

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 17 November 2020

TIME COMMENCED: 6:02 p.m.

LOCATION: Electronic Meeting through Zoom

PRESENT: MAYOR:

Jo Sjoblom

COUNCIL MEMBERS:

**Hayley Alberts
Blair Halverson
Angie Petty
Quin Soderquist
Wayne Winsor**

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones

FINANCE DIRECTOR:

Mark McRae

CITY RECORDER:

Lisa Smith

CITY MANAGER:

David Larson

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Mark Larsen, Nathan Rich, Carter Randall, Cole Rowser, Nate Reeve.

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

1. PLEDGE OF ALLEGIANCE: Councilman Soderquist

2. PRAYER: Mayor Sjoblom

3. CORONA UPDATE: Mayor Sjoblom reported there are more than 13,000 COVID cases confirmed in Davis County. Last week had 1,943 new cases which is a 33% increase from the prior week. There are 23 additional hospitalizations this week with three deaths last week in Davis County. The 7-day positive rate is at 22.1% (almost 1 in 4 tested) with the goal being less than 5%. South Weber City has 228 total cases with 62 active cases. Hospitals are at 86% utilization with ICU's having nearly 40% COVID cases. The rate of transmission is 1.4 (goal is less than 1%). All but one high school in Davis County is virtual now and four junior highs will be by the end of the week. A new Moderna vaccine shows 94.5% effectiveness and doesn't require cold storage like the Pfizer option.

4. PUBLIC COMMENT: Please respectfully follow these guidelines:

a. Individuals may speak once for 3 minutes or less

- b. Do not make remarks from the audience**
- c. State your name and address**
- d. Direct comments to the entire Council (Council will not respond)**

PRESENTATION:

5. Market Study Request by Blue Ox Development

Mayor Sjoblom shared Blue Ox Development has brought forward several proposals for the Stephen's property on 475 E and Old Fort Road. They have been approached by a representative interested in building a grocery store, but one requirement is a market study. The Council is being asked to provide the funding for the study.

Carter Randall, of Blue Ox Development, was in attendance and explained this grocer is coming via another agent. He assumes it is a Kent's, Wrigley's, or maybe Harmon's. He is hoping the results of the market study will be favorable. Mayor Sjoblom asked Carter his feelings concerning a grocer. Carter replied a small grocer will work but he wasn't overly confident a study would reflect viability. He was hesitant to pay the \$7,500 fee. Councilman Soderquist inquired as to an exact cost. Carter verified the fee accuracy. Councilwoman Petty was unsure how beneficial this will be to the city and was not in favor of the city paying for it. Carter explained he knows the citizens wants this type of business and the city would own the study once purchased. Councilwoman Alberts expressed this could be a gamble and the city's funds are precious. Councilman Halverson suggested the grocer, developer, or owner of the property help with the cost of the study before the city entertains funding. Councilman Winsor echoed the city shouldn't take on 100% of the cost, but if there were equal participation, he may be more open to it. Councilman Soderquist would be open to a three-way split in the cost. Councilwoman Alberts was willing to discuss that option. Carter will work on getting help to mitigate the cost for everyone.

6. Concept Idea for South Weber Gateway by Colliers International

Mayor Sjoblom explained this developer has been to the city a few times in the past with concepts on this property next to High Mark Charter School. They are now able to move forward with the design and are requesting input/feedback from the Planning Commission & City Council.

Sky Hazlehurst, of Colliers International, introduced himself and explained he met with the Planning Commission last week. He was hired by the Poll family to work on a concept plan. He reported Nate Reeve, of Reeve & Associates, was hired to do the engineering. He reviewed the concept plan which included green space and a trail system. He identified this area as the "The South Weber Gateway" which includes nice market rate residential living. They have a letter of intent from "The Scoop". They have put together incentives for developers. He reviewed the building concept for these businesses with roof top seating and a bridge connecting them. There are drive thru access options. They are working with national franchises to bring a gym to the development for the use of all new residents at South Weber Gateway and the greater South Weber community.

