

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 22 February 2022

TIME COMMENCED: 6:04 p.m.

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

PRESENT: MAYOR: Rod Westbroek

COUNCIL MEMBERS: Hayley Alberts
Joel Dills
Blair Halverson
Angie Petty
Quin Soderquist

CITY MANAGER: David Larson
COMMUNITY DIRECTOR: Trevor Cahoon
FINANCE DIRECTOR: Mark McRae
CITY RECORDER: Lisa Smith
FIRE CHIEF: Derek Tolman

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Paul Sturm, Lorene Kamalu, Ashley Young, Katy Hall, and Michael Grant.

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

1. Pledge of Allegiance: Councilman Dills

2. Prayer: Councilwoman Petty

PRESENTATIONS:

3. Commissioner Lorene Kamalu

Lorene Kamalu, Davis County Commissioner, introduced herself and thanked the city for the opportunity to attend. She encouraged individuals to contact her by calling or texting her cell phone. She addressed the following topics:

- Dust issue within South Weber City
- 2022 Commission Assignments
- Pandemic status change
- New facility for equestrian events at the Utah State Extension land in Kaysville
- North Clearfield library access and use
- Replacement of Davis County Fair with Agricultural Heritage Festival held in May
- Recent comments about shifting Davis County form of government
- Behavioral health challenges
- Air quality

Councilman Dills encouraged more county funding for Davis County Sheriff's Department and more electronic books in the library. Mayor Westbroek thanked Commissioner Kamalu for her

attendance. Commissioner Kamalu thanked the elected officials for their service and voiced her appreciation for the city staff.

4. Animal Control Director Introduction

Ashley Young has been with Davis County Animal Control for two years and currently serves as the director. She updated the Council on:

- Current feasibility study for a new facility for Davis County Animal Control.
- Beginning March 18, 2022, the animal control officers will work seven days a week from 7:00 a.m. to 8:00 p.m.
- There will be a meeting next month with all city managers concerning the addition of wildlife services to Davis County Animal Control.
- Rate increase covers the study and in increase to employee wage

PUBLIC COMMENT --Please respectfully follow these guidelines.

5. Citizen Input

- 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, suggested something be done on the no turn on red sign, and asked the plan for the South Weber sign.

Paul Sturm, 2527 Deer Run Drive, expressed concerns with the proposed landscape ordinance.

Katy Hall, from South Ogden, explained she is running for State House Representative for District #11. She gave a brief biography and encouraged anyone with questions or concerns to contact her.

ACTION ITEMS

6. Consent Agenda

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

7. Ordinance 2022-04: Title 10 Chapter 15 Landscape Regulations

Mayor Westbrook announced due to current impacts of the prolonged drought across the state, it has become necessary to reduce water usage to preserve this resource for future generations. A particular concern for water usage is the impact that landscape maintenance has on the supply. Excessive watering for non-native and drought intolerant vegetation brings a need for change. Weber Basin as well as other water districts throughout the state are implementing incentive programs to help users convert current vegetation to a more water-wise solution, and are encouraging municipalities to update ordinances to promote, encourage, or require water-wise landscaping on new construction.

The Planning Commission reviewed the draft ordinance at the February 10, 2022, meeting and recommended adoption excluding the exceptional design definition which requires further

discussion. The ordinance replaces most of the current landscaping code except the buffer yard requirements.

Discussion followed about the application to current homeowners and the difficulty for citizens to understand the code as presented. Several suggestions were given for clarification. Councilwoman Petty recapped the changes and Council agreed.

Council Member Petty moved to approve Ordinance 2022-04: Title 10 Chapter 15 Landscape Regulations with the following amendments:

1. **10-15-04** - include resident installed improvements not being forced to comply but encouraged to comply with the developer installed requirement.
2. **10-15-05 (A.3)** – correct grammatical errors
3. **10-15-7 (A)** – remove 35% as a requirement
4. **10-15-7 (B)** – remove 35% as a requirement
5. **10-15-9** – 15% landscaping calculation does not include the parking strip
6. **10-15-13** – add code enforcement officer
7. **10-15-14** – buffer yard 8’ masonry fence

Council Member Dills seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Dills voted aye. The motion carried.

