

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 9 April 2024

TIME COMMENCED: 6:00 p.m.

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

PRESENT: MAYOR:

Rod Westbroek

COUNCIL MEMBERS:

**Jeremy Davis
Joel Dills (electronic)
Blair Halverson
Angie Petty
Wayne Winsor**

CITY MANAGER:

David Larson

CITY ENGINEER:

Brandon Jones

CITY ATTORNEY:

Jayme Blakesley

CITY RECORDER:

Lisa Smith

COMMUNITY DEV MGR:

Lance Evans

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Frank Skuchi, Chris Pope, Elizabeth Pinto, Sam Martinez, Lucas Mann, Karli Jenkins, Tyson Williams, Richard Bigler, Byron Prince, and Tim Grubb.

1. Pledge of Allegiance: Councilman Halverson

2. Prayer: Councilman Davis

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 & city and direct comments to the entire Council (They will not respond).

PRESENTATIONS

4. Davis County Sheriff's Office (DCSO) Quarterly Report

Sergeant Chris Pope presented the quarterly report. He expressed the recent parking requirements to city code has helped improve the park and ride. Sergeant Pope reminded individuals if they receive a call asking for donations from him or anyone from DCSO, it is fraud. Elizabeth Pinto reviewed crimes investigated by type: crimes, death investigation, person,

and property crimes. She announced victims' services has served 29 victims and 22 new victims over the last quarter. She explained the hours do not include investigations, reports, etc. just patrol hours in the city.

ACTION ITEMS

5. Consent Agenda

- a. March 12 Minutes**
- b. March 26 Minutes**
- c. March Check Register**
- d. February Budget to Actual**

Councilman Winsor moved to approve the consent agenda as written. Councilman Halverson seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

Councilwoman Petty moved to open the public hearing for surplus property at approximately 657 E 6980 S. Councilman Winsor seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

----- PUBLIC HEARING -----

6. Public Hearing on Surplus Property at Approximately 657 E 6980 S

During the Canyon Meadows Subdivision development 20 years ago, the city acquired a parcel under a powerline for a possible trail connection to the park. After neighbors' occasional maintenance concerns and inquiries about selling, the City Council reviewed the property and with its minimal expected usage and negligible impact on neighborhood access to the park, is considering declaring it surplus and selling to cut maintenance costs.

Lucas Mann of South Weber City explained he has created warranty deed and legal descriptions and then neighbors will work together to discuss and present an offer.

Sam Martinez of South Weber City queried if city property north of 664 East is for sale. Mayor Westbrook noted after council discussion the city has decided to keep it at this time.

Councilman Halverson moved to close the public hearing for surplus property at approximately 657 E 6980 S. Councilwoman Petty seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

----- PUBLIC HEARING CLOSED -----

7. Resolution 24-09: Declaring Parcel 13-220-0102 Surplus Property

Councilwoman Petty moved to approve Resolution 24-09: Declaring Parcel 13-220-0102 Surplus Property. Councilman Halverson seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

8. Resolution 24-10: Interlocal Cooperation Agreement with Davis County Sheriff’s Office for Law Enforcement Amendment #2

DCSO switched its law enforcement agreement with South Weber City to a cost-per-patrol-unit model in 2022. Last year, the city got an 11.6% discount but will cover the full cost by 2025. Each patrol unit costs \$173,151.52 yearly, and the city wants two units, totaling \$346,303.04 annually—a rise from \$301,076.52 last year.

Councilman Halverson moved to approve Resolution 24-10: Interlocal Cooperation Agreement with Davis County Sheriff’s Office for Law Enforcement Amendment #2. Councilman Davis seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

9. Public Hearing on Gateway Revised Development Agreement

Councilwoman Petty moved to open the public hearing for Gateway Revised Development Agreement. Councilman Davis seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

----- PUBLIC HEARING -----

(No Public Comment)

----- PUBLIC HEARING CLOSED -----

Councilman Halverson moved to close the public hearing for Gateway Revised Development Agreement. Councilwoman Petty seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

10. Resolution 24-11: Gateway Development Agreement Second Amendment

Community Development Manager Lance Evans explained Wasatch Bridge Primary Investments and Tri Pointe Homes are proposing changes to the South Weber Gateway Development Agreement and a modified site plan. He clarified the development is subject to further land use reviews. They are requesting:

1. Change in ownership from Poll Heritage Farms Development Management, LLC to Wasatch Bridge Primary Investments, LLC.
2. Driveways. Amend Section 2(a) of the DA to reduce the driveway allow for Driveways from 25’ to 22’ deep to accommodate additional parking as needed.
3. Commercial Building Height. Amend the DA to allow for the maximum building height for commercial buildings to 50 feet, in accordance with the concepts attached hereto as Exhibit C.
4. Site Plan. Approve revised site plan for modified building design and driveway spacing.

