

# SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 9 February 2021 **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 ATTORNEY:** Jayme Blakesley

**CITY ENGINEER:** Brandon Jones

**CITY PLANNER:** Shari Phippen

**CITY RECORDER:** Lisa Smith

**CITY MANAGER:** David Larson

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:** Paul Sturm, Corinne Johnson, and Taylor Walton.

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

Mayor Sjoblom announced two Planning Commission members Tim Grubb and Rob Osborne have resigned. As a result, item #4 will be removed from tonight's agenda.

**1.Pledge of Allegiance:** Mayor Sjoblom

**2.Prayer:** Councilwoman Halverson

**3. Public Comment:** Please respectfully follow these guidelines

- a. Individuals may speak once for 3 minutes or less: Do not remark from the audience.
- b. State your name & address and direct comments to the entire council (council will not respond).

**Paul Sturm, 2527 Deer Run Drive**, thanked the City Council and staff for the opportunity to attend the South Weber City Council and staff retreat held on Saturday, January 21<sup>st</sup> at the Legacy Events Center. He found the presentations to be informative and appreciated the questions which were asked amongst the participants and the answers/solutions provided. He asked several questions about the city streetlights. (See CI #5 Sturm)

**Corinne Johnson, 8020 S. 2500 E.**, announced the South Weber Facebook group set up an unofficial pole concerning the South Weber City Planning Commission. She reviewed the results. Corinne voiced she is in favor of shortening the five-year term and increasing the number of members from five to seven to allow for more voices. She acknowledged in the past there have been times when only three Planning Commission members were present; therefore, only three voted on a specific agenda item (i.e., Lofts at Deer Run). (See CI #6 Johnson)

The following individuals submitted written public comments:

Wes Johnson (CC 2021-02-09 CI #1 Johnson)

Terry George, 7825 S. 2000 E. (CC 2021-02-09 CI #2 George)

Amy Mitchell, 1923 Deer Run Dr. (CC 2021-02-09 CI #3 Mitchell)

Joe Dills, 7749 S. 2100 E., (CC 2021-02-09 CI #4 Dills)

Paul Sturm, 2527 Deer Run Drive (CC 2021-02-09 CI #5 Sturm)

Corinne Johnson, 8020 S. 2500 E. (CC 2021-02-09 CI #6 Johnson)

### **ACTION ITEMS:**

#### **4. Planning Commission Member Removal *(removed from agenda)***

#### **5. Resolution 21-05: Award Streetlight Blue Stakes Contract**

Mayor Sjoblom reported South Weber City currently has 61 city owned streetlights. Even though the power for these streetlights comes from Rocky Mountain Power (RMP), RMP will not mark (Blue Stake) any service line to a streetlight that they do not own. Blue Staking is where a utility company will spray paint or mark with small flags on the ground to show where their service line is located underground. This is done as a notification to anyone digging in the area to prevent damage to their line. Since the city is now maintaining their own streetlight system, they need to provide the Blue Staking for these service lines.

Mayor Sjoblom relayed South Weber City publicly solicited for proposals for Blue Staking Services. The deadline for submission was January 15, 2021. The City received three (3) proposals from the following companies:

1. APEX Locating
2. C & C Locating
3. Stake Center Locating

An evaluation committee consisting of the following people was formed: • David Larson, City Manager • Mark Larsen, Public Works Director • Bryan Wageman, Public Works • Mark Johnson, Public Works • Brandon Jones, City Engineer.

The proposals were reviewed and scored by each committee member. The scores were then compiled, and the committee met on January 21, 2021 to review the compiled proposal scores and discuss a recommendation. A summary of the scoring is below, in order of ranking. Scoring was out of 100 total possible points.

Company	Score	Rank
Stake Center Locating	94.0	1
APEX Locating	49.4	2
C & C Locating	49.0	3

Mayor Sjoblom related after scoring and discussion were complete, the committee unanimously decided to recommend award of the contract to: Stake Center Locating.

Councilman Winsor commented South Weber City has water lines, sewer lines, and storm drain lines. He asked the city staff how those lines are marked and why the streetlights cannot be done in the same manner. City Engineer Brandon Jones explained the equipment for detecting those lines is different and the city does not have the correct equipment. City Manager David Larson added it is a skill or technique for electrical lines that the current city staff does not have. Thus, the need to contract it out. Councilman Winsor asked if a cost analysis had been completed for the option of South Weber City doing this service itself. The city did not do an analysis, but David expressed the contract before the Council provides a great value. Brandon indicated per ticket cost is only \$15. He stated it is likely cheaper for Stake Center Locating to provide the service rather than the city.

