

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 25 May 2021

TIME COMMENCED: 6:03 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

CITY ATTORNEY:

Jayme Blakesley

CITY ENGINEER:

Brandon Jones

CITY RECORDER:

Lisa Smith

CITY MANAGER:

David Larson

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Nate Reeve, Julie Losee, Michael Grant, Paul Sturm, Fred Cox, John Grubb.

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

1.Pledge of Allegiance: Councilman Winsor

2.Prayer: Councilwoman Petty

3. Corona Update: Mayor Sjoblom reported there were ten active cases of COVID in South Weber City with a total of 811 cases. Davis County had administered 330,000 doses of the vaccine. 46.7% of Davis County residents had received one dose and 37.3% had received two. Vaccination was approved for children ages 12-15. 22% of 12-15 years old had received the first dose.

4. 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).

Michael Grant, 2622 Deer Run Drive, referenced the Lofts at Deer Run and encouraged Council should approve it if all requirements were met. He addressed the safety issue with the city sign at Maverik and suggested the city take the necessary steps to move it.

Paul Sturm, 2527 Deer Run Drive, noted problems with the current packet. He reviewed his public comments from Planning Commission on 13 May 2021 inquiring if the staff noted deficiencies were corrected. He advised the preliminary plats, site, and improvements plans should be included because what was presented was only a small subset of what was promised and agreed upon. (See CI #1 Sturm)

Councilwoman Alberts admitted the recently installed “No Turn on Red” sign at the intersection of 2700 East and South Weber Drive by UDOT was a surprise to the City Council and city staff. The Public Safety Committee had discussed that option but did not pursue it. She also stated the plan is to add a third lane when a development comes in on the east side of the 2700 East.

ACTION ITEMS:

5. Approval of Consent Agenda

- **27 April 2021 Minutes**
- **April Check Register**
- **March Budget to Actual**

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

6. Public Hearing for Tentative Budget 2021-2022 Continued Until June 8, 2021

Mayor Sjoblom relayed the public hearing for Tentative Budget 2021-2022 will be continued until June 8, 2021.

7. Ordinance 2021-03: Bryce Estates Rezone at 325 E 6650 S by Developer Nate Reeve

Mayor Sjoblom reported the property being subdivided is located at 325 E. 6650 S. It includes approximately 1.5 acres and is currently zoned Agricultural (A). There is an existing home and other auxiliary buildings located on the property. The applicant is requesting to rezone the property to Residential Low Moderate (R-LM) and split the property into 2 platted lots. The existing home will continue to front on 6650 South (Lot #1) and the new lot will front on 6725 South (Lot #2). 6725 South is a cul-de-sac that was built with Phase 1 of the Hidden Valley Meadows Subdivision.

The rezone is consistent with the General Plan. Lot #1 will continue to use their existing utility services. New utility services will be installed to serve Lot #2. Frontage improvements already exist for Lot #2 and no additional ROW needs to be dedicated to the road. However, ROW dedication for a 50' ROW on 6650 South and frontage improvements are required for Lot #1. At the 13 May 2021 Planning Commission meeting, the Planning Commission voted 4-0 to recommend the City Council approve the rezone, preliminary, and final plats for Bryce Estates.

Councilman Soderquist moved to approve Ordinance 2021-03: Bryce Estates Rezone at 325 E 6650 S by Developer Nate Reeve. Councilwoman Petty seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

8. Resolution 21-27: Bryce Estates Final Plat by Developer Nate Reeve

Developers Nate and Rachel Reeve applied to rezone and subdivide 1.47 acres of property at approximately 370 E. 6725 S. into two building lots. A public hearing was noticed and held on 13 May 2021 at City Hall and the Planning Commission recommended a change in zoning and subdivision approval. City Planner Shari Phippen and City Engineer Brandon Jones reviewed all documents for compliance with code.

