revisions before it is presented to the Planning Commission. Councilwoman Alberts indicated any widening on 2700 East would be on the east side from the substation and assured the current developer will be paying street impact fees. David explained once the general plan is adopted the Capital Facilities Plan (CFP) can be updated which relates to impact fee amounts.

Councilwoman Alberts called for clarification of Governor Herbert's statement concerning virtual meetings. City Attorney Jayme Blakesley specified the governor's order was superseded because the legislature created a process by which meetings can be held virtually. The chair of the body that is meeting designates if there is an emergency or situation that warrants the virtual meeting.

Councilwoman Petty assured Amy Mitchell the City Council has heard the voices of the citizens concerning the city survey and they will not be forgotten.

**PRESENTATIONS:****5. New Public Works Employees Introduction**

The Public Works Department budgeted for an additional parks employee to help with the growing acreage within the city. Jody Nielson is moving his family to Las Vegas. After interviews Jacob Anderson and Jared Clark were chosen to fill the positions. Jacob Anderson

introduced himself and indicated he will be working with both the streets and parks. He appreciated the opportunity to work for South Weber City. Jared Clark thanked everyone for the opportunity to work in this city. The Council welcomed both employees.

### **6. Recognition of 2020 Country Fair Days Committee**

Councilwoman Alberts announced for decades South Weber citizens have gathered the first week of August to celebrate Country Fair Days. During Covid-19 it was unclear if the city would be able to celebrate this long held and cherished tradition. However, under the dedication and direction of Holly Schenck Williams, Tani Lynch, and Victoria Christensen the Country Fair Days committee was able to make the necessary adjustments to move forward. These women stayed in constant contact with state leadership and the local health department to ensure the celebration would keep everyone safe and healthy. Though Country Fair Days was a little different this year, there was a great turnout and some new, creative, and fun events were introduced. In a year where so many things were cancelled, it was wonderful for South Weber Days to continue. The Council wished to recognize the additional time and work required putting on this event with the restrictions and give its thanks to them for their hard work and dedication.

Mayor Sjoblom presented a card and gift certificate to Holly, Tani, and Vicki. She thanked them for all their hard work and efforts to make this year's celebration successful.

### **ACTION ITEMS:**

#### **7. Approval of Consent Agenda** **a. July Check Register**

Councilman Soderquist asked about the Sportsites' fee. David explained Sportsites is a program used by the Family Activity Center for registration of recreational sports and Country Fair Days.

**Councilman Soderquist moved to approve the consent agenda. Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

#### **8. Resolution 2020-34: Final Plat, Site Plan, and Improvement Plan Harvest Park, Phase 3**

Jones & Associates and Barry Burton completed reviews for Harvest Park, Phase 3. The two street names were resolved, and the basement depth was approved. The Planning Commission held a public hearing and recommended approval. Councilman Soderquist asked about the changing water table and noted at the Planning Commission held on August 13, 2020 Mark Staples from Nilson Homes stated they will install a land drain system if it is necessary. He inquired who determines a land drain system is needed and when that would occur. City Engineer Brandon Jones identified page 32 of the packet shows a land drain system to be installed. The purpose of the land drain is to get the ground water away from the home. Phases 1 and 2 both have land drain systems. Also, the geotechnical report requires the installation of the land drain system. It was decided there was a misunderstanding and the land drain system will be installed in phase 3.

Councilwoman Petty expressed concern with approving phase 3 when the promised dog park isn't completed. Councilwoman Alberts asked about the retention basin size. Brandon explained it is a regional detention basin designed with future development in mind. Mark Staples

commented the reason for the delay of the dog park was because the detention basin was expanded. It has since been excavated and the rocks have been removed. The irrigation plan will be submitted in the next week to ten days. Councilman Winsor suggested tabling this item until the dog park is completed. Mark queried if there is a date in the development agreement for when the dog park was to be completed. Councilwoman Alberts asked Mr. Staples if he would be willing to sign an agreement with a scheduled date of completion for the dog park. Mark explained Nilson Homes responsibility for the dog park includes installing a trail, a chain link fence, sod, and irrigation. He was willing to amend the development agreement to include a reasonable completion schedule for the dog park. He explained the focus had been to get the trail in so that they know where to install the fence. Mark suggested meeting with Brandon to put together a schedule. Councilwoman Petty expressed it needs to be a priority for Nilson Homes to get the dog park completed. Mark reminded everyone that there is bonded money which the city can use to complete it. Councilman Winsor indicated the developer is responsible for the dog park completion. Mark requested adding a condition to the motion to include the development agreement amendment rather than tabling the item. Councilwoman Petty didn't want to approve it without a specific date identified. Mark apologized on behalf of Nilson Homes for the delay on the completion of the dog park and declared it will be completed by November 1, 2020.