DISCUSSION ITEMS

8. 2022 Legislative Review

David Larson reported the Legislative Policy Committee (LPC) is working on House Bill 242 secondary water metering amendments. Councilwoman Alberts reported on the following House Bills:

HB 410 enacts the Great Salt Lake Watershed Enhancement Program. The bill addresses the duties of the Division of Forestry, Fire, and State Lands related to the Great Salt Lake. The lake has dropped 11’ since the pioneers.

SB 110 requires water use and preservation to be part of a municipal or county general plan, and requires the plan to outline steps for reducing water demands in current and future development. Municipalities must adopt by 2025 to include a 1% reduction in culinary water but is not required for a 5th class city.

HB 242 Municipalities would be required to install secondary water metering by 2030. ARPA funds may be used to help, but those funds are limited.

HB 416 modifies the requirements for holding a tax sale of real property. The Utah League of Cities and Towns (ULTC) opposes.

SB 34+ deals with affordable housing modifications but is not out of committee yet.

RETREAT BUSINESS

9. Budget Priorities and Directives

City Council and staff have jointly identified major budget items that require presentation and discussion. These items include staffing and compensation system, our law enforcement contract, how communications show up in the budget, wildland program, self-contained breathing apparatus (SCBA), the new public works facility, and an overview of the capital projects for this year included in the capital improvement plan (CIP).

Compensation:

Mr. Larson noted the city is having a tough time with employment right now and it has been difficult losing employees. The Council agreed this is a priority, but there are individual considerations that need to be incorporated into compensation. Mayor Westbrook acknowledged this struggle is not unique to South Weber City.

Staffing Needs:

Department	Current Total	FT/PT	Future Needs
Executive	1	1/0	-
Admin/Finance	5	3/2	6 to 7
Community Services	12	2/10	13 to 14
Public Works	7	7/0	12 to 14
Fire	41	0/41	2 to FT
Recreation	10	1/9	11 to 12

Law Enforcement Contract:

The current contract with Davis County Sheriff’s Office (DCSO) is July 19, 2019 to June 30, 2022. The cost is \$221,880 annually. The city staff researched multiple law enforcement options (other agencies, start our own, etc.). The Public Safety Committee has been working with DCSO to negotiate terms for a new contract. The most workable choice is to extend the one-year contract to allow time to evaluate a long-term solution.

Wildland Fire Program:

The Wildland Fire Program is a proven revenue creating program in other cities. A crew and equipment run separate from the city’s ongoing station crew and would be deployed to fight wildfires. The city pays up front and receives reimbursement from the state. To make it a successful program for South Weber City, the city needs two full-time employees (Chief & Engine Boss), two seasonal part-time employees, and a type 6 vehicle (pickup with water tank/pump).

Self-Contained Breathing Apparatus (SCBA):

The city currently has ten SCBAs with two currently needing repair and this model was discontinued. Replacement cost is \$107,075.51 if purchased before April 15. Options include:

- wait and plan for future purchase
- one time purchase now (require a budget amendment – Fund Balance/ARPA)
- one time purchase next fiscal year

- operating expense through a lease program (\$20,618.38/year) and upon replacement, sell our old packs to a city that cannot replace their equipment immediately.

The Council agreed to put this on a future agenda as an action item.

Communications

The goal is to connect individuals to the city. Total budget increase is approximately \$25,000 including:

- community building events/activities
- social media boosts
- text service
- equipment
- Two all city mailers
- utility bill inserts
- professional conferences

Dust Monitoring

The city received quotes for dust monitoring with a high-class system. The quote was nearly \$90,000 for five monitoring stations and the software involved. There are monitors for as low as \$300 each which would require maintenance and staff time. Council wondered if the gravel pits might be willing to help with the costs.

Capital Projects:

Public Works Facility

Design phase should last three months. Bond options will be reviewed later.

