

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 21 August 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 (excused)
Angie Petty
Merv Taylor (excused)
Wayne Winsor

FINANCE DIRECTOR:

Mark McRae

CITY MANAGER:

Dave Larson

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Brandon Jones (City Engineer), Taylor Walton, and Krista Ligman.

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

PLEDGE OF ALLEGIANCE: Council Member Winsor

PRAYER: Council Member Halverson

CONFLICT OF INTEREST: None

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.

Taylor Walton, 7840 S. 2000 E., said he attended a meeting with the City Planner and City Manager in which they looked at development potential on west end of city and compatible land uses with Hill Air Force Base. He said some of the contours have changed with HAFB. He lives close to where the air craft turn off the runway. He said they make a lot of noise. He isn't sure if they are actually correct. He suggested looking at ways to mitigate some of those noises. He said the citizens need to be protected.

Discussion regarding updated Air Installations Compatible Use Zones Study with Hill Air Force Base: Mayor Sjoblom said the Air Force recently completed an updated Air Installations Compatible Use Zones (AICUZ) Study. The Study contains a summary of the affected area around the base and outlines the location of runway Clear Zones, aircraft Accident Potential

Zones, noise contours, and recommendations for development compatible with military flight operations.

Adjustments made to the noise contours specifically may have a direct impact on development within South Weber City. HAFB representatives are here to discuss the study methodology and results, and answer any questions the Mayor/Council may have.

Krista Ligman, representing HAFB, stated the contours used were in 1993. She said the contours have now changed. She said HAFB technically have no say in what the city does. She said there is a joint land use study. She said Barry Burton has met with the contact from Washington D.C. She said the city can codify using the studies as their support. She said HAFB wants to be a good neighbor.

Council Member Winsor asked about the outcome of the study and the plan with the easements in South Weber. Krista stated they are State owned easements and would stay in place. She said the State is the only one that can relinquish them. She said HAFB prefers the easements stay in place. Mayor Sjoblom asked if HAFB has been in contact with State concerning the easements. Krista said they haven't. She said it is difficult to figure out where they are located. She said the joint land use study will help with that. It was stated that HAFB has only half of the F-35's. She said they take off 90% of the time to the south. She understands they are louder than the F-16. She invited the Mayor and Council to visit the tower. Dave Larsen said at the open house there was a sound model that shows the level of noise. Council Member Halverson asked why it was done through modeling verses actual. Lisa said that can be costly and really isn't much different. She said there currently isn't any plans for additional gates.

ORDINANCE 18-05: Amendment to City Code regarding Pre-school/Day Care Conditional Use (Sections 10.07.040 and 10.71.3): Mayor Sjoblom stated this plan will turn the approval process over to the city staff. It also adds two additional conditions.

The amendments to Sections 10.07.040 and 10.71.3 are as follows:

10.07.040 Residential Zones

C. Approval:

1. City Staff: The designated City staff person shall have authority to approve, approve with conditions or deny a conditional use application for preschools and/or daycare centers in residential dwellings. No public hearing will be required; however, notification to property owners within three hundred feet (300') shall be given and fourteen (14) day comment period allowed prior to a decision being rendered. No approval shall be granted unless the zoning administrator is satisfied that the applicant will meet all the conditions as set forth in this chapter. Upon approval, a permit shall be issued which states the permitted conditional use and any special conditions that apply thereto.

10.7A.3 Conditions Required

Add the following:

K. The applicant shall provide a floor plan and site plan indicating what areas of the home and/or lot are to be used for the business.

L. The applicant must comply with all State of Utah requirements for day care/preschools.

Council Member Winsor stated under item C (Approval) it isn't clear who is approving Planning Commission or City Staff. Mark McRae said item A and B is specifically for conditional use permits. Council Member Winsor suggested adding the language "specifically" before preschools and/or daycare centers in residential dwellings. Council Member Petty suggested switching item #1 and item #2. Council Member Halverson suggested the city staff member needs to be specific.

Council Member Winsor moved to approve ORDINANCE 18-05: Amendment to City Code regarding Pre-school/Day Care Conditional Use (Sections 10.07.040 and 10.71.3) and to include the language "specifically" in the first sentence as discussed. Council Member Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Petty, and Winsor voted yes. The motion carried.

RESOLUTION 18-45: Approval of Cooperative Agreement between UDOT and South Weber - SR60; Drainage Improvements at MP 4.75: Mayor Sjoblom reviewed Brandon Jones memo of 16 August 2018.

Brandon Jones, City Engineer's memo of 16 August 2018 is as follows:

BACKGROUND

The City turned in a Safety Sidewalks application to UDOT earlier this spring for funding to build a sidewalk along the south side of South Weber Drive in front of the three homes west of 1200 East. UDOT responded and asked about the cost of extending the sidewalk further west to connect with the existing sidewalk in front of the homes on the south side of South Weber Drive at Skyhaven Cove. The cost estimate was revised and re-submitted to UDOT. However, the work had to expand to include new curb & gutter, pavement widening, and storm drain piping in order to make the larger project work. Unfortunately, the cost for this larger project was more than the available funding from UDOT for Safety Sidewalks.

