

# SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 26 July 2022

**TIME COMMENCED:** 6:01 p.m.

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

**PRESENT: MAYOR:** Rod Westbrook

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

**CITY MANAGER:** David Larson

**CITY ENGINEER:** Brandon Jones

**FINANCE DIRECTOR:** Mark McRae

**COMMUNITY SERVICES DIRECTOR:** Trevor Cahoon

**CITY ATTORNEY:** Jayme Blakesley

**PR ASSISTANT:** Shaelee King

**Minutes:** Michelle Clark

---

**ATTENDEES:** Jeremy Searle, Brighton Allen, Jo Sjoblom, Paul Sturm, Laura Oscarson, Denise Woods, Stephanie Nicholson, Logan Valdez, Paul Clark, Rob Edwards, and Melanie Schenck.

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

**1. Pledge of Allegiance:** Councilman Dills

**2. Prayer:** Councilwoman Petty

**3. Public Comment:**

Please respectfully follow these guidelines:

- a. Individuals may speak once for 3 minutes or less: Do not remark from the audience.
- b. State your name & address and direct comments to the entire Council (They will not respond).

**Jo Sjoblom, 2169 E 8100 S**, expressed how much she misses working with Councilman Halverson, Councilwoman Petty, Councilman Soderquist, and city staff. She thanked Mayor Westbrook and Councilman Dills for their service. She reported the newly installed pickleball courts in Canyon Meadows Park are being heavily used and are being enjoyed by families and friends. She then addressed moving the city's digital welcome sign and gave a brief history of

the original approval of the location. She acknowledge several citizens donated time, funds, and materials. She queried how many accidents have been recorded at this intersection. She opined individuals are more cautious at the intersection because of the sign. She was not confident it is the best use of taxpayer money to move the sign.

**Paul Sturm, 2527 Deer Run Drive**, was critical of the noticing provided for this meeting. He stated when the packet addendum was placed on the city website, the original packet was replaced. He reprimanded Wall Consultant Group for not addressing all the requests of the Council from the July 26<sup>th</sup> meeting.

## PRESENTATIONS

### **4. New Employee Introduction**

Mayor Westbroek introduced Erin White. She is the receptionist greeting all customers, over utility billing, and serving as the prosecutor's assistant. He then introduced Kyle Christensen and Nate Robinson of the Public Works Department.

### **5. Certification Presentation by Utah Municipal Clerks Association (UMCA)**

Laura Oscarson, of UMCA, announced Lisa Smith has earned the designation of Certified Municipal Clerk (CMC), which is awarded by the International Institute of Municipal Clerks (IIMC), Inc. IIMC grants the CMC designation only to those municipal clerks who complete demanding education requirements; and who have a record of significant contributions to their local government, their community, and their state. Denise Woods of the UMCA thanked Lisa for all her efforts in completing this certification.

### **6. Certification Presentation by the Utah Association of Public Treasurers (UAPT)**

Finance Director Mark McRae, acting in his capacity as UAPT Treasurer, stated Maryn Peterson has earned the Certified Public Funds Investment Manager (CPFIM) certification from the Association of Public Treasurers United States and Canada. The nationally recognized CPFIM certification program is designed to provide treasury professionals with the confidence and knowledge to better manage investments on behalf of their municipalities.

### **7. Employee Years of Service Recognition**

South Weber City policy is to recognize the years of service and meritorious performance of employees. It is the intention moving forward to publicly recognize during City Council Meeting employees that reach major milestones in their length of service. The following employees have shown dedicated service to the community for more than 10 years.

Employee Name	Department	Years of Service
Mark Larsen	Public Works	32
Michelle Clark	Administration	28
Bryan Wageman	Public Works	26
Travis Nicholson	Fire	20
Roney Ketts	Fire	19
Derek Tolman	Fire	13
Curtis Brown	Recreation	12

Mayor Westbroek recognized and thanked those who have served. Chief Tolman praised Travis Nicholson and Roney Ketts for their service. He explained that through their mentoring of other firefighters, they have touched thousands of lives in South Weber City.

**ACTION ITEMS****8. Consent Agenda**

- **June 28, 2022 Minutes**

**Councilman Soderquist moved to approve the consent agenda. Councilman Dills seconded the motion. Mayor Westbroek called for the vote. Council Members Alberts, Dills, Halverson, and Soderquist voted aye. Councilwoman Petty abstained as she was excused from the meeting. The motion carried.**

**9. Ordinance 2022-11: Rezone for Belnap Estates at approximately 7888 S 2600 E from Residential Low (R-L) to Residential Moderate (R-M) by Applicant Tyker Belnap**

Tyker Belnap announced he and his family want to live in South Weber and are hoping to build a home on the lot next to his grandpa's home. Councilman Dills investigated if the R-M Zone allows for an accessory dwelling unit. Community Services Director Trevor Cahoon verified the city only allows internal accessory dwelling units. Unless there is a code change, an accessory dwelling unit is not allowed; however, there can be accessory buildings such as a barn or shed.

