

# **SOUTH WEBER CITY CITY COUNCIL MEETING**

**DATE OF MEETING:** 26 August 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 26 August 2025 at 6:00 p.m.

**PRESENT: MAYOR:**

**Rod Westbrook**

**COUNCIL MEMBERS:**

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

**CITY MANAGER:**

**David Larson**

**CITY ENGINEER:**

**Brandon Jones**

**CITY RECORDER:**

**Lisa Smith**

**CITY ATTORNEY:**

**Jayme Blakesley**

**FINANCE DIRECTOR:**

**Brett Baltazar**

**FIRE CHIEF:**

**Derek Tolman**

**COMMUNITY RELATIONS  
MANAGER:**

**Lance Evans**

**COMMUNITY RELATIONS:**

**Shaelee King**

**INTERN:**

**Dan Fillmore**

**Minutes: Michelle Clark**

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**ATTENDEES:** Paul Sturm, Michael Grant, and Dan Shuler.

## **COUNCIL OPEN**

**1. Pledge of Allegiance:** Mayor Westbrook

**2. Prayer:** Councilman Petty

**Mayor Westbrook welcomed those in attendance.**

**3. Public Comment:** Mayor Westbrook 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.

**Paul Sturm of South Weber City** expressed several concerns with Ordinance 2015-14. He suggested Deer Run Drive be included in the priority area for street sweeping given it is currently the longest road in South Weber City.

**Michael Grant of South Weber City** thanked those who helped with Country Fair Days. He noted individuals were corrupting the sanitized water at the handwashing stations and recommended adding a “do not open” sign to all coolers.

**Kevin Polson of South Weber City** sent an email to the city concerning children’s safety when operating e-bikes, scooters, golf carts, side by sides, 4 wheelers, pocket bikes, dirt bikes, etc.

**Mayor Westbrook closed the floor for public comment.**

**PRESENTATIONS****4. Recognition of September as Constitution Month (American Founders’ Month)**

Mayor Westbrook stated September is recognized as Constitution Month in the state of Utah. The United States Constitution signed in Philadelphia on September 17, 1787 stands as a safeguard of our freedoms, guiding our government and protecting the rights of every citizen. Here in South Weber, we honor this legacy by encouraging civic engagement, respect for the rule of the law, and a continued commitment to the liberties that unite us as Americans. We encourage South Weber residents to learn and understand the Constitution and celebrate the historical impact of the Constitution on American Liberty and governance throughout the month.

**5. Internship Capstone Project**

Mayor Westbrook announced Dan Fillmore has worked as a Management Intern for South Weber City for the last 6 months. During the last 4-6 weeks of his internship he was tasked with researching, determining, and developing a way to improve South Weber City.

Dan Fillmore thanked the City Council and staff for the opportunity to work in the city. He then presented his capstone project to the City Council. After reviewing surveys conducted throughout the city over the years, he noted residents are overall happy with the city. Although residents feel like South Weber City is their home, they feel as though the city is missing in cultural opportunities. The citizens want South Weber City to show what makes it unique and special. After speaking with residents and members of the council about the city’s identity and culture with the majority identifying South Weber as a small town that is tucked away from the hustle and bustle of surrounding communities. Its unique geography makes it a special place. In the past, the phrase, “Country Comfort, City Convenience” was used in certain instances to portray the city’s identity. However, this phrase has not withstood the test of time nor been used in a long time or in any official documents. Dan recommended a new slogan “The Hidden Gem”

be incorporated into city documents, memorabilia, and website. He further suggested when the city moves City Hall to a new location the city theme would describe South Weber City as a “Hidden Gem.” He added there could be a trail with different areas indicating the unique geography and the hidden nature of its uniqueness in comparison to neighboring cities. He recommended a plaque or boulder that says the following:

“At the mouth of the Weber Canyon, the Weber River rushes into the valley. Over years of erosion, the river has carved out a mini valley on the Wasatch Front, nestled in a narrow strip of land between the south bluff and the Weber River is the quote, “Hidden Gem” of the Wasatch Front, South Weber City, with the bluff to the south, the river to the north, and the mountains to the east. The valley is tucked away from the surrounding urban sprawl. This geography limits rapid expansion, preserving the small town and its small town heritage. While South Weber enjoys a serene small town environment, perfect for families, it is just moments away from its big city amenities of its neighbors. Residents and visitors experience the best of both worlds. Easy access to dining, shopping, arts, and employment opportunities, yet always returning to a peaceful community where neighbors know your name. With a focus on family, heritage, and heart combined with its unique geography, South Weber City truly is the “Hidden Gem” of the Wasatch Front.