It was suggested that the City investigate if all or some of the work could be done as part of the mill and overlay project that UDOT was doing on South Weber Drive in the summer of 2019. The City has been working with UDOT since to see what could be done. The mill and overlay project on South Weber Drive is a maintenance project and the funding only allows for 1% of the project cost to be spent on improvements. This dollar figure does not come close to covering the cost for the sidewalk, curb & gutter and storm drain needed to do the complete project. As a result, the scope of work was reduced. UDOT agrees that there is value in doing at least the storm drain portion of the project prior to the road being overlaid. Therefore, the following terms are being proposed.

UDOT agrees to:

- Reimburse the City for "actual costs up to/not to exceed \$110,000" to do the storm drain work.

South Weber City agrees to:

- Officially accept the collected storm water into the City's storm drain system. (Note: the majority of the storm water being collected is already draining into the City's system. The additional amount is negligible.)
- Design, bid, and construct the project prior to April 2019.

- Be responsible for any costs above the \$110,000. (The current cost estimate including contingency and engineering is \$120,000.)

RECOMMENDATION

We would recommend that the City approve the proposed agreement. This would mean that the design would be completed and the project bid out as soon as possible. The results of the bidding would be brought to the City Council for award of the contract. Construction would commence as soon as possible. The project is small in scope. It is anticipated that 30 days to complete the work is sufficient.

Mark McRae stated depending on the bids the money may need to come from the storm drain budget. Council Member Winsor would like to know from the city staff where the money will come from once the bids are received. Brandon said eventually the city will need drainage features around Lester Drive going north and west.

Council Member Winsor moved to approve Resolution 18-45: Approval of Cooperative Agreement between UDOT and South Weber – SR 60; Drainage Improvements at MP 4.75. Council Member Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Petty, and Winsor voted yes. The motion carried.

REPORTS:

Council Member Petty: She discussed moving the location of the Dog Park. She recommends keeping the current park closed until the possibility of moving it to the posse grounds. Council Member Halverson suggested discussing this with the developer in that area. Dave reported those conversations are happening right now.

Mayor Sjoblom: She asked if a flag in front of the fire station should be an eagle project. Cost is approximately \$2,000. She would like the council's recommendation. Council Member Petty said she doesn't have a problem with it. Council Member Winsor thinks it is a great idea to have a flag at the fire station and near the park; however, the city can buy a \$25 clamp and nail it to the side of the building. He said if not an eagle project, he would suggest plan and prepare for it, and put it in next year's budget. Council Member Halverson feels the city needs a flag pole and if the city doesn't want to spend the money, he will help with donating. Mark explained the flag maintenance schedule. He said the flag pole will need to be engineered. She reported that she and Dave were trained on the changing of the digital sign. She thanked all those who helped with the COG Meeting. She thanked Dave for setting up and helping with IT. She thanked Fire Chief Tolman for the food. She is concerned about Parsons and the dike for flooding protection, what is plan B? Brandon asked if the city will be willing to pay for a geotechnical study that can be presented to Parsons. Dave said Dak wants to make sure it is built more like a dike verses a berm. The council directed the city staff to look into the cost for a geotechnical study.

City Manager, Dave Larson: He reported on the follow up of Old Maple Farms detention pond. There isn't interest in swapping, but there is a purchase. The purchase price is \$150,000. The council stated they are not interested in purchasing.

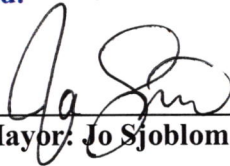
Brandon Jones, City Engineer: He reported on street maintenance projects. He said based on the budget they will be adding 1375 East on the north side up to South Weber Drive and the

sound side of South Weber Drive down to intersection on Lester Drive. They also added chip seal areas one being 1250 East, Lester Drive, as well as subdivision to the west, and Peachwood.

Planning Commission: Commissioner Walton stated the Planning Commission is interested in mixed use development. They would like direction there. Mayor Sjoblom requested city staff set up a joint meeting with the City Council and the Planning Commission. Commissioner Walton said the Planning Commission is looking at ways to use park strips in the city. Mayor Sjoblom suggested the Planning Commission looking adding xeriscaping into the city code.

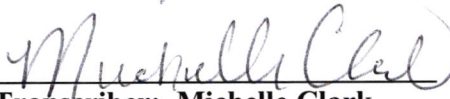
ADJOURNED: Council Member Petty moved adjourn the Council Meeting at 7:08 p.m. Council Member Winsor seconded the motion. Council Members Halverson, Petty, and Winsor voted yes. The motion carried.

APPROVED:



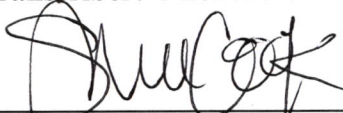
Mayor: Jo Sjoblom

Date 9/11/18



Transcriber: Michelle Clark

Attest:



Deputy Recorder: Shelby Cook



