

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 25 September 2018

TIME COMMENCED: 6:00 p.m.

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

PRESENT: MAYOR:

Jo Sjoblom

COUNCILMEMBERS:

Blair Halverson
Kent Hyer (excused)
Angie Petty
Merv Taylor
Wayne Winsor

FINANCE DIRECTOR:

Mark McRae

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones

CITY MANAGER:

Dave Larson (excused)

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Mike Bastian

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

PLEDGE OF ALLEGIANCE: Mayor Sjoblom

PRAYER: Council Member Taylor

CONFLICT OF INTEREST: None

APPROVAL OF CONSENT AGENDA:

- Approval of 11 September 2018 City Council Meeting Minutes

Council Member Halverson moved to approve the consent agenda. Council Member Winsor seconded the motion. Council Members Halverson, Petty, Taylor, and Winsor voted yes. The motion carried.

PUBLIC COMMENTS: Mayor Sjoblom said anyone who would like to participate in public comment may come to the pulpit, state name and address, and keep comments to three minutes. No public comment.

Presentation by Bruce Nilson on 'Request for Amendment to Patio Zone Ordinance' 6, Approval/Denial of request to amend Title 10 Code Ordinance, Residential Patio subsection 10.5P.6 Maximum Structure Height: (No discussion on this item as Mr. Nilson was unable to attend the meeting and Mr. Nilson had requested item be tabled)

Approval of Conditional Use 18-08 - PUD Overlay for the Cook Property at approximately 725 E 6640 S (29 lots): (No discussion on this item as Mr. Nilson was unable to attend the meeting and Mr. Nilson had requested item be tabled)

Ordinance 18-07: Amendment to Title 10 Code Ordinance Two Family Dwellings at major intersections: Mayor Sjoblom explained Ordinance 18-07 and stated the purpose of this amendment is to establish conditions under which two-family dwellings may be allowed in single-family residential zones where, due to existing street and traffic conditions, the building of single-family homes may be less desirable.

A conditional use for a two-family dwelling in certain single-family residential zones may be approved if the following conditions are met:

- A. The lot is adjacent to two roads that form a Major Intersection as defined in Section 10.01.100.
- B. The minimum lot size shall be the minimum lot size for a single-family residence in the same zone.
- C. Access to driveway shall be as far from the intersection as practical and driveway access points for the individual units shall be combined into one access point where practical as approved by the Planning Commission.
- D. The driveway/s are required to access only the major collector.
- E. The intersections applicable are as follows:
 - a. South Weber Drive & Future South Bench Drive
 - b. South Weber Drive & 1200 E
 - c. South Weber Drive & 1900 E
 - d. Deer Run Drive & 2700 E
- F. Site plans must be approved by the Planning Commission.
- G. Driveways must be designed so that vehicles enter and exit in a forward motion.

Council Member Halverson said he isn't opposed to this, but asked for the reason for the change. Brandon Jones, City Engineer, explained the reason for the amendment and stated there is some property on 1900 East that has been difficult to sale for a single family home and may be more

suitable for a two family dwelling. Council Member Winsor said at some point there may be regulated street lighting, and asked if this will make it difficult to access the dwellings. Brandon said by approving this it doesn't necessarily required to allow for that, but does allow for a duplex. He said the city still has the ability to review and make sure traffic flows properly. Council Member Winsor asked about access from major collector and not minor arterial. Brandon explained that a major collector has less traffic. Council Member Petty asked what is the advantage for the city? Brandon said it allows for someone who can't afford a single family home to live in the city. He said it is probably easier for property owners to sale their property at these locations. Council Member Petty asked about the four intersections. Brandon said the way the Ordinance is written it is for the four locations. Barry Burton stated the benefit to the city is making use of lots that really aren't selling otherwise. Barry doesn't feel a traffic light will have a great impact on traffic coming in and out, and may make it better for someone who is renting.