Nate Reeve, of Reeve & Associates, explained this development fulfills needs in the city. Councilman Halverson stated this is a good proposal and indicated the development will not exceed 35 ft. He pointed out this is designated commercial property and, in his opinion, the apartment building is too big. Councilwoman Alberts asked why this amount of residential is

proposed. Sky replied there are only so many commercial users and to make this property viable, it needs mixed use. He discussed how difficult it is for commercial with the depth of this property. Councilwoman Alberts was concerned about empty commercial space. She was not convinced about the need for affordable housing. She expressed it is the country feel of South Weber City that people want. She appreciated the developers' due diligence. Sky offered it is important to do it the right way and not overbuild. He reviewed the pricing for townhomes Seasons on Skyline in South Ogden with rent ranging from \$1,180 to \$1,980. He reviewed income of Davis County residents versus US residents. The average income of a Davis County resident is \$26,309 a year. The US average is \$28,555 a year. The Median household income of a Davis County resident is \$70,388 a year. The US average is \$53,482.

Councilman Soderquist asked how many one-bedroom, two-bedroom, or three-bedroom apartments are being proposed. Sky responded the apartment building will have both one and two bedrooms with 178 parking stalls for the apartment building. Councilman Soderquist charged that was a low ratio for parking. He also questioned townhomes cutting into the slope and what will be used to retain the hill. Nate reported the garage level of the townhome will be used for retainage and one level up will be able to utilize the area with a patio out back. Councilman Soderquist asked if there were any worry for children walking past this commercial area to the school. He related there are also several parents who park in front of this location to pick up their children from school. Nate reported they have coordinated with UDOT and received their approval. He explained it is common to have commercial next to a school. He recommended installing signage to caution pedestrians and drivers. Councilman Soderquist asked what the return on investment would be for the city. David replied there is not a detailed analysis, but he does know other cities look at what would be generated in sales tax. Commercial development pays the entire amount of property tax, but residents receive a break. Also, specific to retail, cities receive retail sales tax based on point of sale and half a percent is received based on population. David reported when it comes to greater return on investment for a city, density brings in a greater return. Councilman Soderquist specified the community desire for country feel. David commented the Council should also look at what types of service they want to see in the city. Sky hoped the Council could see they are committed to building the commercial now.

Councilman Winsor appreciated the concept, but feared the density was way too high. He was against mixed use. He holds precious those lands for commercial development. Nate thanked everyone for their input and asked if he would be able to reach out individually to Council Members and the Mayor. He recognized there are varying opinions and wants to make sure this project is something everyone can be proud of. Mayor Sjoblom thanked them for their time.

ACTION ITEMS:

- 7. Approval of Consent Agenda**
 - a. October 27, 2020 Minutes**
 - b. October Check Register**
 - c. September Budget to Actual**

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

8. Coronavirus Aid, Relief, and Economic Security Act (CARES) Request by Wasatch

Integrated Waste: The Coronavirus Aid, Relief, and Economic Security (CARES) Act funds were distributed by the federal government to government units with a population of 500,000+. The State of Utah then distributed a portion of their CARES Act funds to those counties and cities that did not receive a direct allocation from the federal government. This distribution by the state, which they have termed ‘tranches’, did not include service districts. Wasatch Integrated Waste Management District, a service district which includes South Weber as one of its customers, has requested \$1,497.32 from South Weber City. This is to help defray their additional costs associated with the COVID-19 Pandemic.

Councilman Soderquist expressed appreciation for Wasatch Integrated Waste and what they have done for the citizens. Mayor Sjoblom thanked them for trying to help eliminate the smell in the city. Nathan Rich, of Wasatch Integrated Waste, discussed they are in the beginning of a transitional stage and will be doing an additional stage of closure at this location. He appreciated the City’s consideration on the CARES Act funding. Councilman Winsor suggested including a contract with the payment to Wasatch Integrated Waste.

Councilwoman Petty moved to Coronavirus Aid, Relief, and Economic Security Act (CARES) Request by Wasatch Integrated Waste for \$1,497.32 and to include a contract with Wasatch Integrated Waste. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

9. Coronavirus Aid, Relief, and Economic Security Act (CARES) Funding Review

Mayor Sjoblom reported all CARES money must be allocated by November 30, 2020 or returned to the state. This item is a chance to determine how to allocate the remaining balance of funds received. Staff developed a list of options for the Council’s consideration:

Unspent	\$132,000
UV Lights	\$ 3,000
County Small Business Grant Program	\$129,000
Caselle on the cloud	\$ 37,084
Automatic doors at FAC	unknown

