

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 10 December 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 Blair Halverson Angie Petty Wayne Winsor
CITY MANAGER:	David Larson
CITY ATTORNEY:	Jayne Blakesley
COMMUNITY DEV MGR:	Lance Evans
FINANCE DIRECTOR:	Brett Baltazar
CITY ENGINEER:	Brandon Jones
CITY RECORDER:	Lisa Smith

Minutes: Michelle Clark

WORK MEETING ATTENDEES: Mayor Rod Westbroek with Council Members Davis, Dills, Halverson, Petty, and Winsor; Planning Commissioners Losee, Skola, and Roberts; City Engineer Brandon Jones, Community Development Manager Lance Evans, City Recorder Lisa Smith, City Attorney Jayme Blakesley, Michael Grant, Jayson Horne, Shane Turner.

- 1. Coopers Landing (Approximately 6525 S 475 E) Discussion Requested by Applicant Shane Turner:** Mr. Turner requested a work meeting to discuss the property at 6525 S 475 E. He previously met with City Engineer Brandon Jones and discovered the access on Old Maple Road is too narrow and the current driveway is too close to the intersection. He spoke with Utah Department of Transportation (UDOT) concerning the limited access line. City Engineer Brandon Jones clarified if the property is zoned R-M as projected there is enough property for four building lots. Mr. Turner expressed that would not be financially feasible for him. He requested a happy medium between the City Council and himself. Mr. Turner conveyed it is his understanding that the City Council would like this property to be used for commercial purposes. Discussion took place regarding issues with access and if a variance would be possible. Mr. Jones did not recommend any access onto 475 East. Mr. Turner presented several site-plans. He proclaimed he does have a gas station, and two retailers

interested. Councilman Winsor was against mixed use and noted his concerns with traffic for commercial. Councilwoman Petty favored a gas station but was concerned about the access. Mr. Jones suggested a traffic study should be conducted depending on what is being proposed. Commissioner Losee stated if the property is zoned commercial, anything that is currently allowed for commercial can go in there and the city may lose control as to what type of commercial. Councilman Dills conveyed the general plan designates this area as R-M, and he does not oppose mixed-use, but it must be the right kind. He did not see how any project would meet what Mr. Turner would like to see financially, and he saw no reason to change it to commercial. City Manager David Larson noted the private road ordinance allows for only four lots. Councilman Davis favored commercial if access on 475 East can work out. Mayor Westbroek was against rezoning to commercial until the city knows what types of business will go in there. Mr. Jones added a gas station may be difficult because of the culinary water well. City Attorney Jayme Blakesley stated a site plan is not required for a rezone.

Councilman Winsor moved to go into the general session. Councilwoman Petty seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

CITY COUNCIL MEETING ATTENDEES: Michael Grant, Chay Olson, Shane Turner, McKay Winkel, Bryan Memmott.

OPEN

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

2. Pledge of Allegiance: Councilman Winsor

3. Prayer: Councilman Dills

4. 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 City Council (Council will not respond).

PRESENTATIONS

5. Annual Court Review with Judge Memmott

Judge Memmott reported South Weber City is a model for city courts and thanked City Recorder/Court Clerk Lisa Smith for her dedication. He added because of her knowledge and experience Lisa has been asked to serve on the Training and Education Leadership Council, which is a credit to her abilities. He said that this court is being led on the highest level, and he is grateful to be the judge in South Weber. Mayor Westbroek and the council thanked Judge Memmott.

ACTION ITEMS

6. Consent Agenda

a. October 22 Minutes

- b. November Checks**
- c. October Budget to Actual**
- d. 2025 Meeting Schedule**

Councilman Winsor moved to approve the consent agenda. 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.

7. Resolution 24-34: First Responders First Contract

State law outlines specific requirements to address mental health issues for first responders. To provide a secondary mental health resource for post call debriefs Fire Chief Derek Tolman has searched for a company that can best provide for South Weber City. Services would be paid for from the mental health grant.

Councilman Davis moved to approve Resolution 24-34: First Responders First Contract. 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.

8. Resolution 24-35: Old Fort Community Reinvestment Area (RDA) Interlocal Agreement

The South Weber City Community Development and Renewal Agency created the Old Fort Community Reinvestment Area (CRA) to assist in the development of a recreational vehicles sales and storage facility within South Weber City. An interlocal agreement is required between the agency and the city to allow for the tax distribution from the city to the agency. The interlocal agreement will allow for 100% of the South Weber City property tax increment from the property to go to the RDA from 2024 to 2034 up to a maximum of \$226,685. These funds will be used for infrastructure improvements including piping the Riverdale Bench Canal, site improvements on the two properties, and administrative costs.