Council Member Winsor moved to approve Ordinance 18-07: Amendment to Title 10 Code Ordinance Two Family Dwellings at major intersections. Council Member Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Taylor, and Winsor voted yes. Council Member Petty voted no. Prior to the announcement of the voting results, Council Member Taylor stated he would like to change his vote. As a result, Mayor Sjoblom again called for the vote. **Council Member Taylor and Council Member Petty voted no. Council Member Halverson, and Winsor voted yes. Mayor Sjoblom voted yes for the tie breaker. Motion carried 3 to 2.**

Status Update on Major Budget Items: Mark McRae, Finance Director, presented the update of major budget items which are as follows:

MAJOR EQUIPMENT PURCHASES - TIMELINE

South Weber City

21-Sep-17

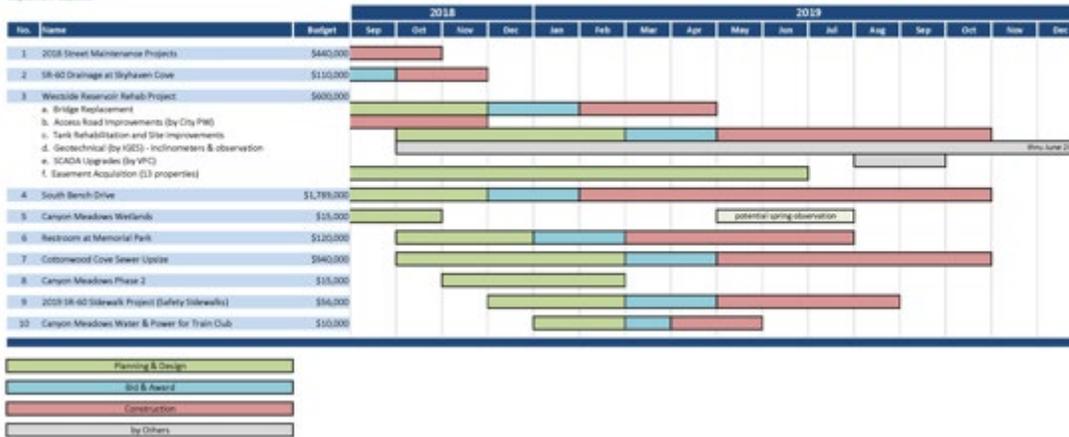
No.	Item	Budget	Actual	2018					2019				
				Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	
1	Fire Engine	\$440,000	\$456,852										
2	Parks/ Public Works Truck	\$100,000	\$95,244										
3	Digital Marque	\$30,000	\$9,315										
4	Backhoe	\$95,000	\$70,750				est.						
5	Hook-Lift Dump Truck/ Plow	\$300,000	\$241,098					est.					
6	Parks/ Public Works Truck	\$100,000											est.

Bid & Award
Ordered
Received

Brandon Jones, City Engineer, presented the major projects timeline which is as follows:

MAJOR PROJECTS - TIMELINE

South Weber City
September 21, 2017



Council Member Petty clarified item #10 (Canyon Meadows Water & Power for Train Club) and stated this is the water and power for the park with a stub for the Train Club. Council Member Winsor suggested changing the South Bench Drive Project to South Bench Drive Project Phase 1. He also suggested the major timelines in agreements be communicated to the City Council in some sort of table etc. Council Member Petty and Halverson suggested putting the restrooms at Memorial Park on hold.

2018 STREET MAINTENANCE PROJECTS

BUDGET = \$440,000

Purpose:

- Provide various appropriate maintenance treatments to existing roads with the intent of extending the life of the roads



Project Includes:

- Reconstruction of Daniel Dr. area
 - New 4" thick full-depth pavement
- Mill & Overlay 1375 East
 - New 2" thick asphalt overlay
- Chip & Seal (Various Locations)
 - Sealing of pavement w/ new wearing surface
- Concrete Work – Curb, Gutter, Sidewalk, Utility Collar Repair (Various locations)



2018 STREET MAINTENANCE PROJECTS

BUDGET = \$440,000

Status:

- Daniel Drive concrete work – **Complete**
- Daniel Drive paving – **In Progress (Pave Thurs. 9-27)**
- 1375 East – **In Progress (Mill Thurs. 9-27, Pave Fri. 9-28)**
- Chip & Seal – **Complete**
- Concrete work in various locations – **In Progress**
- **Entire Project – Substantially Complete by Mon. 10-1-18**



