

SOUTH WEBER CITY COUNCIL AGENDA

PUBLIC NOTICE is hereby given that the **City Council of SOUTH WEBER CITY**, Utah, will meet in a regular public meeting on **Tuesday, 22 May 2018 at the City Council Chambers, 1600 E. South Weber Dr.**, commencing at **6:00 p.m.**

COUNCIL MEETING

1. Pledge of Allegiance: Council Member Petty
2. Prayer: Council Member Winsor
3. Approval of Consent Agenda
 - a. Approval of May 1, 2018 Minutes
 - b. Approval of May 8, 2018 Minutes
4. Public Comment:
 - a. Please state your name and address
 - b. Please keep public comments to 3 minutes or less per person
 - c. Please address the entire city council
 - d. City council will not respond during the public comment period
5. Fire Department Quarterly Report
6. **RES. 18-27:** Adoption of Water Rates
7. **RES. 18-28:** Adoption of Tentative Budget for 2018-2019 and set Public Hearing Date for June 12, 2018
8. Discussion on proposed development on South Weber Dr. – Chris Clifford
9. **RES. 18-29:** Declaration of Surplus Property – Toyota Camry & Trailer
10. **ORD. 18-3:** Amendment to City Code Regarding Recreational Vehicles (10.01.100/10.7F.1/10.7F.2)
11. Reports:
 - a. Mayor – on designated committee responsibilities
 - b. City Council – on designated committee responsibilities
 - c. City Manager – on current events and future agenda items
 - d. Planning Commission Liaison – meeting and current development update
12. **CLOSED EXECUTIVE SESSION - UTAH CODE 52-4-205(1)(d): THE COUNCIL MAY CONSIDER A MOTION TO ENTER INTO CLOSED SESSION FOR THE PURPOSE OF STRATEGY SESSIONS TO DISCUSS THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY.**
13. Adjourn

THE UNDERSIGNED DULY APPOINTED CITY RECORDER FOR THE MUNICIPALITY OF SOUTH WEBER CITY HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS MAILED, EMAILED, OR POSTED TO: 1. CITY OFFICE BUILDING 2. FAMILY ACTIVITY CENTER 3. CITY WEBSITE www.southwebercity.com 4. UTAH PUBLIC NOTICE WEBSITE www.pmn.utah.gov 5. EACH MEMBER OF THE GOVERNING BODY 6. THOSE LISTED ON THE AGENDA

DATE: May 17, 2018

CITY RECORDER: Mark McRae

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, INDIVIDUALS NEEDING SPECIAL ACCOMMODATIONS DURING THIS MEETING SHOULD NOTIFY THE CITY RECORDER, 1600 EAST SOUTH WEBER DRIVE, SOUTH WEBER, UTAH 84405 (801-479-3177) AT LEAST TWO DAYS PRIOR TO THE MEETING.

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 1 May 2018

TIME COMMENCED: 6:04 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
Angie Petty
Merv Taylor (excused)
Wayne Winsor

CITY ENGINEER:

Brandon Jones

CITY MANAGER:

Mark McRae

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Planning Commission: Tim Grubb, Taylor Walton, Wes Johnson, Debi Pitts,
City Planner: Barry Burton, **City Engineer:** Brandon Jones, **Fire Chief:** Derek Tolman.

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

Resolution 18-26 Appointment of City Manager, David James Larson:

Council Member Petty moved to approve Resolution 18-26 – appointment of David James Larson as City Manager. Council Member Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, and Winsor voted yes. The motion carried.

David Larson stated on behalf of his family, they are excited to be here. He thanked the City for the opportunity. Mayor Sjoblom said it has been three months of trying to get the right person and she feels the City has found him.

Mixed Use Commercial Development Field Trip with Planning Commission: Mayor Sjoblom said there are four different locations along South Weber Drive requesting mixed use development. This field trip will help the Council and Planning Commission determine what is best for these four locations.

PRESENT: MAYOR:

Jo Sjoblom

COUNCILMEMBERS:

Blair Halverson
Angie Petty
Wayne Winsor

ATTENDEES: Planning Commission: Tim Grubb, Taylor Walton, Wes Johnson, Debi Pitts,
City Planner: Barry Burton, **Fire Chief:** Derek Tolman, **City Manager:** Mark McRae

Mark McRae said the purpose for this field trip was to visit mixed use locations and evaluate what land uses would be most beneficial and potentially successful in South Weber. During the duration of this field trip, the attendees conversed back, and forth about which locations in South Weber were currently zoned as what, and what was allowed. They discussed bringing more commercial into the city, and if that would be the right move toward success. Some examples were Kimball Junction – and how this location was small at first and it grew very successfully. Another example was The Junction in Ogden and pointed out that the commercial on the bottom, and residential on top has been highly successful but could have a lot to do with its location, as well as foot traffic, along with a big enough area that South Weber does not have. They discussed about what possibilities were available to make the I-89 commuters to exit into South Weber. Barry began to inform the council that we are being pushed by the state Legislature to do more affordable housing. Mayor Sjoblom asked if South Weber was in a position to create affordable housing because our homes are high priced and asked if South Weber should try to comply with that. Council Members agreed that we should not give up prime commercial areas just to put in more roof tops. Mark mentioned that the higher the density, the more property taxes you get per capita. Barry stated that South Weber needs to take the properties and where they are located, and what is surrounding them and see what is going to be the most successful option for South Weber. Mixed use developments were visited in Clearfield, Layton, Farmington, and two in Bountiful. Barry and Mark noted that of those sites visited, only the downtown Bountiful area has experienced a strong and successful commercial use. The others have been successful with the residential component but struggled to attract businesses to the commercial component.

ADJOURNED: Council Member Petty moved to adjourn the Council Meeting at 7:39 p.m. Council Member Halverson seconded the motion. Council Members Halverson, Petty, Taylor, and Winsor voted yes. The motion carried.