**Councilman Halverson moved to approve Resolution 2020-34: Final Plat, Site Plan, and Improvement Plan Harvest Park, Phase 3 subject to an amendment to the development agreement to include the dog park will be completed by November 1, 2020. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

**Councilman Winsor moved to open the public hearing for Budget 2020-2021 Amendment. Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

\*\*\*\*\* PUBLIC HEARING \*\*\*\*\*

### **9. Public Hearing: Budget 2020-2021 Amendment**

Mayor Sjoblom disclosed the current city budget for 2020-2021 was adopted on June 16, 2020. Since the adoption of the budget the city has received Coronavirus Aid, Relief, and Economic Security (CARES) Act funds. On June 30, 2020, the City Council gave direction to staff on how these funds should be used. The first amendment is to use the CARES Act funds for the touchless fixtures upgrades for all city owned buildings. The budgeted amount will be \$50,000. The second amendment is for the final payment on the regional detention basin constructed as part of the Old Maple Farms, Phase 3 development. South Weber previously signed an agreement to pay \$300,000. This amendment is for the city's final payment. The budget amendment is \$100,000 and the money will come from the \$120,000 which other developments have previously paid for their share in the use of the basin. The third amendment is to correct a typo in the 2020-21 budget in the water department. The water operations and maintenance account, 51-40-490, should have been \$100,000 which is comparable to previous years' expenditures. However, the budget is only showing \$1,000. This amendment is for \$99,000. This year's budget needs to be opened and amended to reflect those changes. To amend an adopted budget, a public hearing is required to afford citizens an opportunity to address the proposed changes.

Capital Projects Revenues		
45-33-500	Federal Grants - CARES Act	+ \$ 50,000
Capital Projects Expenditures		
45-43-730	Admin – Improv. Other Than Buildings	+ \$ 50,000
Storm Drain Revenues		
54-39-500	Fund Balance to be Appropriated	+ \$100,000
Storm Drain Expenditures		
54-40-730	Improvements Other Than Buildings	+ \$100,000
Water Fund Revenues		
51-39-500	Fund Balance to be Appropriated	+ \$99,000
Water Fund Expenditures		
51-40-490	Water Operations and Maintenance	+ \$99,000

Councilwoman asked if the touchless fixtures would use all \$50,000. Finance director Mark McRae explained the actual amount will come back to the Council once he receives the bids from the contractors. If the cost is less, the remaining money will return to the CARES Act fund.

Mayor Sjoblom asked if there was any public comment. There was none.

**Councilman Winsor moved to close the public hearing for Budget 2020-2021 Amendment. Councilwoman Petty seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

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

**10. Resolution 2020-35: Budget Amendment**

**Councilwoman Petty moved to approve Resolution 2020-35: Budget Amendment. Councilman Winsor seconded the motion. Mayor Sjoblom called for a roll call vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

**11. Resolution 2020-36: Staker Parson Allocation Advisory Board**

Mayor Sjoblom communicated the development agreement with Staker & Parson Companies originally signed in the early 2000s includes a section on financial contribution as a community benefit (4.5.2). It identified how much is to be contributed to the city each year for the benefit of recreational programs and facilities. It noted that a five-person advisory board appointed by the City Council recommends appropriate disbursement of these monies. It also stated that this group should include a representative from Staker & Parson Companies. This board has not been created and Staker & Parson requested that the board be organized. The City Council assigned the Parks & Recreation Committee to recommend who should be on the advisory board. They recommend the following to be appointed as members of the board:

- Gravel Pit Liaison (Board Chair)
- Parks & Rec Committee Chair
- City Manager
- Recreation Director

- Staker Parson Representative

Currently those individuals are Quin Soderquist, Angie Petty, David Larson, Curtis Brown, and Dak Maxfield.

**Councilwoman Alberts moved to approve Resolution 2020-36: Staker Parson Allocation Advisory Board. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

## **REPORTS:**

### **12. New Business:**

**Live streaming YouTube** – Mark McRae reported Webb Audio is waiting for all the parts to arrive for the audio/video upgrades and then they will start installation. Councilman Winsor suggested going live approximately five minutes earlier than the meeting time. Also, having a staff member field questions as the meeting goes on. There were also concerns with public comment and public hearing time slots. The Public Affairs Committee will create procedures for live streaming.