Councilman Soderquist suggested looking at the cost for the city to take over doing this type of maintenance in the future. Councilman Winsor was uncomfortable with the contract having a perpetual renewal. Councilman Halverson suggested amending the contract to include a review by the Council or Municipal Utilities Committee after the initial three-year term.

**Councilman Winsor moved to approve Resolution 21-05: Award Streetlight Blue Stakes Contract to Stake Center Locating with the amendment that the Municipal Utilities Committee reviews the contract in three years. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

#### **6. Resolution 21-06: Mutual Aid Agreement with Weber Fire District**

Mayor Sjoblom explained fire knows no boundaries and therefore the fire districts must be flexible in aiding the surrounding communities. A mutual aid agreement outlines the conditions and responsibilities when additional help is needed. South Weber has agreements with many agencies. An agreement with Weber Fire was entered in 2012 and last year an agreement with multiple entities including Weber Fire District was approved. As Uintah City recently contracted with Weber Fire District to provide their fire protection, it becomes more likely that South Weber and Weber Fire could be requested to assist each other so this is an update of the agreement to cover that probability.

**Councilman Halverson moved to approve Resolution 21-06: Mutual Aid Agreement with Weber Fire District. Councilwoman Petty seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

**7. Resolution 21-07: Amendments #5 & #6 to Animal Care Services Contract**

Mayor Sjoblom recalled the city entered a contract for animal services with Davis County in 2016 which included annual amendments to adjust compensation. The contract was to expire after five years (Dec 31, 2020). The county has asked for an additional year to prepare a new contract as they research their options for a new facility. The county issued amendment #5 to extend the expiration to Jan 31, 2021 while they prepared a new amendment. Amendment #6 includes the rates for the upcoming year. The county discontinued wildlife services as of July 2020 so the city costs dropped from \$849.75 in 2020 to \$51.50 in 2021. Additionally, the usage rate dropped from 1.66% to 1.6407% decreasing South Weber's portion of the overall Davis County Animal Care and Control Budget; however, the budget amount went up. 2021 total will be \$20,899.59 and is paid in monthly installments. In 2020 the cost was \$20,673.57 so the overall increase is \$226.02.

Councilwoman Alberts asked why wildlife services were discontinued and inquired who individuals should contact for help. David replied Davis County Animal Control can refer citizens to a company who provides those services. Councilman Soderquist proffered the city is getting a good deal.

**Councilwoman Petty moved to approve Resolution 21-07: Amendments #5 & #6 to Animal Care Services Contract. 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 21-08: Agreement for Municipal Election Services**

Mayor Sjoblom announced every two years municipal elections are held. Davis County provides the expertise and services necessary to hold our election. Several fees have increased including programming costs, canvass preparation, web support, election administrative support, and database setup. The increased number of registered voters also increases costs about \$1.50 per voter. The estimated cost per election is \$ 8,651.35 compared to \$7,155.28 in 2019. If both a primary and general election are held, the total estimate is \$17,302.70.

**Councilman Soderquist moved to approve Resolution 21-08: Agreement for Municipal Election Services. Councilwoman Petty seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

**DISCUSSION:****9. City Code Title 10 Chapter 3 Planning Commission Sections 3 Terms of Office and 4 Organization**

Mayor Sjoblom stated considering previous conversations regarding the Planning Commission and at the direction of the City Council, staff has developed options regarding the number of members on the Planning Commission and the terms of service for Council to deliberate and consider. She explained in determining the makeup and tenure of the Planning Commission, Council should address the following questions:

1. Shall the terms of the Planning Commission be three years or five years?
2. Shall the Planning Commission consist of five members or seven members?
3. Shall alternates be included, if the Planning Commission consists of five members?

4. Shall Planning Commissioners be limited to two or three consecutive terms of service?
5. Shall the Chair and Vice-Chair of the Planning Commission be limited to two consecutive years in that position?

Accordingly, staff has prepared the following options for the Council to weigh and consider:

**Option 1:** five members, five-year terms of service

**Option 2:** five members, three-year terms of service

**Option 3:** seven members, five-year terms of service

**Option 4:** seven members, three-year terms of service

City Manager Davis Larson reviewed additional research was conducted after the packet went out and staff received information from 32 other cities on how they operate their Planning Commission. David summarized:

- Most cities operate with a seven-member Planning Commission
- Some cities felt strongly about alternates and others did not
- Bylaws are of great importance
- Regular and ongoing training is essential
- Commissioners should offer broad representation
- Most commissions were for three-year or five-year terms
- There are pros and cons to having alternates
- Most cities have term limits

David expressed the city staff recommends five Planning Commission members, no alternates, either four- or five-year term of service with a two-term limit, and one year term for chair and vice-chair.