CARES Act Money Allocation

South Weber total allotment (3 tranches)	\$643,294		
Received to date	\$643,294		
	<u>Spent/ Allocated</u>	<u>Budget</u>	<u>Amended Date</u>
Miscellaneous	\$14,700	\$14,700	11/17/2020
City hall audio/video upgrade	\$41,986	\$40,000	8/25/2020
Allocated for Utility Customer Assistance	\$30,000	\$30,000	8/25/2020
Allocated for touchless fixtures	\$50,000	\$50,000	8/25/2020
First Fire dept. gurney	\$18,881	\$36,500	9/15/2020
Second Fire dept. gurney	\$32,687	\$36,500	9/15/2020
Chest compression system	\$13,483	\$14,000	9/15/2020
Allocated for Mosquito Abatement Dist.	\$1,800	\$1,800	11/17/2020
Allocated for Wasatch Integrated Waste Mgmt.	\$1,500	\$1,500	11/17/2020
Hazard Pay Thru 9/27	\$25,225	\$34,000	11/17/2020
Allocated for Hazard Pay	\$7,500		11/17/2020
Fire payroll thru 9/27	\$212,451	\$310,000	11/17/2020
Proposed allocation for Fire payroll	\$90,000		11/17/2020
Total Spent or Allocated	\$540,213	\$569,000	
Unallocated	\$103,081		

Councilman Winsor asked why page 85 of packet shows unallocated \$103,081, and Mark McRae clarified there is \$132,000 unallocated. Mark replied it includes the customer assistance program \$29,000. David commented the CARES Act money must be allocated by December 5th or whatever is left is reimbursed back to Davis County. Councilwoman Petty expressed the Public Relations Committee discussed giving back to the citizens. Mark replied he would be hesitant because a demonstrated need is not there because it isn't an application by individuals, which would most likely be denied by the State Auditor. It could also be an unfunded expenditure. Councilwoman Petty verified all the parks will have a touchless water bottle feature. Karl Wilson, of the Parks Department, is working with contractors for this project. He recommended any leftover money going to the County Grant Program. Councilman Soderquist asked if the money must be allocated, spent, or installed. Mark outlined the deadlines for allocation and installation.

Councilman Soderquist moved to allocate the Coronavirus Aid, Relief, and Economic Security Act (CARES) funds for UV Lights (\$3,000) and Davis County Small Business Grant Program (\$129,000) adjusted based on the final costs for touchless fixtures. 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 Soderquist moved to open the public hearing. 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 *******

10. Public Hearing: Budget 2020-2021 Amendment:

Mayor Sjoblom communicated the current city budget for 2020-2021 was adopted on June 16, 2020. Since the adoption of the budget the city has received CARES Act funds. On June 30, 2020, the City Council gave direction to staff on how these funds should be used. These amendments formalize the previously allocated CARES Act funds as part of the 2021 budget. This includes \$14,700 for miscellaneous supplies like masks, sanitizer, etc. in various departments, \$1,800 to the Mosquito Abatement District, \$1,500 to Wasatch Integrated Waste Management District, \$34,000 for Fire department Hazard Pay, and \$360,000 for Fire department salaries and benefits. The final change is not COVID-19 related. It is \$25,000 to repair the Posse Grounds damaged by high winds.

General Fund Revenues

10-33-500	Federal Grants - CARES Act	+	\$362,000
10-31-300	Sales and Use Tax	-	\$310,000
10-31-300	Sales and Use Tax	+	<u>\$ 25,000</u>
			\$ 77,000

General Fund Expenditures

10-43-610	Admin – Miscellaneous	+	\$ 13,000
10-57-450	Fire - Special Public Safety Supplies	+	\$ 5,000
10-57-120	Fire - Salaries	+	\$344,000
10-57-120	Fire – Salaries	-	\$310,000
10-70-261	Parks – Grounds supplies and Maint.	+	<u>\$ 25,000</u>
			\$ 77,000

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

Councilwoman Alberts moved to close the public hearing. 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 *****

11. Resolution 2020-46: Budget Amendment #4

Councilwoman Alberts requested update on the plans for the posse grounds. Mark Larson, Public Works Director, described where the fencing will be installed, patch and topsoil for the grass, replace sprinkling system, etc. The fence will be three rail vinyl. He specified there will be a 12' gate for truck access. David reported an insurance claim was submitted for the wind damage, and staff is still waiting to find out how much of this repair work will be covered by insurance. Mark reported if it doesn't freeze, the fence will be installed this winter.

