

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 10 June 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 10 June 2025 at 6:00 p.m.

PRESENT: MAYOR:	Rod Westbroek
COUNCIL MEMBERS:	Jeremy Davis Joel Dills Blair Halverson Angie Petty Wayne Winsor
CITY MANAGER:	David Larson
CITY ATTORNEY:	Jayme Blakesley
CITY RECORDER:	Lisa Smith
COMMUNITY DEV MGR:	Lance Evans
FINANCE DIRECTOR:	Brett Baltazar
COMMUNITY RELATIONS:	Shaelee King
INTERN:	Dan Fillmore

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Layne Kap, Shane Turner

COUNCIL OPEN

1. Pledge of Allegiance: Councilman Winsor

2. Prayer: Councilwoman Petty

Mayor Westbroek welcomed those in attendance.

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

- Each speaker must go to the podium to comment.
- State your name and city of residence.
- Please address your comments to the entire City Council.
- Each speaker will have 3 minutes or less to speak.
- Note the City Council will not be entering into a dialogue during this portion of the meeting.

- Individuals not at the podium should refrain from speaking.

(No Public Comment Received)

Mayor Westbrook closed the floor for public comment.

ACTION ITEMS

4. Consent Agenda

- a. May 13, 2025 Minutes**
- b. May 20, 2025 Minutes**
- c. May Checks**
- d. April Budget to Actual**

Councilman Winsor moved to approve the consent agenda. 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. Ordinance 2025-12: Changing Zoning of the Williams Property at Approximately 1161 E South Weber Drive from Agricultural (A) to Residential Moderate Density (R-M) by Applicant Layne Kap:

This property is designated Residential Moderate Density (R-M) on the General Plan Projected Land Use Map. The R-M designation allows for a density up to 2.8 dwelling units per gross acre. The 3.13 acres would allow for up to 8 single-family dwelling lots. The proposed zone change matches the land use designation for the property and is consistent with approved plans and uses. Councilman Halverson questioned if there is going to be any access from the development to South Weber Drive. Layne Kap of South Weber City explained the Williams home will be removed, and one lot will access South Weber Drive with the current access. Councilman Dills recommended the installation of a three-way stop out of this subdivision to help slow down traffic on Lester. City Manager David Larson will discuss that item with City Engineer Brandon Jones. Mr. Kap thanked the Mayor and City Council members for all they do for South Weber City.

Councilwoman Petty moved to approve Ordinance 2025-12: Changing Zoning of the Williams Property at Approximately 1161 E South Weber Drive from Agricultural (A) to Residential Moderate Density (R-M) by Applicant Layne Kap. 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.

6. Ordinance 2025-13: Changing Zoning of the Coopers Landing Property at Approximately 6525 S 475 E from Agricultural (A) to Residential Moderate Density (R-M) by Applicant Shane Turner:

The Planning Commission held a public hearing and reviewed the application on May 8, 2025. There were no public comments. The Commission voted unanimously to recommend approval with the condition that the property reverts to agricultural if no development occurs in 2 years. The rezone to R-M would allow for the potential development of approximately 6 dwelling units on the 2.2-acre parcel if approved. The property configuration and access may limit the number of units. Councilman Dills expressed the city is missing out on a retail option, but this is a great second choice. Applicant Shane Turner

acknowledged he and City Engineer Brandon Jones met with UDOT and there will be no access from the property to 475 East.

Councilman Winsor moved to approve Ordinance 2025-13: Changing Zoning of the Coopers Landing Property at Approximately 6525 S 475 E from Agricultural (A) to Residential Moderate Density (R-M) by Applicant Shane Turner. Councilman Dills seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

7. Resolution 25-17: Adopting a Proposed Certified Tax Rate

Each year the city must adopt the Certified Tax Rate to allow the county to collect property taxes on the city's behalf and distribute the taxes appropriately. The county, along with the state, assesses the value of all properties within the city and proposed a certified tax rate. The Certified Tax Rate prepared by Davis County is 0.001434. The tax rate has a decrease from 2024 however the addition of new growth will cover the deficit.

Councilman Winsor moved to approve Resolution 25-17: Adopting a Proposed Certified Tax Rate of 0.001434 for the tax year 2025. Councilman Halverson 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 25-18: Amending the Consolidated Fee Schedule (CFS)

The staff conduct annual reviews of its Consolidated Fee Schedule to ensure fees reflect actual service delivery costs, regulatory compliance, and consistency with community needs. This year's update includes adjustments across administrative charges, public facilities, recreation, utilities, and inspection-related services. Key changes include the removal of outdated or unused fees, increases to research and inspection fees based on actual staff costs, and adjustments to recreation and utility rates to reflect vendor increases, regional comparisons, and operational needs. New fees were added for recycling and collection processing to support staff time and material costs. Overall, the updates aim to ensure fair, transparent, and sustainable fee structures for the city. Councilman Dills questioned the home occupation fire inspection fee of \$100. City Manager David Larson explained it is a similar level of work. Councilman Winsor questioned the inspection fee from the Public Works Department. Finance Director Brett Baltazar explained the study that was used to get to that number.

Councilman Winsor moved to approve Resolution 25-18: Amending the Consolidated Fee Schedule (CFS) as submitted. 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.

9. Resolution 25-19: Approving Beacon Code Consultants Service Agreement

To comply with recent Utah State Code Changes regarding building inspections the city issued a Request for Qualifications (RFQ) for inspection and plan review services on April 1, 2025. The city emailed the RFQ to all building code inspection and plan review companies working in the state. The city received one response – Beacon Code Consultants. An evaluation committee reviewed the proposal's qualifications, services and experience and interviewed Beacon Code Consultants, owner Tyler Seaman on April 28, 2025, to discuss services, schedule, and fees.

Based on the interview staff feel that Beacon is qualified and will provide another third party building inspection option for building in the city.

Councilman Winsor moved to approve Resolution 25-19: Approving Beacon Code Consultants Service 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.

BOARD MEETINGS

Councilman Halverson moved to adjourn City Council Meeting and go into a Board Meeting at 6:21 p.m. Councilwoman Petty seconded the motion. Mayor Westbrook called for a voice vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

10. Local Building Authority (LBA) Board Meeting

Councilman Halverson moved to reconvene the City Council Meeting at 6:23 p.m. Councilwoman Petty seconded the motion. Mayor Westbrook called for a voice vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

REPORTS

11. New Business

Emergency Operations Plan: City Manager David Larson asked the City Council if they want to include the cost to update the emergency operations plan in the final budget before it is adopted. The plan was updated years ago, and many contracts need to be renewed. Mr. Larson explained Emily Thomas from Jones & Associates was a city employee and was involved with the original plan. The City Council directed staff to include it in the final budget.

12. Council & Staff

Councilman Winsor: announced there will be a revised renewed cooperation agreement with the gravel pits by the end of the year.


Councilman Dills: thanked the city staff for the work accomplished at Veterans Memorial Park.


City Manager, David Larson: reported on the status of the new Public Works Facility and stated the contractor will be working on the internal office area soon. The completion date is scheduled August 20, 2025.


Mayor Westbrook: expressed the expansion of the stage at Central Park is near completion. Mayor Westbrook and the City Council thanked Paul Sturm for his donation to the project.

13. Adjourn

Councilman Winsor moved to adjourn the meeting at 6:32 p.m. Councilman Dills seconded the motion. Mayor Westbroek called for a voice vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

APPROVED:  **Date 06-24-2025**
Mayor: Rod Westbroek


Transcriber: Michelle Clark

Attest: 
City Recorder: Lisa Smith