APPROVED: _____ Date

Mayor: Jo Sjoblom

Transcriber: Michelle Clark

Attest:

City Recorder: Mark McRae

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 8 May 2018

TIME COMMENCED: 6:01 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
Angie Petty
Merv Taylor
Wayne Winsor

CITY ENGINEER: Brandon Jones

DEPUTY RECORDER: Lisa Smith

CITY TREASURER: Paul Laprevote

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Chris Tremea, Preston Lasater, Lynn Wood, David Harris, Mark Roginske, Keith Russell, Shannon Smith, James Cook, Stanley Cook, Chris Loock, Adrienne Andrews, [Albert](#) Andrews.

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

PLEDGE OF ALLEGIANCE: Council Member Winsor

PRAYER: Mayor Sjoblom

CONFLICT OF INTEREST: None

CONSENT AGENDA:

- Approval of April 10, 2018 Minutes
- Approval of April 17, 2018 Minutes
- Approval of March 2018 Budget to Actuals Report

Council Member Taylor moved to approve the consent agenda as amended with the deletion of the March 2018 budget to actuals report. Council Member Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, 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.

Albert Andrews, 1972 Cedar Bench, said there is an Air B& B close to them. There are strangers coming and going at all hours of the night. There is a day care located down the street. He would like to know if South Weber City is thinking about it.

Adrienne Andrews, 1972 Cedar Bench, said she was really troubled with having an Air B&B because the address on the map is different. She said this is a business. She feels the City needs to be aware of this.

Mayor Sjoblom asked Chris Tremea, Ordinance Enforcer, if he has any comment. Chris Tremea said he has received complaints about vehicles parking on street. He said every community has been bothered by this. He said most communities don't regulate rentals. He feels the city needs to make a plan of attack. He said currently there are two of them in South Weber. He said this is advertised as business. This particular occupancy allows for ten people every night. He said this is going to be a problem. He will put together a plan to see what can be done. He is working with other local communities who have this type of business going on in their city as well.

Written statement submitted by Brent Poll (See attachment)

Environmental Update Presentation by HAFB: Hill Air force Base (HAFB) is a Superfund site. HAFB monitors the contamination within South Weber City and other cities around the base. They are in attendance tonight to update the council on the results of the monitoring and the source rehabilitation.

Shannon Smith, of Hill Air Force Base Civil Engineer Center, reviewed the areas of contamination. She said there are three areas Operable Units, 1, 2, & 4. She noted that drinking water is not contaminated. She said contamination is found in shallow groundwater. Cleanup levels are based on drinking water standard. She said all remedies are agreed upon by the Air Force, EPA Region 8 & Utah Department of Environmental Quality (UDEQ). She identified Operable Unit 1. The source areas are located on base and cover about 64 acres. The contaminant of concern is (cis) 1, 2-Dichloroethene (DCE). She said it is the most widespread contaminant. She said it is not known to cause cancer. The cleanup standard is of 70 parts per billion. She reviewed the actions and remedies at OU 1. She said the Record of Decision was signed in 1998. HAFB installed groundwater collection trenches around the source areas to capture contaminated groundwater and fuels floating on top of groundwater preventing migration of contaminants off-base. 265 million gallons of contaminated groundwater have been captured. 19,200 gals of fuel removed, and trenches have a 98% capture efficiency. HAFB removed contaminated sediments around off-Base springs when flows stop. She said the remaining arsenic does not pose a human health risk. HAFB is also monitoring natural attenuation rates in plume. She then reviewed the OU1 cleanup time frame. The current plume cleanup is estimated in 2040s. She discussed OU1 remedies concerning groundwater extraction system and landfill caps. She said there is ongoing groundwater monitoring. She said using the results of the health risk assessment presented in the ROD as a baseline, she asked the question, "Are the treatment systems preventing exposures which could lead to a health risk (i.e. are the remedies protection)?" The 2013 review found the remedy was protective and the 2018 review is under way.

Shannon then reviewed Operable Unit 2 (OU 2). She said in 1967-1975 HAFB disposed and estimated 50,000 gallons of solvents. The primary contaminant of concern is Trichloroethene (TCE). It was a degreaser used at Hill AFB. The Carcinogenic can cause cancer. It is the most widespread contaminant. She reviewed the actions and remedies which include: containment wall, extraction wells, air stripper (SRS), interceptor trench, seep intercept system. Additional actions include source area soil mixing by zero-valent iron (ZVI) and clay, mixed into subsurface using large auger, clay binds contaminants & reduces groundwater flow through treated area, and ZVI treats contaminants. If successful, this could be used in remaining source areas. OU2 cleanup timeframe is estimated to be 15 to 30 years; however, complex hydrogeology makes it difficult to estimate. The current plume cleanup is estimated in 2100s. She said in 2013 the review found the remedy was protection and the 2018 review is under way.

Shannon then reviewed Operable Unit (OU 4). She said TCE is the primary contaminant of concern. The TCE plume has not significantly expanded since 1994 ROD. She said overall, concentrations have remained fairly constant. Remedies for OU 4 include: low-permeability cap, horizontal drain network, and groundwater monitoring. She said in 2013 Five-Year Review the current remedy is not functioning as intended but remains protective in the short-term. Landfill 1 cap likely limits infiltration of surface water. Horizontal drains have extracted 42 million gallons of groundwater. It works but is not reducing cleanup timeframe. She discussed the OU 4 cleanup timeframe and stated the cleanup timeframe is greater than 30 years. She said we know it is longer. She said the TCE is continuing to source to groundwater. She said more work needs to be done at Landfill 2. Current plume cleanup is estimated in 2080s.

Council Member Taylor asked ~~about~~ if individuals are exposed to the contaminants. Shannon said they will provide information to a developer and it is their decision as to how they handle it. She said we will give a developer the data we have collected. Council Member Winsor asked Shannon if she were to build her dream home would she live in this area. She said she would. Council Member Halverson discussed requiring a developer to conduct studies. Shannon said there are environmental contractors who offer that service.