Councilwoman Petty moved to approve Resolution 21-27: Bryce Estates Final Plat by Developer Nate Reeve. 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. Resolution 21-28: Amended and Restated Development Plan for the Lofts at Deer Run by Developer Joseph Cook

Mayor Sjoblom explained the need for greater clarification in the development plan for the Lofts at Deer Run was realized as the development process ensued. A public hearing was held at the Planning Commission meeting on 17 December 2020. The Planning Commission recommended approval of the amended and restated development plan come before the City Council simultaneously with the final plats and improvements plans. The City Council requested the amended and restated development plan among other things, includes a change in density to 60 residential units, as well as a ground floor commercial component fronting 2700 East. Only a portion of the ground floor will be commercial and the other two buildings will be residential only.

Councilman Winsor suggested amending Paragraph 6 to the following:

6. Density. The Development will be limited to not more than sixty (60) new residential units. The Development shall include a ground floor commercial component fronting 2700 East Street. However, that portion of the Development fronting 2700 East Street, shall have no less than fifty percent (50%) of the floor area on the first level of that structure be commercial.

Councilman Winsor discussed Paragraph 8

8. Detention Basin. A detention basin is required in order to control the flow of storm water leaving the site. The basin is the sole responsibility of the Development and will be privately owned and maintained. However, the sizing, design, location, and construction of the basin must comply with City Code and City Standards.

It was his understanding that the detention basin was to be lined with grass or sod. He asked if the City Code and City Standards require grass. City Manager David Larson replied that City Code requires grass and sprinklers.

Councilman Winsor commented concerning Paragraph 14.3 Term of Agreement. He suggested amending it to the following:

14.3 Term of Agreement. The term of this Agreement shall be for a period of five (5) years following the date of its adoption.

Councilman Soderquist asked about the language – *By approving the final plat, the City approves the conditional use permit (CUP) for the project.* City Manager David reported City Code outlines conditional use permit process and it is identical to the development process. Ultimately, the development has addressed the conditional use permit. Conditional use permits are related to land use. As commercial development comes in to occupy space in the building and they come in for a business license requiring a CUP, the CUP would be part of the business license process.

Conditional Use Permit #2021-01

Applicant: Joseph Cook

Business: Deer Run Investments, LLC

Address: 7870 S 2700 E

Project Name: The Lofts at Deer Run

Zone: Commercial Overlay

Proposed Use: Commercial/Residential Mix

Along with compliance to all applicable state and city code, the conditional use for the above applicant at the property listed and the use proposed has been approved by the City Council on 05-25-2021 with the following conditions:

1. Subject to all conditions in the Amended and Restated Development Agreement for the Lofts at Deer run in South Weber City.
2. Subject to all conditions of the approved site and improvement plans.

Councilwoman Alberts asked if the Planning Commission needed to send the City Council a recommendation on the CUP. David clarified they do not.

Councilman Soderquist referred to the mechanical relocation. City Engineer Brandon Jones pointed out the buildings do not have a flat roof for mechanical. Fred Cox, architect for the developer, stated when they went to a pitched roof, the plan was to remove the mechanical from the roof. The balconies have guard rails that can be used to screen objects as well as retaining walls. The intent is not to see mechanical units as you drive down the street. Councilman Halverson suggested screen walling the mechanical units. They need to be located so that you can go up and down each unit. Fred stated they will be screened.

Councilman Soderquist inquired about the irrigation plan. Brandon reported it was submitted. Councilman Soderquist how developer would address the Eddings concerns with the fence. Fred stated he has her contact information. He noted avoiding flooding is the first goal they would like to solve it without moving the fence.

Councilman Soderquist questioned if city staff was satisfied with the traffic study. City Engineer Brandon Jones replied it was adequate.

Councilman Winsor moved to approve Resolution 21-28: Amended and Restated Development Plan for the Lofts at Deer Run by Developer Joseph Cook with the following conditions:

1. **Paragraph #6 amended to read:**

6. Density. The Development will be limited to not more than sixty (60) new residential units. The Development shall include a ground floor commercial component fronting 2700 East Street. However, that portion of the Development fronting 2700 East Street shall have no less than fifty percent (50%) of the floor area on the first level of that structure be commercial.

2. **14.3 Term of Agreement.** The term of this Agreement shall be for a period of five (5) years following the date of its adoption. The Developer may be granted additional time if requested provided adequate progress has been made as deemed by the City.