Capital Improvement Plan (CIP) Overview

Capital Facilities Plans, Facility Maintenance Plans, and Equipment Replacement Plans

10. Committee Structure, Process, & Priorities

City Council committees were originally established in early 2015 as budget committees tasked with reviewing and recommending different elements of the fiscal year 2016 budget to the full City Council prior to adoption of the final budget. At times these committees were also assigned specific tasks or projects related to the subject matter of the committee on an ad hoc basis. Over time the committees transformed into standing bodies that met regularly and established their own task list and priorities. Additionally, separate ad hoc committees have been created as needed (e.g., short term rental, code update, development agreement, etc.). This shift in scope has created ambiguity at times in the structure and process of Council decision-making. More specificity on Council's direction to committees will provide clarity on when it is suitable for committees to direct staff.

Councilman Halverson expressed concern about how much time city staff is spending in committee meetings. He opined committees need to report back to the City Council. The Council agreed. Councilwoman Petty desired pre-set meeting times for committees. It was decided the committee chair and vice-chair should decide how often to meet as a committee and whether staff needs to be included. Mr. Larson said he is impressed with the amount of time this City Council commits to serving the community. Mayor Westbrook directed each committee chair to put together a list of priorities and meeting schedules which will be reviewed at a later date.

REPORTS

11. New Business – There was no new business.

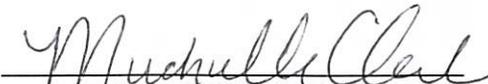
12. Council & Staff

Trevor Cahoon – reported South Weber City will be using Eddy (software currently used for human resources) to manage payroll.

David Larson – announced Thursday is the Cobblestone Short Term Rental Appeal Hearing. A committee will be put together to review locations for a city hall. He met with UDOT concerning the no turn on red sign. UDOT suggested installing no parking signs along South Weber Drive in front of the detention basin by the charter school. City Engineer Brandon Jones is recommending moving the stop bar at the streetlight.

ADJOURN: Council Member Petty moved to adjourn the Council Meeting at 10:30 p.m. Council Member Halverson seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

APPROVED:  **Date 03-08-22**
Mayor: Rod Westbrook


Transcriber: Michelle Clark

Attest: 
City Recorder: Lisa Smith

**Comments to South Weber City Council
for 22Feb22Meeting
by Paul A. Sturm**

**Public Comments on Agenda Item #7- Ordinance 2022-04:
Title 10 Chapter 15 Landscape Regulations**

Reference Packet Page 25 of 36 - Paragraph 10-15-2: General Requirements A.

A. Required: All land approved for development in the city shall be constructed as required by city ordinances and the planning commission or city council. In order to control the potential for

- Information regarding what is covered in this proposed Ordinance, with respect to grandfathering existing homeowners, is an ongoing concern to SWC residents that has been addressed in other SWC Ordinance updates. This subject is not really addressed until Paragraph 10-15-4 on Packet Page 28 of 36, five pages later. It is buried in the statement "**developer-installed** landscaping in multi-family and single family residential projects".

Reference Packet Page 27 of 36 - Paragraph 10-15-3: Definitions (Packet Page 25 of 36).

Rehabilitated Landscaping: Altering, repairing, or adding to a landscape to make possible a compatible use, increase curb appeal, decrease maintenance, etc.

- The term "Rehabilitated Landscaping" is somewhat open to interpretation if not taken in the context of Reference Packet Page 28 of 36 - Paragraph 10-15-4 where it is used in the proposed ordinance and states "**developer-installed**". I see this as a potential issue.

Reference Packet Page 27 of 36 - Paragraph 10-15-3: Definitions (Packet Page 25 of 36).

Smart Automatic Irrigation Controller: An automatic timing device used to remotely control valves in the operation of an irrigation system using the internet to connect to a real time weather source or soil moisture sensor. Smart Automatic Irrigation Controllers schedule irrigation events using either evapotranspiration or soil moisture data to control when and how long sprinklers or drip systems operate and will vary based on time of year and weather/soil moisture conditions.