**Fiber Update** – Councilwoman Alberts asked about fiber options and if there had been any further discussions. Councilman Winsor reported the Municipal Utilities Committee will discuss it at the next meeting. There are other options with Utopia that were not previously presented.

**Buffer Yard on 8200 S. 2700 E. Update** - David reported code enforcer Chris Tremea is working with the Homeowner's Association concerning the maintenance of this buffer yard.

### **13. Council & Staff Reports**

**Mayor Sjoblom:** submitted last week a final meeting was held with Horrocks Engineers regarding the Weber Parkway Trail feasibility study. As a reminder, the city received a transportation land-use connections (TLC) grant and ultimately paid \$3,500 with Wasatch Front Regional Council (WFRC) paying \$46,500 for a total study budget of \$50,000. She anticipated receiving the final report this week. The study provided a recommended alignment for the trail, along with cost estimates for the trail itself, two trailheads (one on each end), and crossing I-84. It will also outline the next steps if the city moves forward on design/construction and sets up the project for additional grant money applications. This item will be discussed in an upcoming Parks Committee meeting.

She encouraged getting the youth involved with pickle-ball. The Family Activity Center will be conducting clinics.

**Councilman Halverson:** related the Cottonwood Drive waterline project is out for bid and expected to be completed by the end of the year. He reported the east bench transmission project with Job Corp is underway. Streetlight installations are moving forward. Brandon completed an evaluation of existing streetlights and cost for replacement. There is a possibility of the city taking over maintenance which would be a significant savings to the city.

**Councilwoman Petty:** announced the Youth City Council application is on the city website for all those 14 years and older. It requires one year of service from September 2020 through August 2021.

**Councilman Winsor:** shared the City Code Committee met and reviewed Title 10 Chapter 2. They will be amending the roles and responsibilities of all those who work within land use. He will be absent from the Council meeting on September 8, 2020.

**City Manager, David Larson:** thanked the City Council for all the incredible work they do which is evident by all the assignments and committee meetings held. He voiced the second tranche of the CARES Act fund should be received next week.

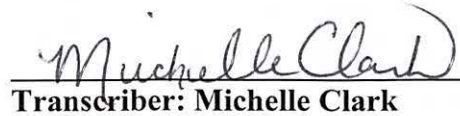
**ADJOURN:** Councilman Winsor moved to adjourn the Council meeting at 7:22 p.m. Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

**APPROVED:**



\_\_\_\_\_  
Mayor: Jo Sjoblom

09-15-2020  
Date ~~09-08-2020~~



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

Attest:



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City Recorder: Lisa Smith

## CC 2020-08-25 CI #1 Grant

**From:** [Michael Grant](#)  
**To:** [Public Comment](#); [David J. Larson](#)  
**Subject:** Mail from Michael  
**Date:** Tuesday, August 25, 2020 1:26:52 PM

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I want to bring up a new idea regarding Zoom and YouTube troubleshooting while CC and PC meetings are happening in real time.

Now that Zoom sessions seem to be our future for the next several months, maybe a couple of things can be fine tuned.

Maybe one person like Lisa Smith or someone could be designated with real time texts or emails. Lisa can keep an eye on these texts or emails appearing in her inbox.

These messages will be sent by people only for Zoom breakdown reasons.

For example, if the volume is too low, or a certain CC or PC member is not speaking loud enough, in real life I could have just put my hand up and objected. Sitting at home I have no way of telling that. In the past we would text Jeff Judkins to reposition the camera. You get the idea.

Or like the last time the camera was on Dave Larson for 15 minutes while the conversation continued in the back. Who could I have notified at that time? No point calling the City and leaving them a voice mail at that moment.

Of course you should specify that emailing or texting Lisa is meant for technical problems only, not for expressing policy decisions.

The DNC and GOP conventions were on YouTube last week. They were opened on YouTube several minutes BEFORE the conventions started. With our CC and PC meetings, we are able to see it a couple of minutes into the meeting as that is when Zoom comes live. Zoom should come live at 5.55p so that people are all tuned in and ready to go even if they are looking at the City's logo.