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

10. Resolution 21-29: Final Plats and Improvement Plans for the Lofts at Deer Run by Developer Joseph Cook

Mayor Sjoblom reported the City Council was being asked to take administrative action on the final plat. As such, the role of the City Council was to determine whether the Amended Development Agreement, Final Plats, Site Plan, and Improvement Plan comply with the plain language of the city's land use regulations. The decision is bound by the law and cannot be based on public or personal opinion.

The Lofts at Deer Run received approval of their preliminary plat at the 17 December 2020 meeting of the Planning Commission. At the meeting on 13 May 2021, the Planning Commission had a 2-2 tie on the vote to recommend the City Council give final approval. One commissioner was absent from the meeting. The two dissenting commissioners gave different reasons for their "nay" vote. Accordingly, this item came to the City Council without a recommendation from the Commission. It should be noted that no recommendation is not the same as a recommendation to deny. It simply means that the City Council is asked to consider the request without the benefit of Commission insight or action.

The final plat is compliant with all engineering and planning standards. The improvement plans had been reviewed and accepted by the City Engineer as meeting City standards where applicable. The City had received final approval letters from Weber Basin Water Conservancy District, Davis & Weber Canal Co, and South Weber Water Improvement District. Specific construction requirements related to their services will be discussed and reviewed at the staff-led preconstruction meeting. The architectural and landscaping plans were reviewed and approved as part of the preliminary plat approval.

City codes 10-5 and 10-7 require that projects over an acre in size receive a conditional use permit. For residential projects requiring a CUP, the review and approval process is identical to the subdivision process. By approving the final plat, the City approves the conditional use permit for the project.

Review of relevant portions of the General Plan were reviewed as part of the approval of the preliminary plat. There are no further General Plan considerations at this time. Based on review by City Planner Shari Phippen and City Engineer Brandon Jones, the final plat for The Lofts at

Deer Run is fully compliant with the requirements necessary to be given approval by the City Council.

Councilwoman Petty asked to hear from the Planning Commissioners in attendance. Gary Boatright, chairperson for the Planning Commission, explained this was an administrative decision and all items were reviewed by the Planning Commission and found to be compliant. Julie Losee, member of the Planning Commission, explained the reason she voted “no” for The Lofts at Deer Run was because she did not feel the Planning Commission was given a complete packet. She was uncomfortable weighing in on something when she did not have 100% of the information. She expressed information needed to be disclosed to the public as well. She wanted a detailed irrigation plan, radon system and where it would be placed in units, and where mechanical systems are going to actually be placed.

Councilwoman Alberts was concerned about the mechanical location. Fred pointed out the city staff had asked him the same question and he responded in writing with various options. He explained little closets was a possibility, the dormers could be used for exhaust, or they could be hidden by the retaining walls.

Councilman Winsor asked about Parcel A overlapping the general utility easement. Brandon explained there is an overhang of Building A. Councilman Winsor wanted ownership delineation for storm drain and sewer. Brandon replied that could be added to the plat. Councilman Winsor noticed the water meter was identified as being privately owned. Brandon verified the developer does not own the water meter.

Councilman Soderquist indicated some items were not clearly identified in the packet and suggested applicable city code needs to be defined. Brandon explained the radon is identified when they submit their building permit and mechanical units are reviewed at staff level. Councilman Halverson agreed some of these items are reviewed with the construction drawing. David clarified there are items that went before the Planning Commission in December and were not in the packet. He reviewed there is a balance into what goes into the packets. Generally, only the items affecting the decisions for that night are included. It is inaccurate to state the information was not available because it had been in the public domain since December.

Councilwoman Alberts requested verification that the building permit and items concerning the radon and mechanical will go before city staff. Brandon replied that was correct. Those type of items will be reviewed with the construction plans. Councilwoman Alberts said the packet on the city website should reflect the information the City Council received and reference the memo from City Planner Shari Phippen.

Joseph Cook was amenable to the amendments by Councilman Winsor but requested to keep it at seven years since they had not started the building process. Councilman Winsor suggested city staff craft language to the development agreement for an extension after 5 years.