Councilman Halverson moved to approve Resolution 2020-46: Budget Amendment #4. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

12. Resolution 2020-47: Old Maple Farms Subdivision, Phase 3 Final Acceptance

Mayor Sjoblom related developer Mike Ford requested acceptance by South Weber City of the Old Maple Farms Subdivision, phase 3 and release of all escrow funds held for improvements. The City Engineer Jones and Associates conducted a detailed inspection to determine if improvements meet minimum requirements according to city standards and specifications. Jones and Associates found that improvements have been completed satisfactorily and recommends final acceptance of Old Maple Farms Subdivision, phase 3. Mayor Sjoblom asked if Mike Ford had paid all fees to the city because according to the resolution, Mr. Ford will not be paid until then.

Councilman Halverson asked why the ground north of the walking path and the retention basin is weeds. Brandon reported the plans didn't required landscape north of the trail. Mark replied dirt was delivered and flattened so that the city can mow it.

Councilwoman Petty moved to approve Resolution 2020-47: Old Maple Farms Subdivision, Phase 3 Final Acceptance. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

13. Canyon Meadows Park West Master Plan Update

Mayor Sjoblom reported based on the feedback received in the latest parks survey, the Parks Committee has been working on a more detailed, updated Master Plan for the west side of the Canyon Meadows Park. The Master Plan provides a base prior to any permanent features being constructed/installed to ensure the best placement of each feature, as well as proper drainage and grading. The Parks Committee initially reviewed five concept layouts with a variety of uses and configurations. The main desired features were identified and four revised optional layouts reviewed. The future of the Petersen Barn was discussed with the full City Council on

11/10/2020 to get additional direction. Based on the feedback received, along with refining elements of the four optional layouts, the Parks Committee put together a “Preferred Option” layout. This is being presented to the City Council for their feedback, revision, and adoption.

Councilman Winsor thanked the Parks Committee for their efforts. He pointed out the preferred option shows a lot of green space and given the information for water allotment, he questioned if there could be a better use for this area. He questioned why there are more pickle ball courts and asked if it is to host tournaments. He was concerned about accessing areas with heavy equipment for phasing. Councilwoman Petty replied phasing hadn’t been discussed yet and will happen at next week’s committee meeting. She explained pickle ball is very popular and highly utilized. She didn’t feel the city hosting tournaments for pickle ball is any different than any other sports in the city. She would entertain ideas for the green space between the basketball courts and the pavilion in the south corner. Councilman Winsor suggested a technical bike course like Riverdale’s or maybe a volleyball pit. He wasn’t opposed to pickle ball tournaments. He believed four pickle ball courts fits the community and he didn’t support eight courts. Councilman Halverson suggested phasing the pickle ball courts. He questioned the cost for grading for the basketball area. Brandon explained how a berm will be created around it. He replied those items will be discussed for phasing. Councilwoman Petty expressed eight pickle ball courts will not be constructed all at once. Councilman Winsor suggested picnic tables, and benches next to the basketball court and pickle ball courts. Brandon clarified there is of water use overage with South Weber Water Improvement District. Mark explained there are water shares to water everything in this park. Brandon encouraged we still need to be water wise. Councilwoman Alberts liked the plan and Canyon Meadow residents are excited about it. She thought the technical bike course was a great idea. She suggested chess tables and horseshoe areas. Councilwoman Alberts wondered about possible pickle ball tournaments and issues that may arise with parking etc. Mayor Sjoblom replied eight courts is small for a major tournament, but the city can host them or not. She hadn’t heard of any parking issues as there aren’t big crowds watching. Councilwoman Alberts questioned if trees will be removed. Councilwoman Petty replied they walked the area and discussed the topography. It would be difficult to save any of the trees. She didn’t recall volleyball being rated very high on the city survey. Councilman Soderquist reported there are two outdoor volleyball pits in other parks in the city as well as indoor availability at the Family Activity Center. Mark hadn’t maintained a technical bicycle course but was willing to check into it. Mayor Sjoblom explained when they have had pickle ball tournaments for Country Fair Days it was very successful. There are many in the community who will use the eight courts.

