

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 8 April 2025

TIME COMMENCED: 6:00 p.m.

LOCATION: South Weber City Office at 1600 East South Weber Drive, South Weber, UT
Meeting streamed on YouTube on 8 April 2015 at 6:00 p.m.

PRESENT: MAYOR:

Rod Westbrook

COUNCIL MEMBERS:

**Jeremy Davis
Joel Dills
Blair Halverson
Angie Petty (arrived at 6:34 pm)
Wayne Winsor**

CITY MANAGER:

David Larson

CITY ATTORNEY:

Jayne Blakesley

CITY RECORDER:

Lisa Smith

COMMUNITY DEV MGR:

Lance Evans

CITY ENGINEER:

Brandon Jones

FINANCE DIRECTOR:

Brett Baltazar

COMMUNITY RELATIONS:

Shaelee King

INTERN:

Dan Fillmore

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Blake Robinson, Justin Eisert, Gary Eisert, and Michael Grant.

OPEN

1. Pledge of Allegiance: Councilman Dills

2. Prayer: Mayor Westbrook

3. Public Comment: Mayor Westbrook opened the floor for public comment and reminded those in attendance the following guidelines:

- Each speaker will have 3 minutes or less to speak from the podium.
- State your name and city of residence.
- Address the entire City Council. They will not respond during comments.

No comments were made. Mayor Westbrook closed the floor for public comment.

ACTION ITEMS

4. Consent Agenda

- a. March 11, 2025 Minutes
- b. March Checks
- c. February Budget to Actual

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

5. Ordinance 2025-05: Changing Zoning for the Stan Cook Property at Approximately 6966 S 725 E from Agricultural (A) to Residential Moderate (R-M), Applicant Layne Kap:

A public hearing was held on 13 March 2025 and the Planning Commission unanimously recommended approval. The proposed zone change is consistent with the goals and objectives of the General Plan. Staff recommended approval of the zone change for the 6.6 acres from Agricultural (A) to Residential Moderate (R-M). Councilman Dills questioned why a rezone request for the R-M Zone when the developer petitioned for 12 lots. Community Development Manager Lance Evans explained the R-M density allows for up to 18 lots; however, because of the street configuration there can be no more than 12. The R-M zone allows smaller setbacks. Gary Eisert of South Weber City property owner of Lot 4 explained Lot 1, 2, & 3 will be for his children. The rest of the property is owned by his father-in-law Stan Cook.

Due to a power outage the City Council decided to go into a closed session.

Councilman Winsor moved to adjourn and go into a closed session ***for the purpose of discussing pending or reasonably imminent litigation (UCA §52-4-205(1)(c) at 6:18 pm.** Councilman Dills seconded the motion. Mayor Westbrook called for a voice vote. Council Members Davis, Dills, Halverson, and Winsor voted aye. The motion carried.

Reconvened City Council Meeting at 6:32 pm

Councilwoman Petty arrived at 6:34 p.m.

Councilman Halverson moved to approve Ordinance 2025-05: Changing Zoning for the Stan Cook Property at Approximately 6966 S 725 E from Agricultural (A) to Residential Moderate (R-M) with the following conditions:

1. No more than twelve (12) single family residences will be permitted within the subdivision; and
2. Building permits must be issued within five (5) years of passing.
3. If conditions are not met, the zone will revert to Agricultural (A).

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.

Councilwoman Petty moved to open the public hearing to consider Ordinance 2025-07 Annexation and Zoning Designation. Councilman Davis seconded the motion. Mayor

Westbroek called for a voice vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

----- **PUBLIC HEARING OPENED** -----

6. Public Hearing to consider Ordinance 2025-06 Annexation and Zoning Designation

Community Development Manager Lance Evans explained in 2023 Weber and Davis counties agreed on a boundary change which placed the land in question into Davis County. Nilson Land Development petitioned the city to annex property to access full municipal services with the intent of building multiple single-family homes in the Riverwood Subdivision. The City Council accepted the petition on January 28, 2025 which was subsequently reviewed and certified on March 4, 2025. A 30-day protest period has now elapsed with no protests received. The zoning of the balance of the Riverwood Subdivision is Residential Low Moderate (R-LM) which matches the requested zone.

Mayor Westbroek asked for public comment.

Paul Sturm of South Weber City identified inconsistencies with the number on the ordinance.

Councilman Halverson moved to close the public hearing to consider Ordinance 2025-06 Annexation and Zoning Designation. Councilman Winsor seconded the motion. Mayor Westbroek called for a voice vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

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

7. Ordinance 2025-06: Annexing Multiple Parcels at Approximately 75 W South Weber Drive into the Boundaries of South Weber City and Designating the Zoning as Residential Low Moderate (R-LM)

Councilman Halverson questioned why the other parcels not in the Riverside Subdivision are not remaining in the agriculture zone. Councilman Dills asked for clarification given there are three separate property owners and one application for annexation. City Manager David Larson explained the property is currently A-10 which is a county designation and when it is annexed into South Weber City, it needs to be designated a zone. The land use map proposes the property be zoned R-LM. Discussion took place regarding the property owners and whether they are aware of the annexation. Community Development Manager Lance Evans explained the Peeks (property owners) have been involved in the annexation process. Mr. Evans noted the city has email communication from Davis County planner that the Peeks attended the County public hearing and have no concerns with the annexation.