Councilman Halverson moved to approve Resolution 21-29: Final Plats and Improvement Plans for The Lofts at Deer Run by Developer Joseph Cook subject to the following:

- 1. Clarification of city staff and developer concerning delineating utilities for O&M**
- 2. Include Conditional Use Permit 2021- in draft form**

3. Include Phases 1, 2, & 3

Councilman Winsor 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 Joseph Cook and his willingness to change plans and work with the City.

South Weber City Council adopted the General Plan in 2020. After adoption of the General Plan, the City determined that it would be necessary and proper to make amendments to land use clarifications throughout the city. The City Council is authorized by state statute and municipal ordinance to make such amendments.

11. Ordinance 2021-04: Title 10, Chapter 1, Section 10-A: Land Use Matrix

The City Council determined that it would be beneficial for all of the land uses to be consolidated into one location in the City Code. The Planning Commission made a favorable recommendation to the City Council that land uses be consolidated into a matrix.

Councilman Winsor thanked the City Attorney, the City Planner, and those who served on the Code Committee. He reviewed the new document (Land Use Matrix). After the Planning Commission recommended approval the Code Committee met and amended internal accessory dwelling units to certain zones. He asked the City Council to weigh in on hotels in the commercial highway zone as a conditional use. Councilman Halverson commented with the new definition of hotels (distinguishing between hotels and motels) and the requirement for a conditional use permit, he was okay with it. Councilwoman Alberts conveyed the citizen survey during the General Plan process showed 78% were against transient lodging. Councilman Soderquist did not want a hotel in South Weber but acknowledge it may be a necessary anchor to bring commercial and he would consider it. Councilwoman Petty agreed with Councilman Soderquist.

City Manager David Larson indicated the state recently defined family as four people, but the city code states five.

Councilwoman Alberts related the difference between farm stand and farmers' market definitions and the zones which allow each.

Councilman Winsor moved to approve Ordinance 2021-04: Title 10, Chapter 1, Section 10-A: Land Use Matrix with the following amendments:

- 1. Accessory Dwelling Units have permitted use in all residential zones except Patio and R-7 Zones.**
- 2. Disability changed to Group Home, Residential Facility For Persons With a Disability.**
- 3. Multiple typing errors corrected.**

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

12. Ordinance 2021-05: Title 10, Chapter 1, Section 10: Definitions

The Planning Commission made a favorable recommendation to the City Council that land uses be amended.

Councilman Winsor suggested amending the definition of “Family” to four people to agree with the state definition. Councilman Soderquist questioned the definition of cannabis processing facility. City Attorney Jayme Blakesley replied this definition was pulled from state code verbatim. Councilman Winsor pointed out there are zones for cannabis and sexually oriented businesses. Jayme replied they need to be defined and allowed somewhere so that the city can control where they are located. Councilwoman Petty thanked the Code Committee for all their work.

Councilman Winsor moved to approve Ordinance 2021-05: Title 10, Chapter 1, Section 10: Definitions with the change of definition of “Family” from five to four. Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

Councilman Soderquist questioned the definition of “Day Care”. Jayme was tasked with checking state code.

13. Ordinance 2021-06: Title 10, Chapter 5: Zoning Districts

The Planning Commission made a favorable recommendation to the City Council that the land uses be amended.

Councilwoman Alberts moved to approve Ordinance 2021-06: Title 10, Chapter 5: Zoning Districts. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

14. Ordinance 2021-07: Title 10, Chapter 5, Section 2 Article A: Repealing "Agricultural, Aircraft Hazard Zone (A-10)"

Mayor Sjoblom related upon review of the current and projected land uses in South Weber City, it was discovered that there are no longer provisions for the Agricultural-Aircraft Hazard Zone (A-10). The Planning Commission recommended that the A-10 Zone be repealed from the South Weber City Code.

