

# SOUTH WEBER CITY CITY COUNCIL WORK MEETING

**DATE OF MEETING:** 11 June 2024

**TIME COMMENCED:** 5:06 p.m.

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

**PRESENT: MAYOR:**

Rod Westbroek

**COUNCIL MEMBERS:**

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

**CITY MANAGER:**

David Larson

**COMMUNITY RELATIONS:**

Shaelee King

**CITY RECORDER:**

Lisa Smith

**COMMUNITY DEV MGR:**

Lance Evans

**CITY ENGINEER:**

Brandon Jones

**CITY ATTORNEY:**

Jayme Blakesley

**Minutes:** Lisa Smith

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**ATTENDEES:** Seth Hobby, Bryan Prince, Robbie Thompson, and Chris Cave

## 1. South Weber Gateway requested by Tri Pointe

Wasatch Bridge Primary Investments and Tri Pointe Homes are proposing changes to the South Weber Gateway Development Agreement and a modified site plan. They are proposing the following:

- 57 townhome units, reduced from 61.
- Retaining wall along the south side of property reduced from +20' to approx. 8' at max height.
- 2.6 acres of commercial, same sq footage as the approved plan, with a different dimension and more frontage along South Weber Dr.
- Proposed revisions to DA:
  - Clarify current property owner: WASATCH BRIDGE PRIMARY INVESTMENTS, LLC.
  - **Exhibit A-** Clarify boundaries of residential and commercial properties.
  - **Exhibit B-** Clarify phasing plan based on new subdivision design.
  - **Section 2.a-** Unit garages to be a minimum of 20'x20' to accommodate two cars. All townhome driveways to be a minimum of 25'.

- **Section 2.c-** Clarify that once the building permits for the retail building(s) have been issued there shall be no restriction on the townhome certificates of occupancy for the respective phase.

Mayor Westbrook turned the meeting over to builder Brian Prince to present the requests. Chris Cave reviewed the changes to the site plan. Babcock Design was hired to provide some conceptual ideas for the commercial area. Mr. Prince showed those two-dimensional drawings for the commercial portion. Councilman Dills questioned the single-story commercial footprint and Mr. Prince responded that it is just a possibility. Mr. Prince clarified that the project would have a phasing plan. City Engineer Brandon Jones verified the zones would have to be redrawn to allow the commercial and residential to be moved north away from the hill. Councilman Halverson addressed the buffer between commercial and residential. Mr. Cave indicated there would be 35 feet total between residential and the commercial including landscape and a wall. He proposed natural rock for the retaining wall, but Mr. Jones replied that the sensitive land use requirements would only allow three feet for that type of structure. The 50-foot setback from the street will have the commercial parking near the street with the buildings behind. Mr. Prince requested clearer language in the agreement regarding Certifications of Occupancy (COO). The Council indicated adamantly that no COO for residential will be allowed until a commercial building permit has been issued. Councilman Dills verified the trail is still planned. He wondered about snow removal, but since it will be a private road dropped the point. Councilman Winsor stated firmly that he will not approve the development without clearly delineated phases tying commercial to the residential. He clarified if they sell the commercial to another developer and it is not developed, the residential will not be occupiable. Councilman Halverson iterated the architectural design will need to be approved. The Council agreed this is a gateway to the community and it needs to look welcoming and not like barracks. Mr. Davis related the development agreement states commercial and residential constructed concurrently. The Council agreed with the wording.

City Attorney Jayme Blakesley arrived at 5:45 pm.

**ADJOURN: Councilman Halverson moved to adjourn the City Council Meeting at 5:55 p.m. Councilman Winsor seconded the motion. Mayor Westbrook called for a vote. Council Members Dills, Halverson, and Winsor voted aye. The motion carried.**



APPROVED:

*[Handwritten signature of Rod Westbrook]*

Date 06-25-2024

Mayor: Rod Westbrook

Attest:

*[Handwritten signature of Lisa Smith]*  
City Recorder: Lisa Smith