Mark Roginske, of HAFB, stated a lot of these contaminants are in our consumer products. He discussed the Vapor Intrusion (VI) in OU 1, 2, & 4. He said at OUs 1 and 2 the VI is not from traditional evaporation from groundwater pathway. VI is from sewer line receiving TCE contaminated groundwater from on-base treatment system. At OU 4 there is no significant VI occurring. He said action levels are established for each chemical with EPA and UDEQ approval. He then review the 2016/2017 Air Sampling Results. He said there are 61 homes in the affected area. 61 homes have been sampled since 2003 (many outside current affected area). He said 7 homes agreed to sample in 2016-2017. He said there were 4 homes with detections above action level, 57 homes with results below the action level, 1 sewer vent fan installed in January 2017 ~~and~~ 1 sewer vent fan installed in February 2011. 5 homes have vapor intrusion mitigation systems. In 2016-2017 there were no homes with detection above action level.

Council Member Taylor asked how often the air sampling is conducted in homes. Mark said they sample once a year. The Mayor and Council thanked Mark and Shannon for their presentation.

Discussion on Development of Larry Ray Property Request by Keith Russell: Mayor Sjoblom stated this property is located with two counties, Davis and Weber. Mr. Keith Russell has requested to appear before the council to discuss his proposal for the property. He is desirous to change the county line and develop the property entirely within South Weber City.

Keith Russell said he has discussed this item with Barry Burton. He said having parcels in different counties is unique. He said five acres are not in South ~~Weber, but~~ Weber but are in unincorporated Weber County.

Mayor Sjoblom said we haven't dealt with this before. Keith said it is a land locked piece for Weber County. He said they would like direction or help in figuring out how to go about annexing a piece of property into Davis County.

Lynn Wood said it seems like the natural boundary is the freeway. He would like to know if there are other property owners who would like to annex into Davis County. It was stated Barry Burton has identified other property owners in his memo of 18 April 2018.

Brandon Jones, City Engineer, reviewed the Land Use Map. He identified the property. He said the city's annexation plan does identify this area. He said this is certainly something that can be addressed; however, he doesn't know how difficult the process would be to do this. He suggested the Council give the city staff direction to work with the Planning Commission. Council Member Winsor said the first step is to get the counties together.

Council Member Winsor said there is a cost involved with annexation. He suggested going through the Lieutenant Governor's Office. Lynn Wood said they are willing to look at cost sharing.

Council Member Hyer directed city staff to look into what is needed to do the annexation for this area and report back on the magnitude. Keith asked the Council's opinion concerning a concept plan for developing R-M in this area. Brandon said this general plan identifies this area for R-LM density. Mayor Sjoblom said the Planning Commission will need to review a rezone request.

Discuss Extension of Kingston Drive:

Mayor Sjoblom stated the city vehicle transportation plan and map show Kingston Dr. extending from the current stub on the east side of the Soccer complex (Raymond Dr.) on west to the county line. During discussions with the soccer facility, the need to extend Kingston Dr. across this property was discussed. The need to expend Kingston Dr. further west was also discussed in the Planning Commission meeting of April 12, 2018. The item was not on the agenda and no official action was taken. It is not fiscally feasible for the Kelly Parke to put the road through. If this portion of his property was sold, it is unlikely that a developer could afford to pay for the road with an industrial development. When the Larry Ray property to the west develops, they will be required to also stub a road to the soccer property. This would leave the city paying the cost of the road and underground infrastructure if the two stub roads are to eventually be connected. She said the city staff feels Kingston Dr. can end at Raymond Drive without any negative impact on growth and traffic movement in the future. Harper Way to the north will meet the traffic flow needs of this area. She said if the city council agrees to end Kingston Dr. at Raymond Drive, the processes to change the Vehicle Transportation map and eliminate the current stub road will begin. Brandon Jones asked the Council if they feel it is important for Kingston Dr. to extend. Mayor Sjoblom said the Council is open to the idea stopping the road at Kingston Dr. and not stubbing west. Council Member Winsor is not in agreement and feels the city is challenged on east west travel connections.

Award of Contract for 6650 South Closure:

Brandon Jones, City Engineer, stated he has reviewed all bids, start dates and completion days. Taking these factors into consideration, he recommends that the Council award the project contract to Advanced Paving and Construction, LLC, based upon their experience in doing similar work, their low bid of \$44,351.00, their start date of June 1, 2018, and their 21 calendar days to complete the work.

The bids received are as follows:

Advanced Paving Construction, LLC	\$44,351.00
Post Construction	\$46,149.25
Staker & Parson Co.	\$52,573.50
ABC	\$60,462.50

Mayor Sjoblom stated this bid is over the City Engineer's estimate; therefore, the budget would need to be opened. She discussed this item with Mark McRae, Finance Director, and said the money is available.

Council Member Taylor moved to accept the bid and award the project contract to Advanced Paving Construction, LLC with their bid of \$44,351.00, starting on June 1, 2018 and completing the work by June 22, 2018. Council Member Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted yes. The motion carried.

Discussion on Development at Approximately 2100 E South Weber Dr. Request by Chris Loock: Mayor Sjoblom stated the City's owns property on the s curve at approximately 2100 E South Weber Dr. The property was put up for sale around a year ago and is zoned Commercial.