Councilman Soderquist moved to approve Ordinance 2021-07: Title 10, Chapter 5, Section 2 Article A: Repealing "Agricultural, Aircraft Hazard Zone (A-10)". Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

15. Resolution 21-30: Canyon Meadows Park West Phase 1 Construction Contract

City Engineer Brandon Jones review of 18 May 2021 is as follows:

In December 2020, the City Council approved moving forward with Phase 1 of the overall master plan for the Canyon Meadows Park (West). The Parks Committee recommended using the Construction Manager / General Contractor (CM/GC) process to have the most flexibility while completing the design with the input of the selected contractor and staying under budget. In March 2021, the City Council awarded Hogan & Associates Construction the contract for CM/GC pre-construction design services.

The Parks Committee has met several times to discuss the desired improvements in the park, estimated costs, and options to reduce expenses. A few minor modifications to the design have been made. The design has been finalized and provided to Hogan Construction for use in getting quotes from suppliers and subcontractors. The Parks Committee met on Friday, May 14, 2021, to review Hogan's Guaranteed Maximum Price (GMP), which is \$1,184,194. This price includes the following: site demo, underground utilities (storm drain, sewer service, water service, irrigation service, power service), full site grading, SWPPP, parking lot (97 stalls), site concrete, fencing, site electrical (conduit, wire, and light bases in the parking lot), 8 pickle ball courts (with lighting), and 1 basketball court (no lighting). The following is NOT included: any landscaping, cost from RMP for power connection (est. \$16,000), light poles and fixtures for the parking lot (est. \$34,000), or any construction contingency.

The proposed GMP is over the City's budget (\$1,000,000). The committee has discussed how to handle this. Certain portions of the work could be removed from the project to get the cost down to the budgeted amount; however, these portions would still need to be installed in the upcoming years and there is concern that the cost would be more expensive in the future. Therefore, to cover the extra funds needed, the committee is proposing to use other city funds now, and those funds would be paid back as park impact fees are collected. We are estimating up to an additional \$250,000 needed to complete the Phase 1 project. The current Parks Impact Fee is \$2,096 (single family residential). This equates to about 120 building permits. It is estimated it would take one to two years to pay this back.

It is also important to point out that the additional four pickle ball courts are being funded entirely from donations (cash and material).

AWARD RECOMMENDATION

We have reviewed in detail all the costs from Hogan Construction that make up their GMP. We find them to be compliant with the contract and generally accepted pricing. We therefore recommend awarding the construction contract to: **Hogan & Associates Construction, Inc.** for their Guaranteed Maximum Price of **\$1,184,194** with the additional funding from other funds and paid back with future park impact fees collected.

If the Council agrees with this recommendation, please pass a motion awarding the contract for Construction Services to **Hogan & Associates Construction, Inc.**, with a GMP of **\$1,184,194**. The project must be completed by October 31, 2021.

David reported the bike trail, sod, trail around the park, and second basketball court will not be done. Discussion took place regarding installing the sod instead of paving the parking lot. Councilman Winsor referred to Brandon's memo of 18 May 2021 which stated the installation of the sod requires an additional \$250,000. He pointed out there is \$150,000 in donations for four

pickleball courts. He admonished the City Council and staff to earmark money toward specified projects as it is put in reserves.

City Manager David Larson acknowledged he sent an email to the City Council which included the cost breakdown:

Total cost from Hogan = \$1,269,194
RMP Connection = \$16,000 (est.)
Parking Lot Lights = \$34,000
Contingency = \$16,000
TOTAL (before donations) = \$1,335,194

Material donation (Staker Parson) = (\$85,000)
Cash donations = (\$67,650)
TOTAL (after donations) = \$1,182,544

Budgeted = \$1,000,000
Attributed to future park impact fees = \$182,544
Parks Impact Fee = \$2,096
of expected Impact Fees = 87 (approx.)

Hogan Contract Amount = \$1,184,194

(includes Staker Parson donation for material but does not include cash donations.)