**Councilman Soderquist moved to approve Ordinance 2022-11: Rezone for Belnap Estates at approximately 7888 S 2600 E from Residential Low (R-L) to Residential Moderate (R-M) by Applicant Tyker Belnap. Councilwoman Petty seconded the motion. Mayor Westbroek called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.**

**10. Resolution 22-37: Final Plat for Belnap Estates at approximately 7888 S 2600 E by Applicant Tyker Belnap**

An application to plat 0.529 acres at approximately 7894 S 2600 E into one building lot was submitted by Tyker Belnap. Community Services Director and the City Engineer have analyzed all forms presented and found all conditions of City Code met and relayed their findings to the Planning Commission. Planning Commission held a public hearing on the 9th of June 2022 and voted unanimously to recommend approval by the City Council.

**Councilwoman Petty moved to approve Resolution 22-37: Final Plat for Belnap Estates at approximately 7888 S 2600 E by Applicant Tyker Belnap. Councilwoman Alberts seconded the motion. Mayor Westbroek called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.**

**11. Ordinance 2022-12: Rezone for Sophia's Haven at approximately 1598 E South Weber Drive from Commercial (C) to Residential Moderate (R-M) by applicant Rob Edwards**

Councilman Soderquist expressed disappointment with the time taken to demolish the existing buildings and asked what assurance the city has that Mr. Edwards will honor future agreements. Mr. Edwards replied he was not aware of any agreement. He indicated the demolition permit allows 180 days and he anticipated being done in the next couple of weeks. He will be applying shortly for a permit to demolish the final building. Mr. Cahoon verified Mr. Edwards was correct on the timeline and expressed future demolition permits will be thirty days.

Councilman Soderquist queried why there are so many items on the property. Mr. Edwards responded he was helping a citizen who needed a place to park a boat. He also shared problems with vandalism that required blocking the entrances.

Mayor Westbroek reminded Council there can be conditions attached to a rezone with the possibility of reverting the property back to commercial. Mr. Cahoon reported conditions are typically done by a legislative development agreement. City Attorney Jayme Blakesley reminded the Council that a time frame needs to be included as well.

Councilman Halverson mentioned Mr. Edwards's recent projects in Sun Ray and Ray Creek Subdivisions were not up to city standard. Councilwoman Petty conveyed her frustration with items this developer has not completed to city standards and suggested the property be cleaned up prior to any building permits being issued. Brandon reviewed the various subdivisions and items that were not completed to city standard. Councilwoman Alberts added the city has received complaints concerning the condition of this property.

Councilman Halverson announced he is not in favor of this rezone and believes the property should remain commercial. Councilman Soderquist disagreed mentioning most commercial other than office space could not survive in this location. Mayor Westbroek articulated the difficulty with finding viable commercial in this day and age of online shopping. Councilwoman Alberts agreed.

**Councilwoman Petty moved to approve Ordinance 2022-12: Rezone for Sophia's Haven at approximately 1598 E South Weber Drive from Commercial (C) to Residential Moderate (R-M) by applicant Rob Edwards with the inclusion of the following:**

**Section 2. Reversion. Zone change is subject to and conditional upon all demolition (including removal of all debris) and site improvements being completed within (90) calendar days from the date of this ordinance. Failure to comply will revert zoning back to Commercial (C).**

**Councilwoman Alberts seconded the motion. Mayor Westbroek called for the vote. Council Members Alberts, Petty, and Soderquist voted aye. Councilmen Halverson and Dills voted nay. The motion carried 3 to 2.**

**12. Resolution 22-38: Final Plat for Sophia's Haven at approximately 1550 E South Weber Drive by Applicant Rob Edwards**

Councilman Halverson expressed displeasure that the applicant left prior to this item. Mr. Cahoon reviewed the development process does not allow recordation of the plat until improvements are completed.

**Councilwoman Alberts moved to approve Resolution 22-38: Final Plat for Sophia's Haven at approximately 1550 E South Weber Drive by Applicant Rob Edwards. Councilman Soderquist seconded the motion. Mayor Westbroek called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.**

**13. Resolution 22-39: Hill Air Force Base (HAFB) Well License Agreement**

The City Council approved an updated license agreement with HAFB on June 28, 2022. HAFB officials are requesting modification of the indemnity elements of that agreement due to federal law that prohibits the United States Air Force from agreeing to indemnity provisions that amount to undefined future obligations in advance of appropriations. Legal staff was comfortable with the adjustment to the indemnity language.