Mayor Sjoblom recommended beginning with length of term. Councilman Winsor added he did some research himself. He enjoined training and establishing policy statements and bylaws being addressed as soon as possible. He suggested the Commission establish them and the chair present them to the City Council. He favored seven members with a three-year term, a two-term limit, four members constituting a quorum, and no alternates. Councilwoman Alberts also conducted research and relayed most similarly sized cities have a seven- member Planning Commission. She proposed amending the definition of a “quorum” from three to four members. She was uneasy about alternates and their investiture. She echoed the need for more training and better communication between the Planning Commission and the City Council. She agreed with seven members.

Mayor Sjoblom petitioned input about the term of the chairperson and vice chair. Councilman Winsor recommended it be part of the bylaws but advocated no more than a one- or two-year term. Councilwoman Petty expressed a seven-member Commission would significantly increase the length of meetings. She also recognized there may not always be enough public interest to fill seven seats. She argued for five members or six members if one is an alternate with only five voting at each meeting possibly in a rotation and three-year terms. She concurred with the need for training. Councilman Halverson conveyed five-members is the proper number for the size of South Weber City with three-year terms, and a limit to two consecutive terms. He disagreed with having alternates. Councilman Soderquist acknowledged training and bylaws as a necessity. He indicated the difficulty of appointing five new Planning Commission members for a seven-member board. He suggested starting with six this year and then seven the following year to

allow for the staggering of terms. According to his investigation, selecting individuals according to specific areas is not recommended. City Planner Shari Phippen opined it is important for the mayor to select individuals across the city and not just one specific area. Councilman Soderquist encouraged five- or seven- members with a three-year term. He urged having training and making sure individuals are following city code. He questioned what happens if Council changes to seven members and it is difficult to fill the positions. He agreed with a minimum quorum vote of four. He was remiss at having alternates. He was concerned with having all inexperienced members on the Commission and suggested having different term lengths for the members so there would be continuity. He identified six of the eleven smaller cities have four-year terms. He voiced if there are seven members, it should be only a three-year term. His preference was five members with no alternates. He conceded that rotating the chair and vice-chair is preferable.

Mayor Sjoblom summarized it appeared the majority were in favor of a three-year term, limiting Commissioners to two terms, and having no alternates. Only Councilwoman Petty recommended six members with five voting at each meeting. David voiced his concerns with a rotating vote and the possibility of developers manipulating the system by requesting to be on the agenda when they think they will have favorable votes. He also questioned if the non-voting member would actively participate. Councilwoman Alberts proposed the City Council liaison vote in place of an absent Commissioner. City Planner Shari Phippen replied it is highly recommended by the Utah Leagues of Cities and Towns (ULCT) that a Council Member not vote and clarified the Planning Commission needs to be detached from the City Council. Because the Planning Commission is a recommending body to the Council, allowing a Council Member to vote puts undue influence by the City Council on the Planning Commission's decisions. It removes the level of objectivity the Planning Commission needs to have. Councilman Halverson remarked, from his experience, the minute you speak as the liaison the Planning Commission takes that as representation from the entire Council.

City Attorney Jayme Blakesley was strongly against a Council Member voting any time. It is important for the Planning Commission to play the recommending role and the City Council to play the legislative role. David related in the past a Planning Commissioner reported at City Council meeting, but it didn't work well which is why a Council Member now attends Planning Commission and reports a summary to the Council. He suggested using the bylaws to define the roles and establish a process for improved communication.

Councilwoman Alberts declared there needs to be four for a quorum and seven members. Mayor Sjoblom disclosed choosing a Commissioner is an arduous task and she couldn't imagine interviewing for two more openings. She had concerns about seven and personally preferred five members, especially this year. She supported a three-year term.

Discussion took place regarding quorum size. Councilman Winsor discussed 2/3 majority to pass any motion. David clarified if there are five members than three is a quorum. Councilwoman Petty asked who breaks a tie if two members vote for and two vote against, but Council replied it is moot because all four votes would need to be in favor to pass. Jayme clarified the definition of quorum and recommended against requiring four votes if it is a five-member Planning Commission. Mayor Sjoblom suggested requiring four members of the Planning Commission to attend a meeting or the meeting is cancelled. David pointed out the current code is 75% attendance, or a member is removed.

Mayor Sjoblom asked if the City Council is amenable to five-members with four in attendance to meet, three-year terms, and two consecutive terms with no alternates. The City Council discussed the option of going to seven members in the future. David stated the Planning Commission can function with four or five members if not all positions are filled.