Chris Loock said he would love to bring a commercial project to South Weber but he doesn't see it happening at this location. He is interested in this property for high density development. Mayor Sjoblom asked Chris if he is interested in any type of mixed use. Chris said he isn't confident this is a good location for commercial. He said there is no visibility from Highway 89. He said the city's population just isn't there to support commercial. Chris Loock said this property is located next to Parsons gravel pit, which makes it tough. Brandon Jones discussed the city's infrastructure and the Capital Facilities Plan (CFP). He said the CFP does include high density for this area, but it isn't unlimited. He said higher density would require pipe upsizing. Council Member Winsor understands today's climate, but any ground designated as commercial that we give up for residential, puts more burden on taxpayers in this community. He said this city owned property can be used for a new city office etc. He is not in favor of high density in that area. Mayor Sjoblom suggested taking this to Planning Commission as well. Council Member Petty stated she hesitates putting high density at this location. Council Member Halverson stated he is up in the air about it. He said putting it up for sale was before his time, and he wouldn't have put it up for sale. Council Member Taylor feels the city needs to hold onto the property.

Approval of Cost Share on 1375 East Paving:

Mayor Sjoblom stated as part of the utility work required for the Ray Creek Estates Subdivision, much of the pavement in 1375 East (by Canyon Drive) had to be cut. The Developer is responsible to patch all of the utility trench cuts in the road. However, due to the number of cuts and the poor condition of the remaining pavement, the Public Works Department felt it would be best to remove all of the asphalt and install new pavement across the entire width of the road. Jones & Associates agree with and fully support this recommendation. This will provide for a much longer life on this road than if it was only patched.

The Developer is not responsible for the entire road. Therefore, a cost share approach was proposed and a bid to do the additional work was requested. The bid for the additional work that would be the City's responsibility from Wilcoxon Enterprises is \$17,055.

Council Member Winsor asked if this is approved, would there be a moratorium on any cuts on the road. Brandon said he would want to investigate to see if there are any other needs before paving.

Council Member Hyer moved to approve the cost share on 1375 East of \$17,055 to Wilcoxon Enterprises for paving. Council Member Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted yes. The motion carried.

REPORTS:

Council Member Taylor: He asked about the Sheriff's Office increase. Mayor Sjoblom said city staff has been directed to look into other options.

Council Member Halverson: Environmental Committee Meeting will be held next Thursday at 6:00 p.m.

Council Member Petty: She stated the Parks and Recreation Committee met to discuss a restroom at Veteran's Memorial Park. She said there are no garbage cans at Central Park. Chris Tremea said he thinks they have it sorted out.

Council Member Winsor: He will be attending the Mosquito Abatement Meeting.

Mayor Sjoblom: She reported that Blair Halverson will be attending Planning Commission meetings. Also, a new city manager has been hired.

ADJOURNED: Council Member Winsor moved to adjourn the Council Meeting at 8:21 p.m. Council Member Petty seconded the motion. Council Members Halverson, Hyer, Petty, Taylor, and Winsor voted yes. The motion carried.

APPROVED: _____ Date
Mayor: Jo Sjoblom

Transcriber: Michelle Clark

Attest: _____
City Recorder: Mark McRae

DRAFT

ATTACHMENT:

South Weber Coalition

Executive Director
Brent Poll

Technical Advisor
Dr. John Carver



8 May 2018

City Council
City of South Weber
1600 East South Weber Drive
South Weber, Utah 84405

Subject: Critical Factual Error
Rezone of Cook Property
Approval of 10 April

Minutes

Dear City Council,

Several significant errors of material fact were voiced by the Mayor, Council members and the developer in efforts to support a 4 to 1 vote in favor of the subject rezone. Some of those were: (1) the claim that the OU2 Superfund site was the one potentially impacting the proposed Cook-property rezone. (2) The supposedly very limited “hard evidence” the City had, to define risks in the subject area, was mostly through sentry-well testing and (3) the developer’s insistence that the City’s own Sensitive Land Maps discounted pollution as a threat for the subject area.

The main problem, with the above conclusions, is the question of authority/responsibility for deciding the scope of risks associated with a National Priority List (NPL) site. Hill AFB was placed on the NPL largely due to the massive amounts of pollution it allowed to flow off-Base into the South Weber Valley. Such placement necessitated a Remedial Investigation/Feasibility Study (RI/FS). This study for OU1 (in section 3.1.0.3), not OU2 as cited in subject meeting, defines the Exposure Assessment for most of the western portion of our valley. It includes all the property proposed for rezone in the subject meeting. This section remains as the only ‘hard evidence’ of risk for valley residents in the areas thus defined. The Explanation of Significant Differences (ESDs) in 2015 further reports that those risks are projected to remain until ‘some uncertain timeframe estimated to be in the 2040s.’

The developer touted the City's Sensitive Land-use Maps, but those are baseless and grossly inaccurate (see our TAG reports). In fact, they completely contradict the RI/FSs reflected above as required by placement on the NPL. The City has absolutely no justification for the vast disparity between its maps and those necessitated by the NPL.

Likewise, it has no authority to discount, disregard or otherwise misconstrue the clear language in those RI/FSs. However, in doing so, it has greatly elevated potential exposures in our valley by approving higher-density zoning (with higher-density populations soon following) in areas that it should have known were well within areas threatened by leaking Superfund sites as identified through NPL required RI/FSs. A review of NPL criteria accounts for developing or redeveloping affected property AFTER a property is 'de-listed.' Those guidelines are silent regarding land-use authorities who audaciously decide to place even more potential receptors in pathways of contaminants that are expected to remain a threat 'until some uncertain time in the 2040s.'

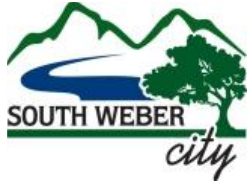
Rather than the statutory protector/promoter of the health and welfare of present and future residents, our City has become a major contributor to a contrary result. There is no valid excuse for this. Everything mentioned above about risks has been publicly available for decades. But City officials need to learn this for themselves. Relying on a military polluter has never been fruitful here or elsewhere. Congress, through SARA, made real remediation 'discretionary' for such polluters.

Stop digging this City into an even bigger hole. You may not be able to move us old-timers (who should know better) out of threatened areas, but you should deny rezones of pollution-threatened areas (per NPL required RI/FSs). The City might also avoid being so dismissive about the continuing "imminent and substantial endangerment to the public health" posed by the Base's pollution. The OU1 ROD, 2013 FYR and 2015 Explanation of Significant Differences formally disagree with such unfounded inferences.