As the slogan is incorporated and promoted the residents will feel a greater sense of cultural identity. Mayor Westbrook and the City Council thanked Dan for his presentation. Councilmember Dills suggested this information be included on the city website.

### **ACTION ITEMS**

#### **6. Consent Agenda**

- a. June 24, 2025 Minutes**
- b. July 8, 2025 Minutes**
- c. July Checks**
- d. June Budget to Actual**

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

**Councilwoman Petty moved to open the public hearing for Water Efficient Landscape Requirements. Councilman Davis seconded the motion. Mayor Westbrook called for a voice vote. Council Members Davis, Dills, Petty, and Winsor voted aye. The motion carried.**

### **----- PUBLIC HEARING -----**

#### **7. Public Hearing for Water Efficient Landscape Requirements**

**No public comment was offered.**

**Councilwoman Petty moved to close the public hearing for Water Efficient Landscape. Councilman Dills seconded the motion. Mayor Westbrook called for a voice vote. Council Members Davis, Dills, Petty, and Winsor voted aye. The motion carried.**

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

### **8. Ordinance 2025-14: Amending Title 10, Chapter 15 Water Efficient Landscape Requirements**

This proposed code amendment to the city's landscape ordinance is to become qualified for Weber Basin Water Conservancy District's "Landscape Lawn Exchange." This incentive program allows lawn areas anywhere in a resident's yard to be removed and replaced with low-water landscaping to qualify for a rebate of \$2.50 per square. Councilwoman Petty voiced her concern with unclear requirements for park strips in new residential developments. Councilman Winsor questioned whether Weber Basin reviewed and approved the amendments to city code prior to City Council approval. Councilman Dills had reservations with making any changes to landscaping requirements if there were only a few citizens who would qualify for the program. Councilman Winsor shared the ordinance does not identify specific plants. City Manager David Larson explained the city already qualifies for flipping the strip, but this is a broader landscape requirement. He noted the 35% is just for new construction and existing citizens do not need to change anything if they do not want to. The City Council agreed it is important to receive Weber Basin approval prior to considering this ordinance.

**Councilman Dills moved to deny Ordinance 2025-14: Amending Title 10, Chapter 15 Water Efficient Landscape Requirements. The motion died due to lack of a second.**

**Councilman Dills moved to table Ordinance 2025-14: Amending Title 10, Chapter 15 Water Efficient Landscape Requirements until such time the city receives written confirmation from Weber Basin Water District stating the City Ordinance qualifies. The motion died due to lack of a second.**

Further discussion took place regarding the percentage of lawn, the need to conserve water, and park strips size and use.

**Councilman Winsor moved to deny Ordinance 2025-14: Amending Title 10, Chapter 15 Water Efficient Landscape Requirements as written and submitted to the council on this date. Councilman Dills seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Davis, Dills, Petty, and Winsor voted aye. The motion carried.**

The City Council directed city staff to communicate with Weber Basin Water District about flexibility and potential options.

### **9. Public Hearing for Rezone Application Requirements**

The purpose of this section is to ensure that rezoning decisions are made with a clear understanding of the intended development, to protect the community from speculative zoning changes, and to ensure consistency with the South Weber City General Plan and the orderly development of the city. The Planning Commission and City Council have been concerned about approving zoning map amendments without a better vision of future development. The Code Committee developed the draft code to require additional information at the zoning map amendment stage to provide this assurance. The Planning Commission recommended conditional approval of the code with the additional language in Section C.3. That "Items H-K will be required at the zoning administrator's discretion based on the estimated cost." This would allow

for a balance between additional information and significant costs at the rezone stage of development.

**Councilwoman moved to open the public hearing for Rezone Application Requirements. Councilman Dills seconded the motion. Mayor Westbrook called for a voice vote. Council Members Davis, Dills, Petty, and Winsor voted aye. The motion carried.**

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

**No public comment was offered.**

**Councilwoman Petty moved to close the public hearing for Rezone Application Requirements. Councilman Dills seconded the motion. Mayor Westbrook called for a voice vote. Council Members Davis, Dills, Petty, and Winsor voted aye. The motion carried.**

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

**10. Ordinance 2025-15: Amending Title 10 Chapters 2 Section 7 Rezoning Application Requirements**

Councilman Davis questioned the need for the change. Councilwoman Petty responded there have been times when individuals come forward with a rezone and then the development plan changes. Councilman Dills favored the ordinance because it allows for a better legislative decision. Councilman Winsor expressed the city has a general master plan that identifies what is allowed in specific zones. City Attorney Jayme Blakesley stated the city is walking a fine line and if it were challenged, it may not hold up. He added the city does not have much property left that will be rezoned.