BACKGROUND

The following is a rough timeline of the more major events documenting development of the Canyon Meadows Park:

- 2000 (December): Canyon Meadows Park property is dedicated to South Weber City.
- 2008 (June): Master Plan of entire park area created by GSBS Architects.
- 2009 (Summer): Grading, Utilities, and Parking Lot construction (East side).
- 2009 (Fall): Baseball Field, Irrigation, and Sod installed (East side).
- 2012 (Summer): Restroom/Concessions/Announcer/Storage Building constructed (East side).
- 2014 (January): Master Plan updated by Peter Beeton (former GSBS) – two schemes adopted (one with, and one without RR track expansion to the west).
- 2014 (Summer): Pavilion constructed (East side).
- 2019 (March): New Concept Plan Layout (West side).
- 2020 (April): Record of survey and property corners installed for the entire park boundary.

- 2020 (June): Wetlands Restoration Project completed.
- 2021 (FY): Pickle ball courts and gravel parking lot budgeted (West side).

KEY FEATURES

The following is a list of the key features included:

- a. Parking Lot maximized, containing 97 stalls
- b. Single-level grading; slope up to meet grade at the south, and small berm on the east
- c. RR track expansion with loop at the north end (a permanent crossing will require USACE approval) – this area would be reserved for train purposes only (no dual-use)
- d. Walking path around the outside of the park area
- e. Walking path connecting to the east portion of the park (a permanent crossing will require USACE approval)
- f. Grass turf and irrigation on the interior of the path. Natural vegetation around the outside of the path with new trees planted.
- g. 8 pickle ball courts (270' buffer from the closest home)
- h. 2 basketball courts
- i. Restroom, zip line, and standard pavilions (1 large, 2 small)
- j. Petersen Barn Pavilion; located close to the main parking lot for ease of use. The cost for a standard pavilion of the same size would be the city's participation. The cost to make it a barn-style feature to memorialize South Weber's heritage would be required to come from donations.
- k. A non-privacy fence would be installed along the north and south property lines.
- l. A solid privacy fence would be installed along the west property line and the northeast side of the parking lot.
- m. Removal of both existing barns

PHASING

There are not sufficient funds to construct the entire park currently. Once a layout is selected, the Parks Committee will discuss costs and develop a phasing recommendation that will be brought back to the City Council.

Councilman Halverson moved to accept the Canyon Meadows Park West Master Plan Update preferred option and to explore options for the green space. Councilwoman Petty seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, and Soderquist voted aye. Councilman Winsor voted no. The motion carried 4 to 1.

14. Match Funds Commitment for Federal Emergency Management Agency (FEMA) Building Resilient Infrastructure and Communities (BRIC) Planning Grant

Mayor Sjoblom reported the Public Safety Committee has been working on preparing an application for a Federal Emergency Management Agency (FEMA) Building Resilient Infrastructure and Communities (BRIC) Planning Grant to study and develop a Hazards Mitigation Plan. A letter of interest has been submitted and the application is being finalized for submission prior to the December 1 deadline.

An important piece of the application is a commitment letter from the city to match any grant money received at a ratio of 25% to 75%, meaning the city would pay 25% and FEMA would grant 75%. The grant application will be for \$50,000, which puts the city's portion at \$12,500. The commitment letter states \$15,000 to provide wiggle room if the amount received is different than the amount requested. Based on the grant cycle, the money would need to be budgeted as

part of next year's fiscal year, beginning on July 1, 2021. Only the City Council can commit to include that money in next year's budget.

Councilman Halverson thanked Councilman Winsor and David Larson for putting this together. Councilwoman Alberts agreed. Councilman Soderquist queried if this addresses the operable units. Councilman Winsor replied it is a plan for natural disasters.

Councilman Winsor moved to approve matching funds up to \$15,000 for the FEMA BRIC Planning Grant to develop a Hazards Mitigation Plan. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

Mayor Sjoblom thanked Councilman Winsor for bringing this forward for the City.

REPORTS:

15. New Business

16. Council & Staff

Mayor Sjoblom: relayed she attended the channel opening along the Weber River just south of the Uintah Business Park. Berms and channels were created for Bluehead Suckers, an important part of the Weber River ecosystem. Bluehead are algae eaters and are important because they grow to be good bait and forage fish. Because of river rechanneling, due to I-84 and other projects, young suckers washed downstream and are unable to mature in a swift river which has caused populations to decrease. The future of the Weber River ecosystem is promising due to the agency partnership of the Utah Division of Wildlife Resources, Trout Unlimited, Weber Basin Water Conservancy District, both the Weber River and Provo River Water Users Associations, City of Ogden, PacifiCorp, Bureau of Reclamation, and the Davis and Weber Counties Canal Company. Also, this prepares the area to continue the Weber River trail east.