Councilwoman Petty commented there have been several meetings with no citizens in attendance. She doesn't think seven members is sustainable for South Weber City in perpetuity. Councilwoman Alberts argued that many cities have sustained seven members for decades. Councilman Halverson mentioned many don't have term limits and some Commissioners have served for decades. Councilman Winsor replied there might be a time when you can't fill the Planning Commission with seven members, but you can still move forward with five members.

Mayor Sjoblom asked Taylor Walton how many Planning Commission members generally vote. Commissioner Taylor replied it is usually majority voting yes. He can't even think of a time when it was a three to two split. Councilman Halverson confirmed there is typically only one vote against any item. Councilman Winsor stated the vote tally should be relayed to the Council as part of the report. Jayme agreed.

Mayor Sjoblom polled the Council. Councilman Soderquist suggested five members with three-year terms. Councilman Halverson favored five members, but if it changes to seven members, he recommended spreading out the appointments. He wanted to get the Commission up and running immediately. Councilman Winsor wondered if the Council should change the code now and then again later to change to seven. Council Members Halverson and Soderquist pronounced the code could be changed for seven now even if the seats are not all filled immediately. Councilman Halverson, Councilman Soderquist, and Councilwoman Petty advocated five members. Councilwoman Alberts and Councilman Winsor proposed seven members. Mayor Sjoblom entreated going with five members right now and ease into seven members if that is the outcome. City Planner Shari Phippen recapped that the consensus was five members, three-year term, with two consecutive terms, and possibly revisit the number of commissioners from five to seven in the future.

The City staff will draft bylaws to help the Planning Commission get them established. David gave an update on code amendments. He stated the goal is to bring back these changes in two weeks and have the process of selection from the Mayor completed by then. They are hopeful to have a Planning Commission available by March. Mayor Sjoblom stated there will be orientation for new members and training for the entire Planning Commission. These items will be on the agenda for 23 February 2021.

## **10. 2021 Legislative Review**

### **1. SB 61 – Senator Sandall**

- Prohibits cities from enacting or enforcing an ordinance that prevents conforming and non-conforming signs from upgrading to an electronic changeable sign and sets very narrow criteria for a city to adopt a curfew on an electronic sign.
- ULCT pushing for new language on curfews
- Sandall argues there are greater dimming capabilities now with technology that will allow signs to stay lit all night.
- Sandall also will not budge on size and height of signs.

- ULCT waiting for new language on the bill.
- ULCT **OPPOSES** bill.

## 2. **SB 144 – Billboard Restrictions Amendments – sponsored by Senator Hinkins**

- Bill that billboard (BB) industry is pushing and is possibly more invasive than SB 61.
- City cannot prevent owner of BB from building/maintaining a BB by incentivizing, compensating, or encouraging a developer to discontinue a BB owner's right to erect and maintain a BB.
- City cannot restrict land purchaser's ability to place a BB on real property.
- City cannot require a BB owner to get a permit for maintenance or replacement of a digital or static face.
- City cannot prevent a BB owner from rebuilding a damaged BB, etc.
- Property rights issue – owner should be able to change use of a BB lease if they wish to negotiate with a city.
- Ties the hands of cities when negotiating with BB companies on land use issues.
- ULCT **OPPOSES** bill.

**As stated before, affordable housing is a top priority of legislators this year. Two examples:**

## 3. **HB 98 – Representative Ray**

- Developers can opt out of inspections and plan reviews and engage their own licensed building inspector.
- Prohibits cities from requiring almost all interior and exterior design elements.
- Negotiations by body of building inspectors, attorneys, ULCT staff, and elected officials
  1. Regarding opt out plan review and inspections:
    - a. Only applies to single family, duplex, or townhouse
    - b. Building permit must be issued within 14 days of plan review
    - c. Inspection of building must take place within three days after a request or builder can hire their own
  2. Design standards (legislators argue they are too expensive)
    - a. Expand exemptions for:
      - i. FEMA
      - ii. National Flood Insurance
      - iii. Historic Buildings
      - iv. Wildland Urban Interface
      - v. Development Agreements
      - vi. Planned Unit Developments and other types of overlay zones
      - vii. Pre-1940 neighborhoods
    3. Figure cities don't need to regulate interior design
    4. Regulate exterior design where building application or material is defective

## 4. **HB 82 – Representative Ward**

- Accessory Dwelling Units (ADU) within existing footprint of a home in any single-family residential zone.
- Negotiating team met with Representative Ward three times in the past week.
- Counter proposals (ULCT):
  1. Cities could impose property tax lien to ensure compliance with ADUs



2. No short-term rentals – ensure full-time residents occupy ADUs
  3. Adjust impact fees for added infrastructure, 911 calls, etc.
- Make sure legislature is aware:
    1. Gap in current impact fee code
    2. ADU amenities would increase the price of homes – not helping affordable housing
  - ULCT voted to change position to neutral
    1. Representative Ward will comply with some of requests – won't budge on impact fee adjustment
  - Strong leadership support in House (this bill is #1 priority) – ULCT plans to fight in Senate.