**Councilman Dills moved to approve Ordinance 2025-15: Amending Title 10 Chapters 2 Section 7 Rezoning Application Requirements with a change to Section B that this section shall apply to all applications seeking a zoning map amendment (rezone) within the corporate limits of South Weber City to any zoning district that is mixed-use, non-residential, or R5. Councilman Davis seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Petty, and Winsor voted aye. The motion carried.**

**11. Resolution 25-25: Adopting the Sewer Capital Facilities Plan (CFP)**

Councilman Winsor discussed city staff making sure they monitor growth with rental units. City Engineer Brandon Jones stated they do understand the importance and sewer flows are monitored every five years.

**Councilman Winsor moved to approve Resolution 25-25: Adopting the Sewer Capital Facilities Plan (CFP). Councilman Davis seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Petty, and Winsor voted aye. The motion carried.**

**Councilwoman Petty moved to open the public hearing for Sewer Impact Fee Facilities Plan. Councilman Davis seconded the motion. Mayor Westbrook called for a voice vote. Council Members Davis, Dills, Petty, and Winsor voted aye. The motion carried.**

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

**No public comment was offered.**

**12. Public Hearing for Sewer Impact Fee Facilities Plan**

**Councilwoman Petty moved to close the public hearing for Sewer Impact Fee Facilities Plan. Councilman Dills seconded the motion. Mayor Westbrook called for a voice vote. Council Members Davis, Dills, Petty, and Winsor voted aye. The motion carried.**

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

**13. Ordinance 2025-16: Adopting the Sewer Impact Fee Facilities Plan (IFFP)**

**Councilwoman Petty moved to approve Ordinance 2025-16: Adopting the Sewer Impact Fee Facilities Plan (IFFP). Councilman Winsor seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Petty, and Winsor voted aye. The motion carried.**

**14. Resolution 25-26: Adoption of the Updated Storm Water Management Plan (SWMP) and Annual Training**

Dana Shuler of Jones & Associates reported during the Storm Water Audit, deficiencies in the 2021 Storm Water Management Plan (SWMP) were noticed. As a result, the SMWP required updates to meet the new permit requirements. Those items included adding contact information with defined roles and responsibilities, expanded ways the city will reduce nitrogen and phosphorus, minimum control measure was updated to include additional information, and all the updated/created SOPs and checklists were added to the SWMP. Councilman Winsor asked why the gravel pits are not included on the list. Dana replied that the gravel pits are covered under an industrial discharge permit which is regulated by the State. Councilman Winsor explained the gravel pit dust gets into city storm drains, lawns, etc. He asked if there is something the city can do. Dana replied the state regulates the gravel pits permits and she will get Councilman Winsor a contact person.

**Annual Storm Water Training for City Council**

Dana explained cities and towns have paved surfaces that wash pollution into lakes and rivers when it rains. The Storm Water Management Plan (SWMP) is a written plan that is used to describe various control measures and activities the permittee will undertake to implement the SWMP. It is required by the EPA and Utah Division of Water Quality (federal, state) and provides guidance and “measurable” goals. Annual training is required for all who deal with storm water related issues.

There are six minimum control measures (MCMs) which each contain tasks, goals, and deadlines. For each MCM, there are action items. These are

1. public education and outreach,
2. public involvement and participation,

3. illicit discharge detection and elimination,
4. construction site storm water runoff control,
5. long-term storm water management in new development and redevelopment, and
6. pollution prevention and good housekeeping.

**Councilwoman Petty moved to approve Resolution 25-26: Adoption of the Updated Storm Water Management Plan (SWMP) and Annual Training. Councilman Dills seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Petty, and Winsor voted aye. The motion carried.**

### **15. Fire Station Remodel Project**

South Weber City's fire station is over 20 years old and in need of maintenance and improvement. During the FY26 budget, the City Council set aside \$100,000 for the project and requested a phasing plan. Mayor Westbrook worked with Chief Tolman to identify needs and costs. The full project includes updating 3 of the 4 bathrooms in the building and dividing the two bedrooms into four bedrooms.

