

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 22 October 2024

TIME COMMENCED: 6:00 p.m.

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

PRESENT: MAYOR:	Rod Westbrook
COUNCIL MEMBERS:	Jeremy Davis Joel Dills Blair Halverson Angie Petty Wayne Winsor
CITY MANAGER:	David Larson
CITY ATTORNEY:	Jayne Blakesley
COMMUNITY DEV MGR:	Lance Evans
COMMUNITY RELATIONS:	Shaelee King
FINANCE DIRECTOR:	Brett Baltazar
CITY ENGINEER:	Brandon Jones
TREASURER:	Tia Jensen
CITY RECORDER:	Lisa Smith

Minutes: Michelle Clark

ATTENDEES: Gary Boatright, Paul Sturm, Joanne Maycock, Dave Randall, Sarah Randall, Ashley Wendt, Trevor Schenck, Jon Auger, Spencer Hawks, Matt Hale, Anna DeGooyer.

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

1. Pledge of Allegiance: Councilwoman Petty

2. Prayer: Mayor Westbrook

3. Public Comment: Please respectfully follow these guidelines.

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

Ashley Wendt of South Weber City emailed City Manager David Larson expressing frustration that she and nearby residents have not received written notice about the proposed General RV Inventory Lot at 108 E South Weber Drive. She raised concerns about the land slope in Phase 2, drainage issues, and the height difference with adjacent properties. She also noted an addendum indemnifying SWLLC for potential harm from the canal remodel. She did not believe the plans address city code requirements and requested the agenda item be postponed, sent back to the Planning Commission, and that the City Council visit the site before deciding.

Sarah Randall of South Weber City was concerned about the lack of plans for phase 2 as well as no right turn lane into the development, no required asphalt, and dust affecting residents in area. She requested an 8' wall and trees. She urged the City Council to deny the approval of the conditional use permit.

Dave Randall of South Weber City did not want this inventory parking lot in the middle of his neighborhood, but he would like the city code to be followed. He cautioned against any use of Kingston Drive by General RV with children in the neighborhood. He suggested separating the approval of phase 1 and phase 2 and invited City Council members to tour the property.

Leeann Maycock of South Weber City moved to South Weber for the rural feel and did not feel her best interests was being served by the city. She had neighbors try to purchase this land and were not successful.

ACTION ITEMS

4. Consent Agenda

a. September 24, 2024 Minutes

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

5. Conditional Use Permit 24-03: General RV Inventory Lot

Community Development Manager Lance Evans explained General RV is requesting a conditional use permit for an inventory lot for RV's and trailers on 5.31 acres at 108 E. South Weber Drive. The property is zoned C-R (Commercial Recreation Zone) and allows recreational vehicle sales and rental as a conditional use in the Land Use Matrix. The applicant has made amendments to the plan from the last meeting. The outdated application on the city website does have the 300' radius notice; however, the city and state no longer require that. He added the entire north side of the canal vegetation will remain.

Kevin Schonscheck expressed there is a natural buffer that will stay between the wall and the canal. There is also a 16' buffer or prescriptive easement for the canal company to be able to maintain the canal. He added there will be additional grading. Anna DeGooyer of Kirton McKonkie, representing Mr. Schonscheck, confirmed there is a prescriptive easement with the canal company; however, the canal company is requesting an agreement with General RV

which will outline the maintenance obligations. Mr. Schonscheck explained there is a condition with the canal company that for phase 2 the canal will be piped and at that time they will need to relocate the fence, wall, and add additional buffer. One of the conditions from the Planning Commission includes that they will need to review any plans for phase 2.

Councilman Dills queried what requirements will need to be met if the canal company decides to pipe the canal. Mr. Evans indicated any changes to the site plan will require review by the city. Councilman Winsor requested an explanation from city staff on the 4' to 5' grade on phase 2 and the neighboring residential property. City Engineer Brandon Jones explained the process of relocating the canal from Harper Way to Riverwoods Subdivision and affirmed the elevation difference is due to the canal being relocated and being enclosed. He noted the city owned the property and Nilson Homes agreed to pay to pipe the canal. Councilman Dills presented photos of the area which the City Council. Mr. Schonscheck suggested addressing the grading concerns when they submit for phase 2. Mr. Jones delineated the fencing and buffer plans. The developer reviewed there will be 8' masonry wall along all residential lots, Harper Way will be chain link fence, and the canal will be 8' masonry wall.