- Use of a Smart Irrigation Controller requires internet access. There are a small percentage of SWC residents that do not have internet access. My concern is forced future compliance.

Reference Packet Page 28 of 36 - Paragraph 10-15-3: Definitions (Packet Page 25 of 36).

Waste of Water: shall include, but not necessarily limited to:

1. The use of water for any purpose, including outdoor irrigation, that consumes, or for which is applied substantial excess water beyond the reasonable amount required by the use, whether such excess water is lost due to evaporation, percolation, discharges into the sewer system, or is allowed to run into the gutter or street.

- Some of the terms used are subjective and open to interpretation. Also, how can one control evaporation with so many variables such as temperature, wind, etc.

Reference Packet Page 28 of 36 - Paragraph 10-15-4 - Applicability of Water Efficient Landscape Ordinance.

COMMENT: In general, the "STANDARDS" that follow are all a subset of Paragraph 10-15-4. Yet, as presented, some appear to be independent of the Paragraph 10-15-4 content.

Reference Packet Page 33 of 36 - Paragraph 10-15-12 - Prohibited Watering Practices

10-15-12: PROHIBITED WATERING PRACTICES

Regardless of the age of a development (commercial, industrial, office, or residential), water shall be properly used. Waste of water is prohibited.

- Please see comments on "Waste of Water" above

Reference Packet Page 33 of 36 - Paragraph 10-15-13 - Enforcement, Penalty For Violation

10-15-13: ENFORCEMENT, PENALTY FOR VIOLATIONS

The Public Works Director, Planning Services Director, and other employees of the Public Works Department are authorized to enforce all provisions of this Ordinance.

- I believe that this statement is too broad. I suggest that it be rewritten as:
"The Public Works Director, Planning Services Director (*Who is this?*), and other "selected" South Weber City Public Works Department employees are authorized to enforce all provisions of this Ordinance, only after having City-sponsored training."

Reference Packet Page 34 of 36 - Paragraph 10-15-15 - Failure To Comply

10-15-15: FAILURE TO COMPLY

Owners/operators of commercial property not landscaped or maintained as required may have their business licenses revoked. Owners of residential property not landscaped or maintained in accordance with this chapter are subject to prosecution for a Class C misdemeanor, and upon conviction, subject to penalties including a fine in the amount of one hundred dollars (\$100.00) and fifty dollars (\$50.00) each day that the area to be landscaped remains uncorrected or unabated. (Ord. 07-02, 2-13-2007)

- These fines appear to be excessive when taken in the context of this Ordinance. Landscaping is not something that can be done overnight, and is expensive to correct, if it is carried that far.

Miscellaneous Comments:

Reference Packet Page 25 of 36 - Paragraph 10-15-3: Definitions .

- There appear to be several definitions shown where I could not find the term defined as being used in this Ordinance. such as Irrigation System Audit and Landscape Education Package. If a definition is not used, it should be removed. Also, the definition of the term "Precipitation Rate" makes no sense. One cannot control rainfall!

My name is Katrina Hall, my friends call me Katy. I have worn a lot of hats in my life...wife, mother of 4 boys, registered nurse, Bonneville high tennis coach, Navy wife, Air Force mom, Ironman, soon to be Grandma, and now I have decided to run for State House Representative for **District 11**. My reasons for running are that I have strong conservative values that I feel need to be better represented for our community. I feel that Utah's legislature could use more people with experience in the healthcare industry, who use science and rational thinking to navigate difficult problems and events, both current and future. My husband and son currently serve in our nations armed forces, and patriotism to this country, respect for our constitution, and honor for the rule of law are vital to our democracy and quality of life. I have been very blessed by merely being a citizen of this amazing nation and our awesome State of Utah and I would like to do my part by representing the values and ideals the people of our state believe in, and which make Utah such a great place to live. Please sign my nomination petition so that I can guarantee myself a spot on your ballot in the primary in June.

Sincerely,

Katrina "Katy" Hall

Campaign website: katyhall.org