Let me know if you have questions regarding the above observations.

Brent Poll

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Council Meeting Date: May 22, 2018

Name: David Larson

Agenda Item: #6

Objective: Adoption of Water Rates

Background: The City is coming to the end of a process that has evaluated our water infrastructure needs and associated water rates. Initially, Zions Public Finance studied our capital and operational needs through 2025. Based on that study, the Municipal Utilities Committee and city staff evaluated multiple water rate structure options, ultimately recommending the rate option titled “Proactive Scenario 2.”

Along with public outreach throughout the process, we held a Public Hearing during last Tuesday’s Council Meeting and tonight’s item is to officially adopt the proposed “Proactive Scenario 2” rate structure.

Summary: Culminate the water infrastructure and rate evaluation process with the adoption of a modified rate structure that will meet the current and future needs of the culinary water system.

Committee Recommendation: Adopt Proactive Scenario 2

Planning Commission Recommendation: NA

Staff Recommendation: Approve new rates beginning July 1, 2018

Attachments:

SOUTH WEBER CITY

RESOLUTION 18-27

ADOPTION OF CULINARY WATER RATE INCREASE

Whereas, South Weber City operates a culinary water system to supply the needs of its citizens; and

Whereas, the current rates are varied based on land use and secondary water availability and usage; and

Whereas, the State Division of Water Resources requires each city to have a water conservation plan with an accelerated tiered rate structure; and

Whereas, South Weber's plan goal is 53 gallons per capita per day and is currently at 58 gallons per capita per day; and

Whereas, a water utility rate analysis shows the current water system and infrastructure need upgrading to state standards and the current rates will place the city in negative cash balance by 2025; and

Whereas, it is more cost effective to be proactive to possible deficits than react later;

Whereas, a public hearing was held on May 15, 2018 requesting input from all residents; and

Whereas, the City Council has given the entire matter great consideration

NOW THEREFORE, be it resolved by the Council of South Weber City, in the State of Utah, as follows:

SECTION 1: ADOPTION “18-27 Adoption of Culinary Water Rate Increase” of the South Weber Municipal Resolutions is hereby *added* as follows:

ADOPTION

18-27 Adoption of Culinary Water Rate Increase (*added*)

NOW THEREFORE, The City Council of South Weber City approves an increase to the culinary water rates. The new rates shall be as indicated below:

Gallon Allotment	Residential Using Secondary Water for Outdoor Needs	Residential with Secondary Water Available	Residential w/o Secondary Water Available	Multi-Family Residential *	Non-Residential
Base Rate					
0	\$ 38.43	\$ 38.43	\$ 38.43	\$ 29.20	\$ 38.43
Overage Charges					
1-2,000	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00
2,001-4,000	\$ 2.20	\$ 2.20	\$ 2.20	\$ 2.20	\$ 2.20
4,001-6,000	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50
6,001-8,000	\$ 3.00	\$ 3.00	\$ 3.00	\$ 3.00	\$ 3.00
8,001-10,000	\$ 3.50	\$ 3.50	\$ 3.50	\$ 3.50	\$ 3.50
10,000+	\$ 4.00		\$ 3.50	\$ 4.00	
10,001-15,000		\$ 6.00			
15,001-31,000		\$ 6.30			
31,001+		\$ 6.60			
10,001-30,000					\$ 3.75
30,001-60,000					\$ 4.00
60,000+					\$ 4.25
* Per Residential Unit					

REPEALER CLAUSE: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

EFFECTIVE DATE: This Ordinance shall be in full force and effect from 07/01/2018 and after the required approval and publication according to law.

AYE NAY ABSENT ABSTAIN

Blair Halverson

Kent Hyer

Angie Petty

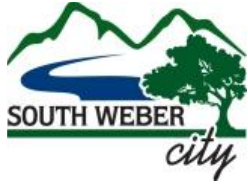
Merv Taylor

Wayne Winsor

Jo Sjoblom, Mayor, South Weber City

Attest

Mark McRae, Recorder, South Weber City



Council Meeting Date: May 22, 2018

Name: David Larson

Agenda Item: #7

Objective: Adoption of Tentative Budget FY2018-19

Background: Per state law, the City is required to prepare and file a tentative budget for the upcoming fiscal year prior to our final City Council Meeting in May. City Staff, along with the Finance and Administrative Committee, have spend the last 6 months working through the Budget Process and have developed the Tentative Budget to be ready for adoption. The City Council held a Public Hearing on the Tentative Budget last week during Council Meeting and tonight will be formally adopting the Tentative Budget and setting a Public Hearing Date for June 12, 2018 prior to adoption of the Final Budget for Fiscal Year 2018-19.

Summary: Adoption of the Tentative Budget in May is in accordance with state law and an important mile marker in the preparation and adoption of the Final Budget in June.

Committee Recommendation: Adopt the Fiscal Year 2018-19 Tentative Budget

Planning Commission Recommendation: NA

Staff Recommendation: Adopt the Fiscal Year 2018-19 Tentative Budget

Attachments: Tentative Budget

SOUTH WEBER CITY

RESOLUTION 18-28

ADOPTION OF THE 2018-2019 FISCAL YEAR TENTATIVE BUDGET

Whereas, the Finance Director has submitted a Tentative Budget for the 2018-2019 Fiscal Year to the City Council; and

Whereas, the Tentative Budget is a public document that will be modified and amended prior to adoption of the Final Budget; and

Whereas, the City Council shall hold a public hearing on the budget at its regularly scheduled meeting on June 12, 2018;

NOW THEREFORE, be it resolved by the Council of South Weber City, in the State of Utah, as follows:

SECTION 1: ADOPTION “18-28 Adoption of the 2018-2019 Tentative Budget” of the South Weber Municipal Resolutions is hereby *added* as follows:

ADOPTION

18-28 Adoption of the 2018-2019 Tentative Budget (*added*)

NOW THEREFORE BE IT HEREBY RESOLVED, by the City Council of South Weber City, County of Davis, State of Utah; that the attached 2018-2019 Tentative Budget is adopted, and a public hearing is set as referenced.