#### **Phase I – Bathrooms - \$25,000**

- Replace showers and vanities
- Cost breakdown
  - o Shower - \$12,000
  - o Vanities - \$2,000
  - o Plumbing - \$2,000
  - o Doors - \$3,000
  - o Paint - \$6,000
- Phase I would be awarded to the following contractors based on quotes/bids received: Sand and Swirl, North Davis Cabinets, Bennetts

#### **Phase II – Bedrooms - \$40,000**

- Split 2 bedrooms into 4 bedrooms with necessary framing, electrical, windows, flooring, HVAC, sheetrock, and painting.
- \$40,000 is a general estimate. No bids/quotes have been received.

Mayor Westbrook stated in meeting with the plumber it has been decided to replace all the fixture valves which will cost approximately \$1,000 and the painter estimate decreased keeping the overall total the same.

**Councilman Winsor moved to approve Fire Station Phase 1 for \$25,000. Councilman Dills seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Petty, and Winsor voted aye. The motion carried.**

## **DISCUSSION ITEMS**

### **16. Public Works Facility Update**

Mayor Westbrook reported the information below comes from the on-site construction update meeting held on August 13, 2025.

#### **Recent Project Activities**

- There has been an average of 25 workers on site each day.



- No safety incidents or near misses
- Main building
  - Garage doors install
  - Fire sprinklers
  - Security/Access
  - Rough HVAC & plumbing
  - Drywall and tape
  - Paint wash bay
- Vehicle storage building
  - Floor coating
- Material storage building
  - Decant bays pad prepped and ready for concrete pour

**Upcoming Project Activities**

- Main building
  - Power to panel inspection
  - Wall paint & floor coating
  - Finish plumbing, electrical, mezzanine stairs install
- Vehicle storage building
  - Finish HVAC, electrical
- Site
  - Fence gates
  - Landscaping

**Timeline**

Anticipated move in the last week of September

**Finances**

Bond amount paid to date \$6,041,664.08 of \$9,000,000 (67%)

City Manager, David Larson reported the city is waiting on Rocky Mountain Power to replace a power pole across the street. He added the city will not move into the facility until the entire project is completed. Councilman Winsor suggested Mr. Larson review the warranty period.

**REPORTS****17. New Business**

Councilman Winsor requested a report on the audit schedule and presentation to the City Council that acknowledges the final audit by December 31<sup>st</sup>.

**18. Council & Staff**

**Councilman Winsor:** reported the Finance Committee is working on a Reserve Policy with a draft to be reviewed by the City Council. He continues to meet with the gravel pit companies to review their actions and acknowledged there is a certain amount of frustration with what is taking place and the quality of life that affects citizens.

**Councilman Dills:** shared South Weber Recreation Soccer is underway. The Recreation Committee continues to survey parents concerning individual needs. Math Camp and Lego



Camp took place this summer. Park Department team is terribly busy, and he thanked them for the impressive job they are doing. Code Committee is working on items.

**Councilman Davis:** stated the Public Safety Committee discussed fireworks being a challenge for Country Fair Days with land normally used being sold. They discussed fire breaks on south and east hillside with Fire Chief Tolman reviewing cost estimates. Davis County Sheriff's Department is concerned about vehicle burglaries with garage doors opened and vehicles left unlocked. Extra patrols are taking place in the school zones. Discussion has been taking place regarding moveable speed bumps around school zones. Emergency Operations Plan is currently being discussed and will be finalized by the end of the year. There has been discussion about four-wheelers, golf carts, e-bikes etc. There have not been any specific actions, but this is a safety issue.

**Councilwoman Petty:** thanked Shaelee King, City Council, and Public Works Department for work on Country Fair Days.

**The City Council thanked Intern Dan Fillmore for all his work for the city.**

**Councilman Winsor moved to adjourn the City Council meeting at 8:15 p.m. and go into a closed session held pursuant to the provision of UCA Section 52-4-205(1)(e) to discuss the sale of real property. Councilwoman Petty seconded the motion. Mayor Westbrook called for a voice vote. Council Members Davis, Dills, Petty, and Winsor voted aye. The motion carried.**

**CLOSED SESSION held pursuant to the provision of UCA Section 52-4-205(1)(e)**  
**18. Discuss the Sale of Real Property**

**Councilman Winsor moved to adjourn the meeting at 8:37 p.m. Councilwoman Petty seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Petty, and Winsor voted aye. The motion carried.**

**APPROVED:**  **Date 09-23-2025**  
**Mayor: Rod Westbrook**

  
**Transcriber: Michelle Clark**

  
**Attest: City Recorder: Lisa Smith**