**Councilman Soderquist moved to approve Resolution 22-39: HAFB Well License Agreement. Councilman Dills seconded the motion. Mayor Westbroek called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.**

**14. Resolution 22-40: Firefighters Retirement System Admission and Intent to Contribute** Community Services Director Trevor Cahoon explained South Weber City made the position of Fire Chief a full-time (FT) benefitted position. The city is required to provide a retirement account for any employee who meets the minimum threshold for the Utah Retirement System (URS). The city participates in the URS fund for our general employees. In order to provide benefits for firefighter personnel the city must participate in the firefighter fund.

To participate in this fund the URS board requires a resolution from the governing body to state the intent of the organization to provide this benefit as well as the intent of the organization to pick up the additional contributions for firefighter employees who are currently in the Tier 2 plan for URS. This portion of the resolution is optional for the organization and the city can choose to not participate in the Tier 2 employer pick up. Discussion followed that policy should be the same for fire as for other full-time employees which is currently 1.51%.

**Councilman Soderquist moved to approve Resolution 22-40: Firefighters Retirement System Admission and Intent to Contribute as written. Councilman Halverson seconded the motion. Mayor Westbroek called for the vote. Council Members Alberts, Halverson, and Soderquist voted aye. Councilwoman Petty and Councilman Dills voted nay. The motion carried 3 to 2.**

**15. Transportation Capital Facilities Plan (CFP) 2700 E Area Concept**

Jeremy Searle of Wall Consultant Group (WCG) reported he was able to update the draft Concept Plan (Alt. 2) for 2700 East based on the feedback received from the City Council at the last meeting. He reviewed the concept for the intersection at 2700 East and South Weber Drive. He pointed out the dedicated right-hand turn at Maverik has been removed and the dedicated right-hand turn lane at the roundabout going to 7800 South has also been removed.

Mr. Searle discussed the raised median and recommended it for safety but indicated it would not be needed until 2700 East is widened to five lanes. He then moved on to the roundabout. Councilman Halverson was concerned with large trucks leaving Maverik and then maneuvering through a roundabout. Councilman Dills wondered if this configuration would affect Maverik. Councilman Halverson iterated the need to include the raised median in the concept plan with the option of installing it as needed down the road.

The Council looked at the concept plan for a dedicated right turn lane onto Hwy 89 and striping for north and south bound lanes. Mr. Searle outlined estimated costs.

South Weber 2700 East Concept Costs		
Project	Type	Estimated Cost
South Weber Drive / 2700 East	Intersection	\$1,000,000
2700 East Widening	Roadway	\$620,000
7800 South / 2700 East Roundabout	Intersection	\$900,000
<b>Total Cost:</b>		<b>\$2,520,000</b>
Alternative Options		
EB Right-turn Pocket on South Weber Drive	Intersection	\$300,000
7800 South / 2700 East Signal	Intersection	\$400,000
WCG, 2022		

Mr. Searle explained why intersections are consistently the most dangerous locations on a roadway, accounting for 23% of all fatal crashes. A traditional 4-leg intersection has 32 conflict points where a crossing, turning, or merging maneuver may result in a collision. Roundabouts cost more but reduce the number of conflict points to just 8 which are merge conflicts that very rarely result in severe crashes. In addition, roundabouts require users to slow down, reducing the severity of crashes with fatal or serious injury by up to 88%. Other benefits include low maintenance cost, efficient traffic flow, and traffic calming. Pedestrians are less likely to be seriously injured at roundabouts due to slower traffic speeds and median refuges.

**Councilman Halverson moved to approve Transportation Capital Facilities Plan (CFP) 2700 E Area Concept as presented on 26 July 2022. Councilwoman Alberts seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.**

## DISCUSSION:

### **15. Planning Commission Stipend**

Planning Commissioners currently receive \$69 per month for their service on the Commission. During the budget process, City Council discussed raising that amount to \$150, ultimately deciding to leave the amount as is. That decision coincided with the Council discussing City Council compensation rate. During City Council meeting on July 12, 2022, the City Council decided to revisit the Planning Commission amount as a standalone discussion topic.

After the topic was raised to revisit this item, City Attorney Jayme Blakesley reviewed state law and found if the City Council wants to adjust the rate, then a noticed public hearing would take place and the rate would have to be adopted by ordinance after the public hearing. Current city code outlines a different process necessitating a change to city code regardless of whether the Council maintains or adjusts the rate.