Councilman Halverson: stated the Public Safety Committee met and discussed the timelines put forth from the county for paramedic service. It is still a work in progress. They will settle on deadlines at the next meeting. David reported they will be putting together timelines for transfer and potential inter-local agreements. They also discussed the community emergency response team (CERT) program and thanked Brandyn Bodily for his service.

Councilwoman Alberts: reported the Youth Council is collecting white Christmas lights.

Councilwoman Petty: conveyed Park and Recreation Committee will meet next week. The Youth Council received over a thousand notes of gratitude and encouraged individuals to participate in that. The lights will be up and on in the next day or so with every light representing a note of gratitude. South Weber Elementary School participated.

Councilman Winsor: recounted the Utilities Committee met and will have a presentation from another company concerning fiber options. They will be discussing prioritizing which utilities. The Code Committee met today and will be working on updating definitions and applying them to each zone. The Mosquito Abatement District met and discussed the use of their airplane versus a helicopter. The airplane partner may drop out. If so, they are looking at a possible

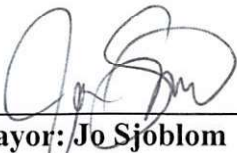
property tax increase to cover added expenses which would be approximately \$8 a year per family.

City Manager, David Larson: related the court hearing for Cobblestone Manor happened yesterday and the city was successful and granted a preliminary injunction. Mayor Sjoblom suggested amending the short-term rental ordinance. David reported the short-term ordinance was relied on in the hearing and helped to protect the city, but there are lessons learned which can be implemented into the city code. Mayor Sjoblom thanked the Short-Term Rental Committee for their help.

City Engineer, Brandon Jones: declared the Capital Facilities Plan was discussed with David today.

City Recorder, Lisa Smith: wished Michelle Clark a Happy Birthday!

ADJOURN: Councilwoman Alberts moved to adjourn the Council Meeting at 8:48 p.m. Councilwoman Petty seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

APPROVED:  _____ **Date** 12-16-2020
Mayor: Jo Sjoblom

Michelle Clark
Michelle Clark (Dec 18, 2020 10:38 MST)

Transcriber: Michelle Clark

Attest:  _____
City Recorder: Lisa Smith






11-17

Final Audit Report

2020-12-18

Created:	2020-12-18
By:	Lisa Smith (lsmith@southwebercity.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAOmu7T_UJdTlscyKMlrrG_tiEcGZo3kMC

"11-17" History

-  Document created by Lisa Smith (lsmith@southwebercity.com)
2020-12-18 - 3:34:31 PM GMT- IP address: 74.92.245.241
-  Document emailed to Michelle Clark (mclark.1166@gmail.com) for signature
2020-12-18 - 3:34:50 PM GMT
-  Email viewed by Michelle Clark (mclark.1166@gmail.com)
2020-12-18 - 3:34:54 PM GMT- IP address: 66.102.6.219
-  Document e-signed by Michelle Clark (mclark.1166@gmail.com)
Signature Date: 2020-12-18 - 5:38:06 PM GMT - Time Source: server- IP address: 67.177.3.150
-  Agreement completed.
2020-12-18 - 5:38:06 PM GMT

CC 2020-11-17 CI #1 Pilcher

From: [Jess Pilcher](#)
To: [Public Comment](#); [Lisa Smith](#)
Subject: Re: Canyon Meadows Park Master Plan
Date: Monday, November 16, 2020 4:05:31 PM

Hello!

The public comment email address is coming back undeliverable. I am hoping you might be the best person to forward this email to for the upcoming public hearing.

I am new to the area and just moved into a house across the street from Canyon Meadows Park. I have recently been told about the master plan that is going into effect, but I noticed that there was no volleyball option as part of the park.

Volleyball has grown so much in the last few years with very few places to practice. Indoor facilities are extremely expensive throughout the year, so having an outdoor option would be great for our kids to be able to work on their skills during the majority of the year while saving parents hundreds of dollars each in facility rentals and fees.