Otherwise every single time when I am trying to locate the Live session on YouTube I am frantically clicking icons to locate the Live tab. Live Tab doesn't show because you haven't turned it on early enough. Invariably I find the CC or PC meeting on Zoom albeit 4 to 15 minutes later and often the public comment session is already gone.

Thus YouTube channel should ideally come up "hot" at 5.55p.

Thanks,

Michael Grant  
2622 Deer Run Drive, South Weber



## Presentation to the South Weber City - City Council - 25 Aug20

### Comments by Paul A. Sturm

- 1) Action Items - Agenda Item 8. - There are several misspellings of the word Cobblestone on Sheets 7 of 11 (Packet Page 31), 8 of 11 (Packet Page 32), and 10 of 11 (Packet Page 34) in the Site Plan package. It is spelled/shown as Cobbelstone Drive on the drawings.
  
- 2) I have several general comments regarding the upcoming Planning Commission Meeting on 27Aug20. Please note that the packet was downloaded to the SWC website on Friday 21Aug20, six days before the meeting. Following are just some of highlights from a presentation to the Planning Commission this Thursday:
  - A) It is completely unreasonable for South Weber Citizens to have only six days to review a **486** page, **148** MB document and then be able to provide meaningful comments for a **PUBLIC HEARING!** As a result of this very short timeframe to review the packet, any **Action** or decision on this Preliminary Site Plan& Improvements for the Lofts at Deer Run **should be postponed so that the Planning Commission has the ability to review and consider both the Public's inputs and comments as well re-familiarize themselves with past information.**
  - B) Also assembled are a total of 25 documents, related to the Lofts, for the Planning Commission to review regarding both past presentations to the PC and CC, and new/current information located while reviewing/researching the packet . I do not know of any way to provide all of this information to the Planning Commission for this meeting. The documents are being provided as a reminder of what has occurred and what has been promised by both the Planning Commission and City Council this past year.
  - C) Barry Burton Memo of 18Aug20 - **PL14 - Page 6**  
States that this is the 4th iteration of the Preliminary Plan. Why was a Public Hearing **Not held** on iterations #2 and #3. Why were the citizens of South Weber not informed about these two iterations so that Public Comments could have been made? I have also been told that some members of the Planning Commission **were not aware of iterations #2 and #3!** (Note: Was informed immediately after presentation that an iteration is just a change to a document i.e., a Fire Department assessment, not a major change to the Preliminary Plan.)

**Notes:** A complete set of Zoning Code C-O documentation was provided to the Planning Commission Chair on 22Aug19, a Member of the City Council on 5Sep19, and to the City Manager on 18Sep19. This information has been readily available within the City for nearly a year!

Another reminder was that, during the discussion on the rescission of the C-O code, the City Council promised, in open meeting, that whenever C-O was presented, the Developer would be held to all C-O requirements and no variances granted. (Note: Was informed just prior to the meeting that an updated C-O was available and that fact was addressed at the meeting and added to the presentation.)

D) **2700 E.**

I have some concerns regarding 2700 E. and its future as was presented in Brandon Jones' 20Aug20 memo contained in the 27Aug20 PC packet. Please review Brandon's presentation. Following are just some of the topics to be addressed in the PC presentation for Thursday:

- 1) Bullet #1 - The LOS shown makes no sense when taken in the context of the text. As has been expressed many times by citizens, and was shown during the Park N Protest event, the Frontage Road is not capable, from a safety perspective, to handle the increased traffic.
- 2) Bullet #2 - The last sentence makes no sense. "A need for widening will likely be the result of an aggregate of all development along 2700 E. to the existing traffic." Comment: There is no open land along 2700 E. for development, thus the Lofts should be assessed an impact fee due to the acknowledged traffic increase!
- 3) Also, how can 2700 E. ever be widened with the Lofts property directly adjacent? This appears to show a real lack of planning by the City regarding future growth....

E) **Variance Application Letter of Explanation.**

I do not understand why South Weber City is entertaining this Variance Request. A preponderance of the property has had the **same topography for hundreds of years**. Why was the topography not taken into consideration during the **four design phase iterations** for this property. Mr. Cox has been involved with this property for over a year as is evidenced by his name on South Weber City's "Subdivision/Land Use Process Application" and listed as the "Developer's Engineer" and shown as "Fred Cox (Architect)" His statements in the Variance Application Letter of Explanation, such as "The unreasonable hardship from current zoning language is that the parking lot would be too steep in the wintertime..." are absurd.