REPEALER CLAUSE: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

AYE NAY ABSENT ABSTAIN

Blair Halverson

Kent Hyer

Angie Petty

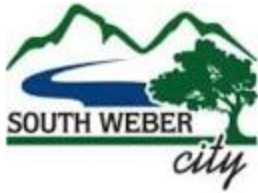
Merv Taylor

Wayne Winsor

Jo Sjoblom, Mayor, South Weber City

Attest

Mark McRae, Recorder, South Weber City



South Weber City

City Council Agenda Application

1600 East South Weber Drive • South Weber, Utah 84405 • Phone: (801) 479-3177 • Fax: (801) 479-0066

City Council meetings are held the second, third and fourth Tuesdays of each month beginning at 6:00 p.m. This application must be submitted by 5:00 p.m. eight (8) days prior to the meeting.

=====
Name: Christopher J Clifford, for MATRIX CAPITAL ADVISORS

Address: 2715 Swasont Way, Holliday, Utah 84117

Phone: 801.550.9090

E-mail: cj.clifford@live.com

=====
Date of City Council Meeting you request to be placed on: May 22, 2018

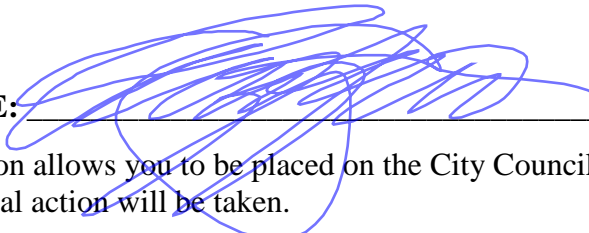
=====
PURPOSE/REASON TO BE ON CITY COUNCIL AGENDA:

Developer would appreciate City Council feedback relating to a proposed mixed-use development adjacent Highmark Charter School in the broader context of the City's general plan.

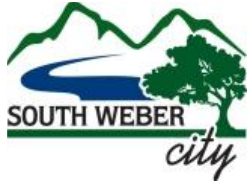
WHAT IS YOUR RECOMMENDATION?

The developer recommends, given the climate and demand for higher-density low-cost housing and the interest of the City to attract commercial development in this location, that the City Council revisit their position on a mixed-use Zone in this particular location.

CITY DEPARTMENT INPUT:

SIGNATURE:  **DATE:** May 14, 2018

This application allows you to be placed on the City Council agenda for items of **discussion** only, no official action will be taken.



Council Meeting Date: May 22, 2018

Name: David Larson

Agenda Item: #9

Objective: Declaration of Surplus Property – Toyota Camry & Trailer

Background: Two items of City property – a Toyota Camry & Trailer are being unused or minimally used. The Toyota Camry had mainly been used by the previous City Manager and other staff use is minimal enough that paying mileage reimbursement in such rare cases while not needing to pay for ongoing maintenance of a little-used vehicle brings us to the decision of declaring the car surplus.

The Trailer is 20 feet long and hasn't been used by the Parks department in approximately two years. Disposing of this size trailer would provide the ability to obtain a smaller trailer that would better fit the Parks needs and be used more frequently.

Summary: Two items of City property – a Toyota Camry & Trailer – are no longer needed for City use and need to be declared surplus property to dispose of them according to City policy.

Committee Recommendation: NA

Planning Commission Recommendation: NA

Staff Recommendation: Adopt the resolution declaring these two items surplus.

Attachments: Pictures of Items





SOUTH WEBER CITY

RESOLUTION 18-29

**RATIFY THE DISPOSAL OF SURPLUS PROPERTY: 2014 TOYOTA CAMRY AND 1999
20' TRAILER**

Whereas, the City Council has elected to dispose of, as surplus property, a 2014 Toyota Camry (VIN 4T1BF1FK9EU357999) and a 1999 Trailer, model 20'FB (Serial # 1T9FC2024X1105078); and

Whereas, there are no liens against the car nor the trailer and the City of South Weber maintains full ownership and title;

Whereas, these vehicles will be available for purchase at fair market value to any independent consumer;

Whereas, disposal of the car and trailer in this manner is in accord with the South Weber City vehicle disposal and replacement plan;

NOW THEREFORE, be it resolved by the Council of South Weber City, in the State of Utah, as follows:

SECTION 1: ADOPTION "18-29 D" of the South Weber Municipal Resolutions is hereby *added* as follows:

ADOPTION

18-29 Ratify the Disposal of Surplus Property: 2014 Toyota Camry and 1999 20' Trailer (*added*)

IT IS HEREBY RESOLVED by the South Weber City Council that the above-mentioned disposal, as surplus property, is adopted and shall remain in effect unless or until such approval is superseded or modified.

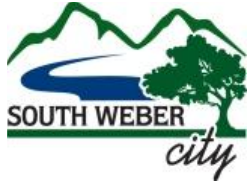
REPEALER CLAUSE: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

	AYE	NAY	ABSENT	ABSTAIN
Blair Halverson	_____	_____	_____	_____
Kent Hyer	_____	_____	_____	_____
Angie Petty	_____	_____	_____	_____
Merv Taylor	_____	_____	_____	_____
Wayne Winsor	_____	_____	_____	_____

Jo Sjoblom, Mayor, South Weber City

Attest

Mark McRae, Recorder, South Weber City



Council Meeting Date: May 22, 2018

Name: David Larson

Agenda Item: #10

Objective: Recreational Vehicle Ordinance

Background: Mr. McKay Winkel presented the idea of establishing an RV Park on Cottonwood Drive to the City Council on March 13, 2018. There was a general agreement that an RV Park in that area was a good use of the property and that staff and Planning Commission should look to see what would need to happen in order to make that possible. The proposed ordinance is a response to that request. The proposed ordinance changes reflect the joint work of the City Planner, Developer, and Planning Commission in drafting changes that would provide for RV Parks as defined.