Discussion followed about emergency access. City Attorney Jayme Blakesley stated in reviewing the plat the utility and access agreement does not have a specific time on it. Mr. Jones assured residents there is little risk of flooding and storm drainpipe in the road could be connected during phase 2. Councilman Dills discourage sales on this property. Further discussion about ground cover material followed with Mr. Schonscheck clarifying it is a subbase with 1" washed crushed gravel material. He committed to treating it as needed for dust control. The City Council agreed the site does not need to be asphalted. Lighting was addressed. The proposed lighting plan that follows city code.

Councilman Davis moved to approve Conditional Use Permit 24-03: General RV Inventory Lot with the following conditions:

- 1. That an 8' masonry wall is constructed on property lines adjacent to residential lots.**
- 2. That the entire site is covered with 1" minus washed crush gravel.**
- 3. That landscaping will be installed as per city buffer requirements adjacent to lots, other than along the north side of the canal where natural vegetation will remain.**
- 4. That there will be no access to the inventory lot from Harper way.**
- 5. That the Kingston Drive access be used only for emergency access.**
- 6. That the lot be used only for inventory of recreation vehicles (RVs) and no sales will be allowed.**
- 7. That the applicant will apply for a separate conditional use permit (CUP) for development of phase 2.**

Councilman Halverson seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Davis, Halverson, Petty, and Winsor voted aye. Councilman Dills voted nay. The motion carried 4 to 1.

6. Resolution 24-31: Canal Relocation Agreement

City Manager David Larson explained prior to General RV approaching South Weber City about purchasing a portion of city owned land, the city had agreed to allow Nilson Homes to pipe and relocate an open section of the Riverdale Bench Canal as part of the Riverwood Subdivision. As a condition of closing on the sale of the property, the city is putting in writing

that it was the city's decision to allow Nilson Homes to do this since the actual work was done after the property was under contract but before closing.

Councilman Winsor moved to approve Resolution 24-31: Canal Relocation Agreement. Councilman Dills seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

7. City Investment Policy Amendment

City Treasurer Tia Jensen reported the Admin/Finance Committee proposed a simplification of the city's Investment Policy to align with current city strategies, current state code, and follow the Utah Money Management Act. Councilman Winsor recommended quarterly reports from the Admin/Finance Committee and annually to the full Council.

Councilman Winsor moved to approve City Investment Policy Amendment with the addition of a requirement for quarterly reports to the Admin/Finance Committee and annually to the City Council. Councilman Halverson seconded the motion. Mayor Westbrook called for a voice vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

8. Fraud Risk Assessment

Councilman Winsor conveyed the Admin/Finance Committee reviewed the fraud risk assessment. The state requires self-assessment to be conducted annually. South Weber City takes its financial and fiduciary responsibilities seriously. Policies, procedures, and internal controls have been implemented to mitigate those risks. This risk assessment is for fiscal year 2024, ending June 30, 2024. Finance Director Brett Baltazar announced the assessment categorizes the city's fraud risk level as "Low" with a score of 355 out of a score of 395. Staff will use the assessment as a guide to improve policies, procedures, and internal controls to continually reduce or minimize risk.

Councilwoman Petty moved to accept the Fraud Risk Assessment. Councilman Halverson seconded the motion. Mayor Westbrook called for a voice vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

REPORTS

9. New Business (None)

10. Council & Staff

Councilman Winsor: reported the gravel committee met yesterday. He acknowledged he gave them candid feedback and recommendations. Those representing the gravel pits noted the difficulty from not being in South Weber every day.

Councilman Dills: conveyed the Code Committee met today and will be bringing items before the City Council. Parks are in the process of being closed for the winter months.

Councilwoman Petty: stated the Events Committee met yesterday. The Halloween Bash will be held Monday, October 28th at 6:00 pm. There will be a trunk or treat with activities in the Family Activity Center. It was suggested the City Council wear costumes.

Councilman Halverson: announced the RAB meeting will be held this Wednesday. Municipal Utilities Committee will meet tomorrow at 10:00 a.m. He will report on these meetings at the next City Council meeting.

11. Adjourn: Councilman Winsor moved to adjourn the meeting at 7:41 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 12-10-2024
Mayor: Rod Westbrook


Transcriber: Michelle Clark

Attest: 
City Recorder: Lisa Smith