Councilman Davis moved to approve Ordinance 2025-06: Annexing Multiple Parcels at Approximately 75 W South Weber Drive into the Boundaries of South Weber City and Designating the Zoning as Residential Low Moderate (R-LM). Councilman Winsor seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

8. Resolution 25-09: Approving an Addendum to Include Recycling to the Robinson Waste Contract: South Weber City currently contracts with Robinson Waste for trash

removal. On 11 March 2025, the City Council voted to implement a city-wide recycling program to begin 30 June 2025. This addendum will add recycling services to the current contract with Robinson Waste with the following provisions:

- Waste and recycling contract for 5 years until the year 2030
- Hauling rates established at variable participation rates
- Hauling rates guaranteed for 2 years until July 1, 2027
- Robinson will purchase and deliver all recycling carts
- City owns recycling carts after 3 years (July 1, 2028)
- The city will purchase opt out returned carts at \$69.04 per cart

Councilman Halverson moved to approve Resolution 25-09: Approving an Addendum to include Recycling to the Robinson Waste Contract. 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.

9. Resolution 25-10: Awarding 1375 E/ 7600 S Water and Sewer Project

The water line located in 1375 East and 7600 South is old and undersized and plagued with leaks. The Culinary Water Capital Facilities Plan recommended replacement of the water line for water quality and fire flow purposes. In anticipation of this project, during the development of Kastlecove Phase 2 Subdivision, the city negotiated with the developer for the installation of a new 8-inch water line southwards to the old Bambrough Canal. Meanwhile, city staff worked diligently to obtain utility and construction easements from the property owners along 1375 East and 7600 South and with Davis and Weber Counties Canal Company. During design and easement acquisition, it was determined to be the most cost-effective time to extend the sewer line which currently terminates at the south end of 1375 East to the remaining residents along 7600 South. The project was advertised on March 7, 2025, and (13) bids were opened on March 27, 2025. The city currently has \$550,000 budgeted for this project.

Councilman Davis moved to approve Resolution 25-10: Awarding 1375 E/ 7600 S Water and Sewer Project to Kastle Rock Excavation & Development in the amount of \$415,928.20. 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.

DISCUSSION ITEMS

10. FY 2026 Budget

Finance Director Brett Baltazar explained the City Council, committee members, and staff worked closely together throughout this budget process in creating the draft budget. The city held a budget retreat in February to kick-off the budget process. Throughout March, all the committees had an opportunity to discuss departmental needs and supplemental requests.

FY 2026 Supplemental Budget Requests List

Councilman Davis discussed the side-by-side purchase of \$50,000 for South Weber City Fire Department and the need for grants or sponsorship to cover the cost. It was stated Fire Chief Tolman is investigating grants. Councilwoman Petty suggested budgeting \$25,000 for FY

2026 and \$25,000 for FY 2027 for the side-by-side. Councilman Halverson suggested phasing the fire station remodel.

Discussion took place regarding hiring a code enforcement officer. Councilman Dills suggested looking into a city automation system like Herriman City. Mr. Larson will research this item.

Mr. Baltazar reviewed the following:

2026 Budget Highlights:

- Hold Property Tax Rate
- Sales Tax estimate growth from all sources, including General RV
- Gravel Pit revenue reduction
- Wildland revenues & related expenses removed
- Utility (RMP) estimated increase
- Election Year
- DCSO Contract increase- maintaining current services
- COLA/Merit and Benefits Increases
- Public Works Bond Shared
- Implement Recycling Program

Supplemental Request Recommendations:

- Payment in Lieu On-Going \$10,000
- Sprinkler Clocks On-Going \$10,000
- Recreation Background Checks On-Going \$2,500
- Chief Truck On-Going \$7,000
- FAC HVAC One-Time \$10,000

The council discussed setting aside \$10,000 for the Family Activity Center HVAC. Councilman Halverson noted this amount is not enough, but he understands the Recreation Department is limited with funds. Mr. Larson thanked Recreation Director Curtis Brown for bringing this item forward. Councilman Halverson identified the increase from Rocky Mountain Power and recommended budgeting more for streetlights. Councilman Winsor thanked city staff for their time and effort put forth on the budget.

REPORTS

11. New Business (None)

12. Council & Staff

Councilman Winsor: reported the Finance/Admin Committee met and reviewed the first quarter with everything looking positive. The committee will be reviewing the reserves policy.

Councilwoman Petty: Easter Egg Hunt April 19th at Central Park at 6:00 pm sharp. There are currently 720 people who have responded.

Community Relations Shaelee King: Spring Clean Up this Saturday from 8:00 am to 2:00 pm at Canyon Meadows Park. This is for green waste only.

13. Adjourn

Councilman Winsor moved to adjourn the meeting at 7:34 p.m. Councilman Davis seconded the motion. Mayor Westbrook called for a voice vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

APPROVED:  **Date 05-13-2025**
Mayor: Rod Westbrook


Transcriber: Michelle Clark


Attest: City Recorder: Lisa Smith



* amended at approval on 05-13-2025