Summary: Ordinance amendments define recreational vehicle occupancy, recreational vehicle, adjust setback distance and maximum density, and outline the conditions that must be met to allow recreational vehicle parks in approved zones.

Committee Recommendation: NA

Planning Commission Recommendation: Adopt Ordinance

Staff Recommendation: Adopt Ordinance

Attachments: Ordinance
Redline Version of Changes
City Planner Memo

SOUTH WEBER CITY

ORDINANCE 18-03

**AMENDMENT TO CITY CODE REGARDING RECREATIONAL VEHICLES
(10.01.100/10.7F.1/10.7F.2)**

Whereas, Boulder Ranch has expressed an interest in developing a recreational vehicle park within city boundaries; and

Whereas, City Staff has reviewed ordinances regarding recreational vehicles and short-term occupancy and found a need for updates; and

Whereas, Planning Commission has reviewed the changes and recommends the amendments to the code; and

Whereas, City Council has carefully considered the proposition;

NOW THEREFORE, be it ordained by the Council of South Weber City, in the State of Utah, as follows:

SECTION 1: AMENDMENT “10.01.100 Definitions” of the South Weber Municipal Code is hereby *amended* as follows:

A M E N D M E N T

10.01.100 Definitions

RECREATIONAL VEHICLE: A vehicle which is:

- A. Built on a single chassis;
- B. Four hundred (400) square feet or less when measured at the largest horizontal projection;

- C. Designed to be self-propelled or permanently tow-able by a one-ton or lighter truck or passenger vehicle; and
- D. Designed to provide accommodation for recreational, camping, travel, or seasonal use

A Recreational Vehicle also includes campers, travel trailers, fifth wheel trailers, motor homes, park models, and tiny homes.

- 1. TINY HOME: A vehicle designed for living in temporary locations which:
 - a. is tow-able by a bumper hitch, frame towing hitch or fifth-wheel connection;
 - b. is no larger than allowed by Utah State Law for movement on public highways without special escorts;
 - c. contains at least 140 square feet of the first-floor interior living space and does not exceed 500 square feet of first floor interior living space; and
 - d. meets ANSI 119.2 or ANSI 119.5 or NFPA 1192 or is RVIA certified

RECREATIONAL VEHICLE PARK OCCUPANCY: The length of stay at a recreational vehicle park shall be no greater than 180 consecutive days provided that:

The Recreational Vehicle:

- A. is not permanently connected to utilities
- B. maintains wheels attached to the unit
- C. shall not have any permanent additions attached
- D. has left the park for at least five (5) consecutive days before returning

~~SHORT TERM OCCUPANCY: The length of stay at a recreational vehicle park shall be no greater than:~~

- ~~1. Fifteen (15) days for all travel trailers and campers (self-contained vehicles).~~
- ~~2. Seven (7) days for tent campers.~~

SECTION 2: AMENDMENT “10.7F.2 Lot, Area and Space Requirements” of the South Weber Municipal Code is hereby *amended* as follows:

A M E N D M E N T

10.7F.2 Lot, Area and Space Requirements

- A. Minimum Area: The area of the lot on which such park is to be located shall be at least five (5) acres.
- B. Setbacks:
 1. No trailer or service building or structure shall be placed or permitted within one hundred feet (100') of the road or street upon which the lot or area fronts, or within seventy-five feet (75') of any other boundary line.
 2. The Planning Commission or City Council can approve setbacks of less dimensions than required if in its review of the site plan of the proposed RV park it finds evidence of special landscape buffering that in its determination effectively: a) visually screens the park from adjoining land uses; b) mitigates adverse impact on and from the park; and c) provides for an attractive park-like setting. In no cases shall the setback distance be less than ~~forty feet (40')~~three (3) feet.
- c. Maximum Density: The maximum density shall be ~~tenfifteen (1015)~~ recreational vehicles or tent sites per acre.

SECTION 3: AMENDMENT "10.7F.1 Conditions Required" of the South Weber Municipal Code is hereby *amended* as follows:

A M E N D M E N T

10.7F.1 Conditions Required

Under certain controlled conditions, recreational vehicle parks may be allowed as a conditional use for ~~short-term~~ parking of campers, travel trailers, recreational vehicles, motor homes and tents. Neither the Planning Commission or the City Council shall approve a conditional use permit unless evidence is presented to establish:

SEVERABILITY CLAUSE: Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part there of other than the part so declared to be unconstitutional or invalid.

	AYE	NAY	ABSENT	ABSTAIN
Blair Halverson	_____	_____	_____	_____
Kent Hyer	_____	_____	_____	_____
Angie Petty	_____	_____	_____	_____
Merv Taylor	_____	_____	_____	_____
Wayne Winsor	_____	_____	_____	_____

Attest

Mark McRae, City Recorder, South Weber City

Leading Authority

Jo Sjoblom, Mayor South Weber City

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

In accordance with Utah Code Annotated §362-162-184 as amended, I hereby certify that the foregoing Ordinance was duly passed and published or posted at:

- 1) *South Weber Elementary, 1285 E Lester Drive*
- 2) *South Weber Family Activity Center, 1181 E Lester Drive*
- 3) *South Weber City Building, 1600 E South Weber Drive*

on the above referenced dates.