Councilwoman Petty echoed the donations received were specifically for the four pickleball courts. David relayed the Parks & Recreation Committee discussed useable amenities in the park being installed versus the sod and decided as presented. Councilman Halverson suggested installing sod in place of an asphalt parking lot. Councilwoman Petty discussed the challenge of the time and value of money. Brandon reviewed the asphalt cost for Hogan of \$46,000 would not cover the cost of topsoil, sprinklers, and sod. David added the cost for sod can be discussed with Hogan & Associates Construction, Inc. and brought back to the City Council for consideration. Councilwoman Petty presented there is an option for a Recreation, Arts, and Parks (RAP Tax). David explained this would only be implemented by a vote of the citizens. Councilwoman Alberts asked if other options for sod, such as hydroseeding, were checked. Councilwoman Petty replied they can look into that option.

Councilwoman Petty moved to approve Resolution 21-30: Canyon Meadows Park West Phase 1 Construction Contract to Hogan & Associates Construction, Inc. with a GMP of \$1,184,194 to include the installation of sod within two years. Councilman Soderquist seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

David reported City staff will work with the Parks & Recreation Committee concerning the installation of sod within two years.

16. Resolution 21-31: Master Lease Agreement

Mayor Sjoblom conveyed the city's vehicle replacement policy was approved on 23 March 2021. Included in the policy is the leasing of City vehicles and equipment. Presented for Council

approval was a master lease agreement for the leasing of vehicles and equipment. Bancorp Bank is on the list of State of Utah's Statewide Best-Value Cooperative Contracts. All equipment purchased by Bancorp through this lease agreement will also be done through state approved cooperative contracts which assures the city will get the lowest lease costs possible. Councilman Winsor suggested the agreement needed to be evaluated in three years.

Councilman Winsor moved to approve Resolution 21-31: Master Lease Agreement for no more than three years. Councilwoman Petty seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

REPORTS:

17. New Business: None was discussed.

18. Council & Staff:

Mayor Sjoblom: reported she met with David Larson and Rob Wight, new UDOT Region 1 Director, to discuss the I-84/US-89 Interchange, box culvert under US-89, trail under I-84 with interchange project, and a study to widen South Weber Drive for bike lanes.

The City Council had an appeal hearing for Cobblestone Resort last Tuesday and determined to uphold the decision by city staff to deny Cobblestone a business license. She thanked City Attorney Jayme Blakesley who did an exceptional job for the city.

She attended, along with other Council Members, the Fire Station Name Unveiling in honor of Wim Plum who was South Weber City Fire Chief for many years. She enjoyed hearing the history of the SWC Fire Department, as well as the character and actions of Wim during his time as chief. Some great tributes were given by those who served with Wim.

There was a Legislative Policy Committee meeting yesterday. They discussed American Rescue Plan Act (ARPA) regarding what it covers and what is restricted. Cities have until Dec. 31, 2024 to obligate the funds and until Dec. 31, 2026 to fully spend the funds. The Legislature set aside funds for two matching grants: \$50 million Matching Grant program - match could be property taxes or ARPA funds, and \$35 million State Grant for Zone Changes - Industrial/commercial rezoned to Residential/mixed residential. State Legislature Interim Issues included: Economic Development, Revenue, Housing, Public Safety, Homelessness, and possible grants for secondary water meter funding. There were questions regarding: Who pays for growth? (existing or current residents), infrastructure challenges, lack of starter homes, state vs. local control, control over timing and housing stock not addressing market forces, and public outreach – local officials' pressure from state and citizens. Utah leads the country in ability for legislature to work with cities, but tensions are high. There is a concern that only approximately 10% of legislators served previously in local government.

Councilman Halverson: related a public hearing was held for the Stephens' property but it was tabled because of lack of a concept plan.

Councilwoman Alberts: announced the Public Relations Committee was continuing to work on the city website. She asked David to discuss crosswalks with Mr. Wight from UDOT.

Councilman Soderquist: commended the committee for the budget as well as park efforts. He appreciated Jayme for his support in the recent appeal.

Councilwoman Petty: thanked the City Council for approving the resolution for Canyon Meadows Park. YCC installed flags for the fire station and will do so for Memorial Day.

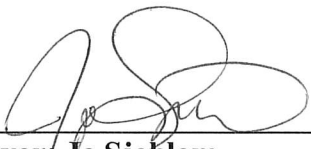
Councilman Winsor: stated the Mosquito Abatement District was hiring. They will conduct a Truth and Taxation Hearing. Municipal Utilities Committee met with city staff to get a request for proposals (RFP) for fiber optics for the city. The hope was to get information by June followed by a review by committee and City Council, and then have a town hall meeting. Code Committee began working on conditional use permits.