Councilman Davis moved to approve Resolution 24-35: Old Fort Community Reinvestment Area (RDA) Interlocal Agreement. 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.

9. Resolution 24-36: Riverside RV Park Development Agreement Second Amendment

Riverside RV Park owner/operator McKay Winkel requested an amendment to the length of stay provision of the development agreement to capture more business during the winter months. The requested language change is as follows:

15.1 Patrons. Developer shall not permit patrons to stay at the RV Park for more than one hundred twenty (120) consecutive days (the "Maximum Stay Period") in a calendar year.

Councilman Winsor opposed this amendment. Councilwoman Petty agreed. Mayor Westbrook has visited the property and stated it is well maintained and operated. He did not have a problem with the amendment. Mr. Winkel added they do not allow any RV older than 15 years. Discussion took place to allow the amendment request for one year or tie it to the ownership. Councilman Dills shared he has visited the property and noticed how nice it looks. City Attorney Jayme Blakesley expressed this is difficult because a development agreement

runs with the land and not the owner, but he thinks there can be some kind of temporary approval. It was stated there could be a trial period. Mr. Blakesley suggested connecting it to a business license.

Councilwoman Petty moved to approve Resolution 24-36: Riverside RV Park Development Agreement Second Amendment with the amendment that the 120 days stay extends to 240 days expiring April 30, 2026 in the calendar year. 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.

10. Resolution 24-37: Declare Parks' Mower as Surplus

South Weber Parks Department has two lawnmowers which are scheduled to be replaced. Chief Procurement Officer David Larson reviewed the request and recommended declaring the mowers as surplus and disposing of them per city policy.

Councilman Halverson moved to approve Resolution 24-37: Declare Parks' Mowers as Surplus. 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. Parks' Department Mower Purchase

Parks Manager Chay Olson recommended creating a Mower Rotation and Savings Program with the following options:

Option 1: Purchase 2 mowers with one time Capital Fund Balance of \$65,000.

Option 2: Purchase 1 mower with a one-time Capital Fund Balance of \$19,000

Councilman Winsor moved to approve *the purchase of two lawnmowers. ~~Option 2.~~ Councilman Halverson 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.

12. Policy and Procedures Manual

Once a month, the City Staff Leadership Council meets and reviews sections of the Policy & Procedures Manual. During those reviews, the following updates have been recommended by staff to the Admin/Finance Committee, who in turn has reviewed the proposed changes and recommends approval.

Councilman Winsor moved to approve Policy and Procedures Manual. 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.

13. Resolution 24-38: Amend the Consolidated Fee Schedule

South Weber City collects a pass-through impact fee for Weber Basin Water Conservancy District (WBWCD) for each new water connection to the city which increases the total contract water amount for the city. The current cost of 1 acre foot (ac-ft) per year from WBSCD is \$22,405. Each equivalent residential connection (ERC) in South Weber has required 400 gal/day or 0.448 ac-ft/year, thus establishing the current fee of \$10,037/ERC.

Councilman Winsor moved to approve Resolution 24-38: Amend the Consolidated Fee Schedule. 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.

REPORTS

14. New Business (None)

15. Council & Staff

Councilman Winsor: thanked Lisa Smith for her work with the court system.

Councilman Dills: stated the Code Committee met today and is reviewing the development process.

Councilwoman Petty: announced Breakfast with Santa is at the Family Activity Center this Saturday at 9:00 am. There will be a food drive that morning. The council should be there at 7:45 am to set up.

Councilman Halverson: reported the new Public Works Facility has foundation walls, and there have been a couple of changes with the generator sizing.

City Manager David Larson: shared the Admin/Finance Committee has selected Zions to be the investing company.


Finance Director Brett Balthazar: conveyed the city angel tree had 30 names this year. All gifts were dropped off at Davis County Family Services.

Fire Chief Derek Tolman: acknowledged the South Weber Fire Department donated approximately \$500 for the last three kids on the angel tree.

16. **Adjourn:** Councilman Halverson moved to go into a CLOSED SESSION held pursuant to the provision of UCA section 52-4-205 (1) (d) to discuss the purchase, exchange, or lease of real property at 7:43 p.m. 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.

APPROVED:  Date 01-14-2024
Mayor: Rod Westbrook



Attest: 
Transcriber: Michelle Clark


City Recorder: Lisa Smith

* Amendment approved February 25, 2025.