Councilman Winsor suggested individuals write to the Senators because this bill will hurt cities. He suggested asking Kelly Miles to attend (even remotely) the 23 February 2021 City Council meeting and tell us why HB 82 would be in the city's best interest. Mayor shared ULCT is working to find the best possible outcome – understanding that certain compromises will allow us to maintain a seat at the table.

## **REPORTS:**

### **11. New Business:**

Council Members Petty and Halverson met with the development agreement draft committee for the Poll property next to Highmark Charter School. The developers had questions regarding the crosshatch marks on the General Plan. It needs to come back to the City Council as a discussion item to create a better process in place for those select few properties that have those crosshatch markings. David reported this will come before the City Council to clarify the designation, what it truly means, and whether residential will be allowed.

### **12. Council & Staff Reports:**

**Mayor Sjoblom:** reported Wasatch Integrated Waste delivered engineered fuel to Devil's Slide at the amount of 200-250 tons per week of non-recyclable paper and plastic. It is anticipated that the final cover of the second tier of phase five landfill (closest area to South Weber City) will be applied by late summer of this year. The box culvert under US-89 has some major gas line and gravel pit concerns. They have postponed construction until 2022 to work out the issues. They are also working on moving the billboard sign that was leveled in the windstorm. Reagan Signs is amenable to the prospect of relocation which would help alleviate issues with trail placement. She thanked city staff and Council for the retreat.

**Councilman Halverson:** disclosed a Public Safety Committee meeting will be held at 1:30 pm on Thursday.

**Councilwoman Alberts:** related the Youth City Council (YCC) met and has been divided into committees. Ray Peek will be spotlighted in the March newsletter. The YCC has a logo committee and will be coming to the Council for approval of a logo. The YCC will deliver cards to Petersen Farms. Also, a funding committee is working towards obtaining proceeds for YCC projects.

**Councilman Soderquist:** reviewed budget items were discussed in depth at the recent retreat.

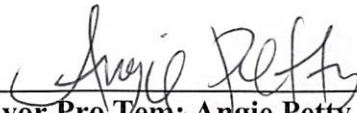
**Councilwoman Petty:** stated the Parks and Recreation Committee met to establish a timeline for Canyon Meadows Park. They will be accepting bids until the end of February and will award bids in March.

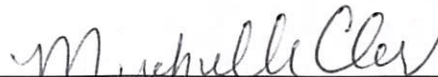
**Councilman Winsor:** advised the Code Committee continues to meet and work on applying uses in different zones. He expressed his condolences to the Peek family over the passing of Ray Peek. The City lost a tremendous man. Mayor Sjoblom noted Ray had the kindest eyes and he will be sorely missed in this community.


**City Manager, David Larson:** Spring Cleanup has been scheduled for 24 April 2021. The website migration of information is complete and is being reviewed for accuracy by staff.

**City Planner, Shari Phippen:** She met with Kim Guill concerning planning processes i.e., standardizing staff reports, and timelines of when items go to Council.

**ADJOURN:** Councilwoman Alberts moved to adjourn the Council Meeting at 8:25 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** 03-09-2021  
Mayor Pro Tem: Angie Petty

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

**Attest:**  \_\_\_\_\_  
City Recorder: Lisa Smith

## CC 2021-02-09 CI #1 Johnson

**From:** [Wes JOHNSON](#)  
**To:** [Public Comment](#)  
**Subject:** Planning commission  
**Date:** Tuesday, February 9, 2021 11:44:56 AM

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Having served on the PC for a few years, suggest the following:

5-members

One term only

Chair position not longer than 2-years

Applicants must have attended a minimum of six meeting before applying

Sent from my iPad

## CC 2021-02-09 CI #2 George

**From:** [Terry George](#)  
**To:** [Public Comment](#)  
**Subject:** 9 Feb 2021 PC Re-structure Terry George  
**Date:** Tuesday, February 9, 2021 2:51:58 PM

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Honorable Mayor and Honorable Council Members,

Greetings,

I'm writing to share my thoughts and recommendations on how to re-Structure the Planning Commission that is being discussed at tonight's meeting. The following recommendations are in order of precedence, and I think all have merit to get us where the citizens would like to see the Planning Commission function as a body that should represent the citizens.