City Manager David Larson: explained there were issues with sod and sprinkling system for the dog park so the ribbon cutting would be postponed. Public Safety Committee was working on the speeding problem on Old Maple Farms Road.

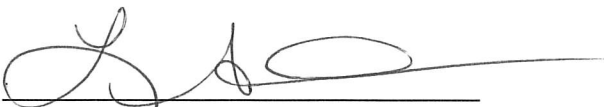
It was decided the Council no longer needs to report on the corona virus unless there is something significant.

City Engineer Brandon Jones: gave an update on Cottonwood Drive. They were adding fill on the side of the road for parking. The road will be milled, graded, and paved.

ADJOURN: Councilwoman Petty moved to adjourn the Council Meeting at 8:35 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:  _____ **Date** 06-22-2021
Mayor: Jo Sjoblom


Transcriber: Michelle Clark

Attest:  _____
City Recorder: Lisa Smith

**Public Comments to South Weber City - City Council
for 25May21 Meeting
by Paul A. Sturm**

I) Problems with Current Packet: I would like to point out that the new Packet B created on 24May21 contains an incorrect file and agenda number on Page 3 of 93. The document at this location should be the one addressed to the City Council by Shari Phippen that was initially presented in the original corrupted complete packet available on 21May21. The memo included is from the PC meeting packet of 13May21. It is unknown whether or not this file contains the same information as a result of events that occurred during the PC meeting on 13May21 that could have been included.

II) Lofts Presentation Topics Discussions

- 1) Agenda Item #9 Resolution 21-28: Amended and Restated Development Plan for the Lofts at Deer Run by Developer Joseph Cook.
- 2) Agenda Item #10. Resolution 21-29: Final Plats and Improvement Plans for The Lofts at Deer Run by Developer Joseph Cook.

Before full consideration of Agenda items #9 and #10 actions on the Lofts, I would like to share some of what happened during the PC meeting of 13May21, if you did not attend in person or watched online. I do not know if the following has been relayed to most CC members.

At approximately 1:18 into the 13May21 PC Meeting video Shari Phippen, SWC City Planner stated that the CC would be presented with the complete packet, i.e., both the information presented at the 17Dec20 PC meeting (that had preliminary PC approval), plus the packet information from the 13May21 PC meeting that included the updates requested during the 17Dec20 meeting. All of this information is not currently included in the packet for tonight's CC meeting.

At approximately 1:23 a motion was made and vote held for the approval of "Final Site Plan, Improvements & Amended Development Agreement for: The Lofts at Deer Run located at approx. 7870 S 2700 E by Developer Joseph Cook of Deer Run Development"..The outcome of the vote was 2 Aye's and 2 Nay's, thus the motion failed. **At approximately 1:24** Shari and Jayme Blakesley stated that the action on the Lofts would move to CC without a favorable recommendation for approval.

At approximately 1:29 Shari restated that the packet for the CC for the 25May21 meeting would be the complete packet; both 17Dec20 and 13May21. This is important because the 17Dec20 packet has information has not been presented to the CC previously.

Note: My Public Comment on the Lofts during the PC meeting of 13May21 regarding that meeting's packet was: "The reviews conducted by the SWC City Planner and City Engineer indicate that the various items to be addressed during the 17Dec20 Planning Commission Meeting have been adequately addressed. The Preliminary Plats, Site & Improvement Plans that were presented on 17Dec20 also need to be included by reference because the Final Plats, Site & Improvement Plans presented tonight are only a small subset of what was promised and agreed upon."

My Public comment/request (see above) made at the 13May21 PC meeting was the same as what was ultimately promised by Shari to be presented to the CC tonight, i.e., that the information from both the 17Dec20 and 13May21 meetings packets be included in the 25May21 CC packet. It is also what was requested by Julie Losee during the 13May21 PC meeting regarding her 'Nay' vote.