I would like for a volleyball pit/court to be considered as an option for the Canyon Meadows Park master plan either in addition to what has already been planned, or to replace one of the duplicate basketball courts or pickle ball courts.

Thank you for your time,

Jessica Pilcher
Canyon Meadows, Lot 101
801-668-3351

CC 2020-11-17 CI #2 Taylor

From: [Jessica Taylor](#)
To: [Public Comment](#)
Subject: New canyon meadows park
Date: Monday, November 16, 2020 6:41:37 PM

Hi!

I got to see the plans for the parks and we are so excited about it! We have a special needs daughter that is unable to navigate the current park because of the wood chips and the uneven ground. Is there any way to incorporate an accessible playground into these plans? I know of other families in our city with children that have disabilities that would benefit from this as well. I'm happy to talk more about this if you need to reach out to me.

Thanks for your consideration,
Jessica (and Lauren our five year old) Taylor

CC 2020-11-17 CI #3 Sturm

From: [Paul](#)
To: [Public Comment](#)
Subject: City Council Meeting 17Nov20
Date: Tuesday, November 17, 2020 2:57:01 PM

Comments to South Weber City - City Council
for
17Nov20 Meeting
by
Paul A. Sturm

Agenda Item 5 - Comments on Market Study Request by Blue Ox Development.

Addressed to:

- A) South Weber City - City Council
- B) Blue Ox Development, Marty McFadden et. al.

I am unaware whether or not SWC has ever funded a Market Study in the past for any developer. I believe that approving such a request would open a "Pandora's Box" for any other developer, either commercial or residential, who might request such funding. If this request is approved for one developer and denied for another it could possibly open the City to charges of favoritism and the potential for a lawsuit.

I do not believe that SWC has funds budgeted or available for this type of expenditure, whereas other larger cities might have a budget line item for such a request.

Agenda Item 6 - Comments on South Weber Gateway Concept Design

Addressed to:

- A) South Weber City - City Council
- B) Colliers International, Reeves and Associates, et. al.

I) Suggest the Developers and Designers of the SW Gateway Project thoroughly review the recent presentations, comments, and discussions held by both the SWC Planning Commission and the SWC City Council regarding Joseph Cook's Lofts Development Concept Presentations.

- A) These presentations were made to the SWC Planning Commission on:
27Aug20, 02Sep20, and 16Sep20
- B) A presentations was made to the SWC City Council on:
29Sep20

II) The first item that I would like to address is the town home area of the proposed development. As was discussed during the Lofts presentations, "Parking" for the homeowners and their visitors became a major issue that had to be addressed before any approval would be considered.

A) The Eastern-most town homes show 6 Units with 1 car parking. You will see that topic was discussed in detail during the various "Lofts" presentations. This will not be acceptable to SWC. A town home unit needs at least two parking spaces for a single bedroom unit, two to three parking stalls for a two bedroom unit, and at least three parking stalls for a 3 bedroom unit.

B) The concept drawing shown for this 32-unit town home development only has five visitor parking stalls. There should be more visitor parking planned as was discussed for the Lofts.

C) Another issue that needs to be addressed in the concept design is snow removal and where it will be placed. Once again, this was overlooked in the Lofts design and needed to be addressed. The issue of snow drifts on this property also needs to be considered with the prevalent Weber Canyon winds.

D) During one of the preliminary discussions on the development of this property, a concern regarding building height was raised and discussed. SWC has height restrictions for buildings. This concept drawing does not address that issue.

III) The same issues addressed in Item II), above, also should also be addressed for the proposed apartment buildings and their 150 units. That is, is there adequate parking for each apartment unit, for visitor parking, and

areas for snow removal and placement? The concept design only shows 178 parking stalls for the 150 apartments. That is totally inadequate not only for the residents, but also for any visitor! Also, nothing was shown regarding building height for this portion of the project. *This is especially pertinent considering the placement of 150 apartments on this small footprint.*

IV) Hopefully the Developers will address their anticipated development phases plan during their presentation tonight since that will have a large impact on project considerations.

CC 2020-11-17 CI #4 Olson

From: [Chad Olson](#)
To: [Public Comment](#)
Subject: Comment on park plans
Date: Tuesday, November 17, 2020 4:40:28 PM

We like the proposed park plans that included the pickleball courts as well as the basketball courts.

Thank you,

Chad Olson
6901 S 675 E