Councilwoman Petty expressed the increase is warranted for the Planning Commission. Councilman Dills agreed. Councilman Soderquist acknowledged the increase would be only a token and did not think \$150 would bring in more highly qualified candidates. Councilwoman Alberts understood both sides of the argument and was undecided. Councilman Halverson was okay with \$100 or \$150 depending on public sentiment. He pronounced the Commissioners could waive the stipend if they felt it was not justified. Councilwoman Petty proclaimed the purpose is not to increase the number of applicants, but a form of appreciation for them. She

specified the packets are frequently hundreds of pages of detailed documents. The Council agreed on \$150 per month.

### REPORTS:

#### 16. New Business

There was no new business brought forward.

#### 17. Council & Staff

**Councilman Dills:** reported the Parks Committee discussed possibilities to involve the public and alleviate some work from the public works department. Ideas discussed included a “Service Day” and “Adopt a Park”. Families would commit to a specified length of time. The Council encouraged pursuing the ideas. The Parks Committee also met with the train club to review responsibilities. A contract is being drafted.

**Councilwoman Alberts:** announced the PR Committee discussed display for the 911 Memorial for the upcoming day of remembrance at the fairgrounds. The Code Committee met to discuss upgrading traffic safety. They continue to review the R-7 Zone. She also addressed Mr. Sturm’s public comments and explained both the packet and the addendum are on the website. She reminded Council they will be serving at the Country Fair Days Monday night dinner and parade line-up is 10:30 a.m. Saturday.

**Councilwoman Petty:** shared the Municipal Utilities Committee met and are currently working on the geotechnical report for the Public Works Facility.

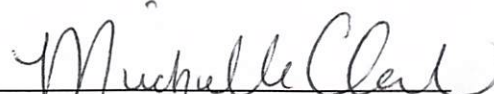
**City Manager David Larsen:** revealed portable toilets have been placed in the city parks.

**Community Services Director Trevor Cahoon:** attended the UDOT meeting concerning future plans for the Hwy 89/I-84 interchange.

**ADJOURN:** Councilwoman Petty moved to adjourn the Council Meeting at 9:34 p.m. Councilman 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 08-23-2022

Mayor: Rod Westbrook

  
Transcriber: Michelle Clark

Attest:

  
City Recorder: Lisa Smith

**Comments to South Weber City Council  
for 26Jul22 Meeting  
by Paul A. Sturm**

**1) General Public Comment.**

There appears to be an issue with the Noticing and Public Information provided for this meeting. On 19Jul22 a Public Notice was sent that contained the 57 page "Packet" for this 26Jul22 CC meeting. On 22Jul22 another Public Notice was sent that contained an eight (8) page "Packet Addendum". Please see below.

- |   |
|---|
| <ul style="list-style-type: none"><li>• <a href="#">0 CC 2022-07-26 Packet.pdf - 7/19/22 2:45 PM</a></li><li>• <a href="#">00 CC 2022-07-26 Packet Addendum.pdf - 7/22/22 8:45 AM</a></li></ul> |
|---|

*Please note that this "Packet Addendum" is not a total replacement/addition to the 19Jul22 "Packet", and thus does not contain all of the information to be addressed tonight.*

It also appears that, when the "Packet Addendum" was placed on the SWC website, the original "Packet" was replaced by the Packet Addendum, thus the original Packet, and its contents were no longer available to the Public after ~22Jul22, and for this meeting.

July 26	Agenda Amended  Packet Addendum  Video   Minutes
---------	--

**2) Public Comment on Agenda Item #15**

<b>15. Transportation Capital Facilities Plan (CFP) 2700 E Area Concept</b>
---

- A. I am very disappointed with tonight's presentation by WCG. It appears that they did not listen or comprehend what the City Council and Mayor, and others told them concerning their 12Jul22 presentation and the issues observed.
- 1) The Mayor clearly stated his opposition to the concrete island on 2700 E. He also clearly stated that he did not want to direct traffic from Maverik, and Morty's Car Wash traveling South towards a residential neighborhood and the "Round About".
  - 2) Councilman Dills suggested that the "Round About" be made smaller so as to not have such a large footprint. (He reconsidered after the meeting when discussing haul trucks.)
  - 3) I talked with the WCG representative after his presentation on 12Jul22 to inform him that the "Round About" would not work as designed. I informed him of a major item that makes this design unworkable is that multiple times a day, double belly dump trucks exit onto 2700 East, and that it would take an even larger "Round About" for these trucks. He was not aware that these trucks exited onto 2700 East. It appears that WCG did little on-site monitoring of "real world" conditions on 2700 East.
- B. I am abhorred concerning the apparent lack of WCG's incorporation of the Mayor's, City Council, and others inputs! I was a Government contractor for over 30 years, and would NEVER willfully disregard my clients requests and inputs. I also did not see any major changes in this presentation from the 12Jul22 version, although WCG was tasked to do so.