1. A complete overhaul of the purpose, procedures, and processes of the PC. They need to be de-politicized and given clear guidance and objectives as to their purpose (represent the Citizens and the General Plan that RECOMMEND to the City Elected). As well as clearly defined procedures and processes they will use to accomplish their purpose. Time lines in those processes and procedures need to be far enough out that you, our elected can be briefed, study the proposal and make informed educated decisions on the PC recommendations. ( No more excuses for being "Hoodwinked" by having things presented last minute.) The PC should have zero authority to make "Deals" with Landowners or developers. They are advisory only.
2. Any Citizen should be allowed to apply for a PC opening. Mayor and Council may "solicit" applicants, but all citizens who have an interest should be allowed to apply for the position. After all applicants have been vetted, a committee of the Mayor, City Manager, and City Planner shall RECOMMEND/NOMINATE their choice(s) to the council for their vote of acceptance. Council shall have ample time (week minimum) to consider the recommendations, review their résumés, and if desired, talk with the nominee(s) PRIOR to their vote of acceptance/Approval. The council vote is a VOTE in support or denial of the Nominee, NOT a vote of support to the Mayor or selection committee. I know some of you disagree with this point. I would remind you our government is based on some very basic principles: You as elected are told what you can do by the people and the constitution. We have a system of Checks and balances. You were elected to represent the people, not the mayor or committee. This is your chance to ensure that the person being presented is truly a good selection to represent the desires of the citizens and to follow the general plan. This simple vote based on a check and balance foundation will help ensure the PC stays neutral and doesn't become a political body with power like we currently have in place.
3. The length of their appointment needs to be shortened to either two or three years with a maximum of one re-appointment if a majority of council vote to re-appoint. I know some of you think that is too short of a time for them to get trained, spun up and perform their duties. However, if Number "1." Above is done correctly, they won't need to be that trained and spun up. They can simply serve and represent the best interest of the citizens and the city. You will definitely get more interest from citizens, myself included, if you make it a more reasonable term.
4. The number of Commissioners needs to be increased from 5, to 7. The minimum to form a quorum should be increased to 4 or 5 members versus 3. It is harder for a strong willed person to "bully" 6 others than it is to simply "bully" 4 and it is harder to persuade 3 others for a majority than it is to persuade 2 others. Increasing the number for quorum also ensures more voices are heard so as to not simply have it be 3 people making critical decisions that may "hoodwink" you as our elected.
5. If a vote of the PC body is a split by only one vote or if a tie then the Mayor and Council shall hear the descending bodies position at the same time they hear the winning bodies proposal. Then Council shall vote accordingly to what THEY feel is best for the city.

That is the general framework and order of precedence I recommend. I thank you all for your continued service. I ask you to continue to do what is in the best interest of our community and our future.

God Bless you all.

Cheers,

TG  
Terry George  
7825 S. 2000 E.  
South Weber Utah

## CC 2021-02-09 CI #3 Mitchell

**From:** [Amy Mitchell](#)  
**To:** [Jo Sjoblom](#); [Wayne Winsor](#); [Hayley Alberts](#); [Angie Petty](#); [Blair Halverson](#); [Quin Soderquist](#); [Public Comment](#)  
**Subject:** Public Comment February 9, 2021  
**Date:** Tuesday, February 9, 2021 3:54:16 PM

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Amy Mitchell  
1923 Deer Run Dr.

Dear Mayor and City Council-

Thank you for the meeting 2 weeks ago! It is so nice to see our council try to do what is in the best interest of the city, even if not everyone agrees! I appreciate the discussion and all differing points of view. I think it was very unfortunate that Taylor was the one with his neck on the "chopping block" if you will. It's too bad some of that discussion couldn't have happened prior to the public meeting, but at least an honest discussion was had. I wish we had more of those kinds of things brought up for discussion items.

Can I just say how refreshing it is to have a City Planner who wants to be proactive and fulfill her role. I can't wait to see the direction of the city in the coming months! Being able to trust that staff will be working for us and not looking out for developers is amazing!

On the agenda for tonight's meeting is the discussion for changes to the planning commission. As a citizen who has been to many meetings both for the PC and CC, I ask for you to please consider making changes to the terms of our PC! If possible, I would like to see our commission grown to at least 7 members. If not enough apply to keep it full, we at least have 5, but 4 should have to be there to vote on anything! Too many times things have been voted on with only 3 members and I think that is where some of the problems could have been avoided. If all members were present, would some of these things be passed? Maybe we could have up to 7, but no less than 5.