SR-60 DRAINAGE AT SKYHAVEN COVE

BUDGET = \$110,000 (UDOT)

Purpose:

- Provide drainage infrastructure to eliminate the ponding on SR-60 (south side) at Skyhaven Cove
- Provide drainage infrastructure for future drainage needs

Project Includes:

- Inlet box, manholes, and piping
- Connect to existing piping in Skyhaven Cove



SR-60 DRAINAGE AT SKYHAVEN COVE

BUDGET = \$110,000 (UDOT)

Status:

- Design and Bid Project – **Complete**
- Award Project (Marsh Construction) – **Complete**
- Pre-Construction Stage – **In Progress**
- Construction – **Pending**
- Entire Project – **Substantially Complete by 11-9-2018**



WESTSIDE RESERVOIR REHAB PROJECT

BUDGET = \$600,000

Purpose:

- Repair reservoir leak
- Improve access to site
- Monitor site stability
- Improve SCADA control
- Acquired proper easements
- Enter into Corrective Action Plan with DDW

Project Includes:

- Bridge Replacement across Canal
- Improve access road to reservoir site
- Rehabilitate existing reservoir
 - Repair Leak, Replace hatches, Modify vaults
- Site Improvements
 - Chimney drain, abandonment of old infrastructure, new air gap structure, improve parking area, repair fence
- Install and monitor inclinometers
- SCADA Improvements
- Easement Acquisition



WESTSIDE RESERVOIR REHAB PROJECT

BUDGET = \$600,000

Status:

- Bridge Replacement – **In Progress**
- Access Road Improvements – **Pending**
- Tank Rehabilitation and Site Improvements – **Pending**
- Geotechnical – Inclinometers & Monitoring – **Pending**
- SCADA Upgrades – **Pending**
- Easement Acquisition – **In Progress**



SOUTH BENCH DRIVE PROJECT

BUDGET = \$1,789,000

Purpose:

- Build Phase 1 of Major Collector (SBD)
- Encourage economic development
- Revise 475 E. / 6650 S. intersection to encourage use of SBD
- Provide improved access

Project Includes:

- Extension of waterline
- Storm Drain Improvements
- Realigned 475 E. / 6650 S. intersection
- 3-lane road
- Sidewalks and Bike Lane
- Connection to Pebble Creek Dr. (Riverside Place), Posse Grounds, and Cook Road



SOUTH BENCH DRIVE PROJECT

BUDGET = \$1,789,000

Status:

- Functional Classification w/ WFRC and UDOT – **Complete**
- Prop 1 Grant Application – **Complete**
- Development Agreements – **In Progress**
- Property & ROW Acquisition – **In Progress**
- Design and Bid Project – **In Progress**
- Construction of Project – **Pending**



CANYON MEADOWS WETLANDS

BUDGET = \$15,000

Purpose:

- To delineate the presence and extents of wetlands in the Canyon Meadows Park area
- Determine if wetlands are regulatory

Project Includes:

- Final Wetland Delineation Report
 - (Dennis Wenger – Frontier Corporation)
- Submit Wetland Delineation Report to the US Army Corps of Engineers
 - USACE → Final Determination
 - Isolated, Non-Jurisdictional
 - Jurisdictional Wetlands



CANYON MEADOWS WETLANDS

BUDGET = \$15,000

Status:

- Field work for the delineation – **Complete**
- Delineation Report and associated Drawings – **In Progress**
- Submit Final Delineation Report to the USACE – **Pending**
- USACE Final Determination – **Pending**



RESTROOMS AT MEMORIAL PARK

BUDGET = \$120,000

Purpose:

- Provide restroom facilities to the public at Memorial Park

Project Includes:

- 2 single-occupant restroom building
- Sidewalk access



RESTROOMS AT MEMORIAL PARK

BUDGET = \$120,000

Status:

- Preliminary Concept Plans – **Complete**
- Design and Bid Project – **Pending**
- Construct Project – **Pending**



COTTONWOOD COVE SEWER UPSIZE

BUDGET = \$940,000

Purpose:

- Provide additional capacity for upstream sewer flows

Project Includes:

- Replace and Upsize trunk line
- Reconnect existing sewer laterals



COTTONWOOD COVE SEWER UPSIZE

BUDGET = \$940,000

Status:

- Preliminary Concept Plans – **Complete**
- Topographic and Utility Survey – **In Progress**
- Design and Bid Project – **Pending**
- Construct Project – **Pending**



CANYON MEADOWS PHASE 2 DESIGN

BUDGET = \$15,000

Purpose:

- Design for a second ball field planned for in the Master Plan
- Design the undeveloped portion of the park on the East end

Project Includes:

- Pending Wetland Determination:
 - Design for the second ball field
 - Investigate the possibility of a second parking lot (access off of Canyon Meadows Dr.)



CANYON MEADOWS PHASE 2 DESIGN

BUDGET = \$15,000

Status:

- Preliminary Concept Plans – Complete
- Topographic and Utility Survey – **Pending**
- Design Project – **Pending**
 - Design is heavily influenced by the Final Wetland Determination



SR-60 SAFETY SIDEWALK PROJECT

BUDGET = \$56,000

Purpose:

- Provide a sidewalk in front of 3 homes West of 1200 East (south side of South Weber Drive)

Project Includes:

- New sidewalk
- New drive approaches
- Match existing driveways
- Repair/replace and damaged landscaping



SR-60 SAFETY SIDEWALK PROJECT

BUDGET = \$56,000

Status:

- Preliminary Concept Plans – **Complete**
- Topographic and Utility Survey – **In Progress**
- Design and Bid Project – **Pending**
- Construct Project – **Pending**



CANYON MEADOWS WATER & POWER FOR PHASE 2

BUDGET = \$10,000

Purpose:

- Provide water service and power for PHASE 2

Project Includes:

- Water service
- Power service

CANYON MEADOWS WATER & POWER FOR PHASE 2

BUDGET = \$10,000

Status:

- Preliminary Concept Plans – **Pending**
- Topographic and Utility Survey – **Pending**
- Design and Bid Project – **Pending**
- Construct Project – **Pending**

Brandon said he will update the overall sheet and include Council Member Winsor’s suggestions with the time line dates.

REPORTS:

Mayor Sjoblom: She said Chris Tremea would like to identify locations for campaign signs on city property. Mark McRae said Chris has removed signs on public property and public rights-of-way and did go over the code. Mark said when the city holds an election, those items are reviewed with the candidates. She had a meeting with UDOT yesterday for the I-84 and US-89 interchange. She said UDOT is looking to the future and currently in the preliminary design stage. Barry said UDOT is dealing with considerable constraints in this area and are searching for solutions. He said there are no easy solutions.

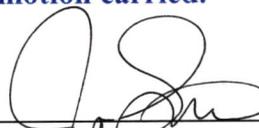
Council Member Halverson: He said it has been requested that the city advertise that all irrigation companies will be shutting off the water on October 1st. Mark reported that educational information concerning secondary water needs to be put out for those residents who are new to the city and new to secondary water.

Council Member Petty: She has had residents discuss burglaries on 475 East and Canyon Meadows. The Parks and Recreation Committee will meet this Thursday to discuss trails. She asked if the Mother and Son for October 20th be advertised on the digital sign.

Mark McRae: He said Dave Larson is at a conference in Baltimore. He said the air condition units have been installed at the City Office.

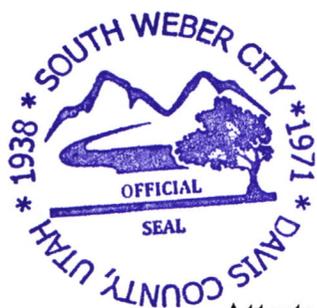
ADJOURNED: Council Member Winsor moved adjourn the Council Meeting at 7:14 p.m. Council Member Halverson seconded the motion. Council Members Halverson, Petty, Taylor, and Winsor voted yes. The motion carried.

APPROVED:



Mayor: Joe Sjoblom

Date 10/9/18



Attest:



Transcriber: Michelle Clark



City Recorder: Mark McRae