City Attorney Jayme Blakesley announced when this property originally came to the city, it was under different ownership. He acknowledged the new owner, Tyson Williams, is his neighbor,

and noted he has not advised him on this property. His partner Todd Godfrey will manage all documents related to this project.

Byron Prince from Tripointe Homes addressed a request to amend driveways from 25' to 22' deep for traditional townhomes facing a private road, citing adequate length from a homebuilder's perspective. Councilman Dills expressed concern. Councilman Winsor suggested reducing units, while Councilman Halverson highlighted hill retention problems. Mr. Prince discussed the commercial property's marketing and proposed a 50' height amendment for office and hospitality use. Councilman Davis mentioned previous gym proposal, the city's desire for retail, and opposition to the 50' commercial building height which was echoed by the City Council and Mayor. Mayor Westbrook favored the 25' driveway depth for aesthetics and walkability. Councilman Halverson affirmed the Council's stance on commercial height and driveway length.

Councilman Halverson moved to approve Resolution 24-11: Gateway Development Agreement Second Amendment with only the change in ownership from Poll Heritage Farms Development Management, LLC to Wasatch Bridge Primary Investments, LLC. Councilman Winsor seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

11. Resolution 24-12: Blomquist Hale Amended Agreement

House Bill 59 from the 2023 State Legislative Session requires that cities provide mental health services for first responders. Our current Employee Assistance Program (EAP) Blomquist Hale does provide the separate service needed and is willing to add this service to our agreement with them. The service charge would be \$130 per visit or an added cost to our monthly per employee amount. Without specific knowledge of how many of these types of visits will be needed, staff recommends the per visit cost to only pay for the service when it is utilized.

Councilman Winsor moved to approve Resolution 24-12: Blomquist Hale Amended Agreement. Councilman Halverson seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

12. Resolution 24-13: Award Contract to Streetscan USA Inc.

South Weber contracted in 2021 with Streetscan USA Inc to scan all streets within the city which information proved valuable. To maintain accurate information and assist in the five-year maintenance plan it is recommended a rescan every three years. Conditions within the city would be optimal this summer for the scan which would include sidewalks and this information would provide valuable information for the transportation utility fee (TUF) rate study which is also budgeted for this year. Discussion took place regarding if it is necessary to complete every three years. Councilman Dills suggested every five years.

Councilman Winsor moved to approve Resolution 24-13: Award Contract to Streetscan USA Inc. Councilman Halverson seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

13. Ordinance 2024-05: Amending City Code 4-7-3 Park Regulations

This item was discussed during the City Council meeting on March 26, 2024. Councilman Winsor expressed he does not feel dogs should be allowed in city parks. Councilwoman Petty shared that individuals abutting Canyon Meadows let their dogs out unleashed and do not remove pet waste. Councilman Dills conveyed there is a law, but it is difficult to enforce. Councilwoman Petty does not favor allowing the city manager changing the rules.

Councilman Davis moved to approve Ordinance 2024-05: Amending City Code 4-7-3 Park Regulations. Councilman Dills seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, and Winsor voted aye. Councilwoman Petty voted nay. The motion carried 4 to 1.

REPORTS

14. New Business

HighMark Charter School: Councilwoman Petty noted Highmark has not implemented a new vehicle drop-off/pick-up plan as requested. City Manager David Larson will contact HighMark to continue the discussion.

15. Council & Staff

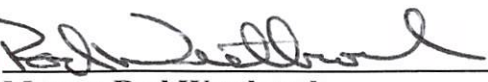
Councilman Winsor: reported Staker Parsons has installed topsoil on the west side of the gravel pit with noticeable benefit. They also installed a 500 ft. sprinkler line.

Councilwoman Petty: thanked Shaelee King for her hard work on the successful and well attended City Easter Egg Hunt.

Councilman Halverson: shared the Municipal Utilities Committee will meet tomorrow to conduct a final plan review for the new Public Works Facility.

16. Adjourn

Councilwoman Petty moved to adjourn the meeting at 7:42 p.m. Councilman Davis seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

APPROVED:  Date 5-14-24
Mayor: Rod Westbrook


Transcriber: Michelle Clark

Attest: 
City Recorder: Lisa Smith