I also hope to see the term limits changed. In the last meeting it was brought up that the reason for 5 yr terms was so that one mayor couldn't "stack" the PC. That is unavoidable, especially if you have a mayor serve 2 terms and certainly not a good reason to see such lengthy terms. I think it inhibits people from wanting to serve because 5 years is a very long time. Could we just settle on 3 year terms with only 2 terms at a time and if you want to come back, wait a 3 yr term, not just a year. I think that is how we have found ourselves with the same people seeming to be on the PC forever. Change is good! Variety is also good!

It was said during the last meeting that someone was chosen for being the best candidate. If the requirements are that you have to be willing to serve and live in the city, how is any one person more qualified than another in that regard? Are not all residents the same? I understand that some professional qualifications might be appealing over someone else, but that is not what is referred to in our city code. So if we are all residents and willing to serve, then we are all equally qualified to do so. We should be depending on our city staff to point out the details, compare development to city code and all the other things they are paid to do and those who have a desire to get involved in the PC, should be able to volunteer without feeling inferior. Maybe that would help in getting more people to apply.

We have more citizen involvement than ever before in our city. We should be taking advantage of it and filling every possible role that can be filled to continue to keep everyone

engaged! I think having citizens help on every committee would be a brilliant use of talent!

I hope to see you consider making some changes to the PC and not just because a few citizens asked for it, but because it is time. It's time to see the poor decisions from the past few years, the "nothing we can do about it now" things or "the we got hoodwinked" things, have new eyes to look them over to keep them from happening again.

Thank you for your service. Thank you for being willing to look for things to improve! Thank you for making some much needed changes!

Sincerely,  
Amy Mitchell

## CC 2021-02-09 CI #4 Dills

**From:** [mrjoeldills@aol.com](mailto:mrjoeldills@aol.com)  
**To:** [Public Comment](#)  
**Cc:** [David J. Larson](#); [Shari Phippen](#)  
**Subject:** Public Comment - City Council Meeting Feb 9, 2021  
**Date:** Tuesday, February 9, 2021 4:18:46 PM

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Joel Dills

7749 s 2100 e

South Weber, UT 84405

To be put into public comment.

First and foremost, I want to again thank the members of the Planning Commission and the city staff, who work so hard to make our little town better. Rob Osborne, Taylor Walton, Tim Grubb, Wes Johnson and Gary Boatright – I sincerely appreciate your dedication to South Weber.

Since writing my public comments last meeting, I have had mixed feelings. I've been excited to see the many well thought out comments from fellow citizens and thrilled to hear so many new voices being added to the conversation. I've also been deeply disappointed and concerned with how quickly things became political, which for some, meant the end of any further discussion or compromise. Whatever happened to fiduciary duties? Whatever happened to putting people first? When did it become wrong to ask questions? Decisions by representatives cannot and should not be based on political loyalties or personal relationships. They should be a combination of your unbiased logic with an eye towards meeting the desires of those who put you in office. Only by being honest and recognizing any personal bias can correct decisions be made.

Our little town has seen considerable growth in the last decade. As we grow, we MUST take a look at how we have been doing city business in the past and ask the hard question, is this the way we should be doing it going forward. To ask this question is not an attack on any one person, office or tradition. Instead, it's an attack on complacency. "The way we've always done it" may have worked fine in the past, but that doesn't mean it still does. Asking the question, researching other methods and suggesting changes may make some people uncomfortable, but it should never be ignored or shut down.

Please honestly answer these questions for yourself:

Should the local resident, volunteering part time on the Planning Commission, be one of the city's experts on the General Plan - Yes. It's a 33-page document, that is not difficult to read, understand or use as a reference.

Utilizing the General Plan, should they be one of the gate keepers for any requested zone changes – Yes. Should they be part of the process ensuring the citizens input on future developments is represented and then make recommendations to the City Council – Absolutely.

Should they be the linchpin between developers, our city's code enforcement, city staff and the most current building regulations? No – (not without considerably narrowing potential volunteers to just contractors, builders and developers) or should that level of responsibility rest with the City Manager, City Engineer, City Planner and City lawyer – all of which who are paid very well for their expertise and who can be held accountable for sloppy work?

How long should these local residents serve – 3, 4 or 5 years? Does a the long 5-year commitment reduce the number of people willing to volunteer? Is 3 years really too short for them to know what they are doing? Well, with only 2 years, you can get an associate's degree with certificates becoming an LPN, Paramedic, Civil Engineer, Rad tech etc., and if the city staff is doing their jobs as expected, I can't see how having 1 or 2 new members could be such a risk, especially if they start providing them with trainings from the American Planning Association. – A suggestion I again make.