Attest

Mark McRae, City Recorder, South Weber City

(PLANNING COMMISSION ORDINANCE AMENDMENT RECOMMENDATIONS)
from 5.10.18 Planning Commission Meeting

Ordinance Amendment Summary

1. Change definitions of Short Term Occupancy (10.01.100)
2. Add definition of an RV (10.01.100)
3. Change 10.7F.1 (delete “short term”, add “Recreational Vehicles” to definition)
4. Change density of RV Park Development (10.7.F2)
5. Give City Council and Planning Commission discretion to adjust setbacks (10.7F.2)

KEY

- ~~Strikethrough~~ – Recommended deletions
- Underlined text – Our proposed additions

10.01.100 Definitions

~~SHORT TERM OCCUPANCY RECREATIONAL VEHICLE PARK OCCUPANCY:~~ The length of stay at a recreational vehicle park shall be no greater than 180 consecutive days provided that:

1. The Recreational Vehicle:
 - a. is not permanently connected to utilities
 - b. maintains wheels attached to the unit
 - c. shall not have any permanent additions attached
 - d. has left the park for at least five (5) consecutive days before returning.

~~A. Fifteen (15) days for all travel trailers and campers (self-contained vehicles).~~

~~B. Seven (7) days for tent camper~~

10.01.100 Definitions

RECREATIONAL VEHICLE: A vehicle which is:

A. Built on a single chassis;

B. Four hundred (400) square feet or less when measured at the largest horizontal projections;

C. Designed to be self-propelled or permanently towable by a one-ton or lighter truck or passenger vehicle; and

D. Designed to provide accommodation for recreational, camping, travel, or seasonal use.

A Recreational Vehicle also includes campers, travel trailers, fifth wheel trailers, motorhomes, park models, and tiny homes.

1. TINY HOME: A vehicle designed for living in temporary locations which:
 - a. Is towable by a bumper hitch, frame towing hitch or fifth-wheel connection;
 - b. Is no larger than allowed by Utah State Law for movement on public highways without special escorts;
 - c. Contains at least 140 square feet of the first floor interior living space and does not exceed 500 Square feet of first floor interior living space; and
 - d. Meets ANSI 119.2 or ANSI 119.5 or NFPA 1192 or be RVIA certified.

10.7F.1 Conditions Required

Under certain controlled conditions, recreational vehicle parks may be allowed as a conditional use for ~~short-term~~ parking of campers, travel trailers, recreational vehicles, motor homes and tents. Neither the Planning Commission or the City Council shall approve a conditional use permit unless evidence is presented to establish:

- A. Ownership: That the site is in single ownership or unified control.
- B. Need Exists: That a need exists for the proposed recreational vehicle park.
- C. Plan Conformance: That the development plan is in conformance with the Comprehensive Plan.
- D. Exposure From Other Land Uses: That the site will not be exposed from other land uses to objectionable smoke, noise, odor or other adverse influences.
- E. Traffic: That the site has an acceptable relationship to the major traffic thoroughfare plan and that the site is accessible to recreational vehicles without causing disruption to residential areas.
- F. Utility And Drainage Facilities: That the proposed recreational vehicle park will not overload utility and drainage facilities and that sensitive environmental areas will not be adversely affected.
- G. Health And Safety Codes: That all local, County and State health and safety codes are met (in design and operations stages).
- H. Mobile Homes: Mobile homes constructed to a HUD standard and designed for permanent occupancy are prohibited.
- I. Park Owned Limitations: Park owned RV units placed on the property with the intent of renting and that are not subject to the 180 day time limit, are limited to a number of units 25% or less of the total RV spaces in any phase of an RV Park.

10.7F.2 Lot, Area and Space Requirements

- A. Minimum Area: The area of the lot on which such park is to located shall be at least five (5) acres.
- B. Setbacks:
 - 1. No trailer or service building or structure shall be placed or permitted within one hundred feet (100') of the road or street upon which the lot or area fronts, or within seventy five feet (75') of any other boundary line.
 - 2. The Planning Commission or City Council can approve setbacks of less dimensions than required if in its review of the site plan of the proposed RV park it finds evidence of special landscape buffering that in its determination effectively: a) visually screens the park from adjoining land uses; b) mitigates adverse impact on and from the park; and c) provides for an attractive park-like setting. In no cases shall the setback distance be less than ~~forty feet (40')~~ three (3') feet.
- C. Maximum Density: The maximum density shall be ~~ten (10)~~ fifteen (15) recreational vehicles or tent sites per acre.
- D. Open Space: A minimum of fifteen percent (15%) of the total area of the park shall be reserved for the purpose of open space or recreational facilities (nonbuilding and RV pad space). Parcels of open space shall be sufficient size and distribution as to be a functional part of the entire development plan.
- E. Vehicular Spacing:
 - 1. Pull-through recreational vehicle sites shall maintain fifteen feet (15') between vehicle parking in adjoining sites.
 - 2. Back-in recreational vehicle sites shall maintain ten feet (10') between vehicles, to include automobiles parking in adjoining sites.

F. Vehicle Setback To Building: Recreational vehicle sites shall be set back thirty feet (30') from any building.



Community and Economic Development

Davis County Administration Building - 61 S. Main Street - Farmington Utah 84025
Telephone: (801) 451-3279- Fax: (801) 451-3281
Barry Burton/Director

May 2, 2018

McKAY WINKEL (Frisbee Property) ZONE TEXT AMENDMENT

REQUEST: This request affect several different section of the Zoning Ordinance that relate to RV Parks. (See the proposal)

GENERAL INFORMATION: The applicants wish to establish an RV Park on the property often called the Frisbee Property, a 12 acre parcel adjacent to the river at the bend just before the bridge on Cottonwood Dr. The applicant feels that the ordinance, as it is currently written, would make it economically impossible to locate an RV Park there or anywhere else in the City. He has made some recommended changes to the ordinances that are included in the packet and I have made some recommended changes to his changes.

I believe some changes are in order to make this property viable for, what I consider the most feasible use we have ever had proposed for this property. I don't think these proposals will create harmful effects should we see other RV Parks proposed elsewhere.

STAFF RECOMMENDATION: I recommend you consider approving the changes as I have modified them to the City Council.