Does the 5-year term really prevent a mayor from stacking the PC? Well, considering city code states "The mayor may remove any member of the planning commission without cause as determined solely by the discretion of the mayor and as approved by a majority of the city council." – doesn't



sound like it can prevent it. If that is still a concern, you can also follow the other cities who also allow the CC to vote on removal, without the Mayor having to initiate it. What exactly do you think would encourage a Mayor to pack the PC? The PC follows the General Plan, created by the residents, approved for recommendation by the PC and approved by the City Council. Only if a Mayor was trying to go against zoning regulations approved by ALL of these groups would they try to Pack the PC, but that would still take CC approval so why not just change the code instead?

Should we have 5 members on the planning Commission or 7? Will we have enough people interested in serving? Ask yourself, would you be more willing to serve if you had to commit to 3 years or 5 years? I have complete faith in the City's ability to promote a seat on the PC, encouraging more applicants and more participation – if that's your goal.

Which number (5 or 7) would be better at being a policy advisor to the City Council – 5 residents with diverse backgrounds representing all perspectives, incomes and geographic locations or 7 residents? Which would allow a fewer members to have more influence over what parts of the city get preferential treatment?

Will the larger workloads like the General Plan and code reviews become easier with many hands? Will our PC become more proactive than reactive by being able to spread assignments across more members? Will it take forever to get through meetings with 7 opinions vs 5 – Okay, you got me on this one but I do think this could be easily mitigated by having an organized Chair who keeps the meeting on task and focuses only on items that the PC actually has oversight for.

Once you have answered all of these questions, then and only then should you look at consecutive terms.

These are all very important questions we should be asking in light of the many issues we have faced just in the last year alone. Are you, our elected officials asking yourself these same questions, or was your mind made up as soon as the questions came from this facebook group?

Maybe I'm alone in my thoughts, it wouldn't be the first time, maybe I'm just tired of seeing this kind of division in our city and country, or maybe I just need to accept the fact, that there are a few in the city government, who argue, condemn and oppose ANY suggestions from the residents – regardless of the topic. Its vendetta politics at its worse – and I'm getting tired of it.

Thank you

Joel Dills



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**Comments to and Questions for South Weber City - City Council  
for 09Feb21 Meeting  
by Paul A. Sturm**

**General Comments- Public Comment**

I would like to thank the City Council and Staff for the opportunity to attend the South Weber City - City Council and Staff Retreat on Saturday 30Jan21 at the Legacy Events Center . The presentations were very informative; as well as were the questions asked, the interaction amongst participants, and the answers/solutions provided.

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**Agenda Item 4 - Blue Stakes - Reference: Exhibit A - Request for Proposals & Addenda - Starting on Page 14 of 62 in City Council Meeting of 09Feb21 Packet.**

**Background & Purpose of the Project**

This paragraph has raised several general questions about current and future actions by SWC regarding SWC streetlights. These are:

- 1) Does SWC get charged by Rocky Mountain Power (RMP) for Blue Stake services for RMP-Owned streetlights when one of their streetlights has a Blue Stake call, or is this cost incorporated into the monthly RMP charge for the streetlight?
- 2) RMP has location/identification placards on its poles. Does SWC have a similar system to identify a particular streetlight and its exact location that is being serviced by Blue Stakes (Stake Center)?
- 3) Is it possible to have the SWC streetlight map (Packet Page 23 of 62) updated to identify the location of the RMP-owned streetlights? This would greatly assist the City, while in the process of identifying all current eligible RMP-owned and maintained streetlights, during the process of them being "taken over" (purchased?) by the City.
- 4) Does the City have an implementation schedule and an estimated cost for "taking over" all current eligible RMP-owned and maintained streetlights? Has this been budgeted yet? The word "eligible" would also seem to indicate that some of the RMP-owned streetlights (? of 230) cannot be taken over/purchased by SWC. Is that the case?
- 5) Since the City receives approximately 800 tickets annually for all City-owned infrastructure, will the conversion to City owned streetlights impact this number?

Carmine Johnson 80205 2500E

CC 2021-02-09 CI #6 Johnson

Results of unofficial poll from SWCU on changes to the planning commission

Shorter Term (currently 5 years)- 67

7-member planning commission with no alternates- 24

We need changes unsure what those changes should be- 6

Leave as is for now and correct the problem from the top- 4

Interested in serving on the planning committee- 3

7-member planning committee with 2 being alternates- 2

The planning committee is doing great job no changes necessary- 0