

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 10 March 2026

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 March 2026 at 6:00 p.m.

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

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Brent Poll, Lynn Poll, Traci Weise, Travis Patt, Skyler Kap, Korey Kap, Paul Stranz, Bonnie Tesch, Michael Grant, Braxton Kee, Jeff & Stacy Eddings.

OPEN

- 1. Pledge of Allegiance:** Councilman Winsor
- 2. Prayer:** Councilman Halverson

Mayor Westbrook welcomed those in attendance at tonight's meeting.

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

Brent Poll of South Weber City voiced concern with the rezone for the Peek Subdivision given the Hill Air Force Base pollution.

Paul Sturm of South Weber City opined it appears the QuikTrip project and its associated Conditional Use Permit (CUP) requirements are being rushed.

Jeff Eddings of South Weber City was not thrilled about QuikTrip being built across the street from his home. He commended the developer for listening to residents' concerns. He addressed the proposed roundabout located at the intersection by his home and does not feel it is necessary. He also opposes the raised medians.

Paul Straz of South Weber City pointed out the acreage inconsistencies for agenda item #5. He wondered how this development will affect traffic, utilities, and the school. He discussed the density requirements and felt the zoning request is higher than city code.

Mayor Westbrook closed the floor for public comment.

ACTION ITEMS

4. Consent Agenda

- a. Minutes February 7, 2026**
- b. February Checks**
- c. December Budget to Actual Amended Staff Report**
- d. January 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, Petty, and Winsor voted aye. The motion carried.

5. Ordinance 2026-04: Changing Zoning for Peek Subdivision at Approximately 898 E 7240 S from Agricultural (A) to Multiple Residential Zones by Applicants Korey Kap and Vern Peek

Community Development Manager Lance Evans explained this is a zone change from A (Agricultural Zone) to RL-M (Residential Low Moderate Density Zone on 14.044 acres) and R-M (Residential Moderate Density Zone on 20.58 acres) for approximately 34.635 acres total, which matches the legal description submitted by the applicant. The Planning Commission held a public hearing on February 12, 2026. Public comments presented at that meeting and in writing prior to the meeting expressed traffic concerns about the access point required by UDOT at 925 East, specifically, the blind corner, existing road capacity, increased accident risk, school traffic and child safety, sidewalk, and infrastructure deficiencies. There were also general concerns about growth, housing affordability, and the public participation process. The Planning Commission discussed the community concerns regarding traffic impact of the new intersection and that additional information from UDOT would be necessary prior to subdivision approval. But they felt that the request to rezone the property

was consistent with the General Plan and voted unanimously to recommend approval of the rezone to the City Council.

Councilman Dills questioned if the acreage is up to date. Mr. Evans replied the original application was larger and the project acreage has been amended to 34.635 acres. City Engineer Brandon Jones clarified the application is based on the legal descriptions submitted by the developer which is 34.635 acres. Councilman Dills expressed concerns with the egress going west on Old Fort Road and the need for that road to continue. City Engineer Brandon Jones discussed the access point connection to South Weber Drive aligning with 925 East, which is the requirement from UDOT. He expressed this location is safer than farther to the east. Developer Korey Kap shared there are four phases planned. Mr. Jones explained the road connection needs to be made during phase 1.

Councilwoman Petty moved to approve Ordinance 2026-04: Changing Zoning for Peek Subdivision at Approximately 898 E 7240 S from Agricultural (A) to Multiple Residential Zones by Applicants Korey Kap and Vern Peek limiting the lot density to the current plat. 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. Conditional Use Permit 26-01: QuikTrip

QuikTrip Corporation is proposing to develop a 4.9-acre site located at the southeast corner of 2700 East and South Weber Drive for a new retail convenience store and gasoline service station. The property is zoned C-H: (Highway-Commercial Zone) and allows a Service Station use as per the Land Use Matrix. Any commercial development over one acre in size requires a Conditional Use Permit in addition to the commercial site plan approval.

Real Estate Project Manager Braxton Kee presented a brief history of QuikTrip which began in 1958 and started in Tulsa, Oklahoma. He introduced other representatives present. He said QuikTrip's main objective is to provide opportunities for employees to grow and succeed. They donate 5% of profits to local organizations and are a national safe place organization. QuikTrip is a proponent of community involvement and are willing to make donations for community events. He then reviewed the fresh food options which include breakfast pizza, donuts, sandwich options, and crispy snacks.

In working with the Planning Commission, Mr. Kee explained they have made the following amendments:

- Reduced the height of the pole sign by 40%.
- Reduced the sign square footage by 43%.
- Relocated the pole sign from the south entrance to behind the trash enclosures.
- Reduced the number of proposed monument signs to one.
- 20 additional trees added along the southern and western areas of the site plan; this was to provide sufficient visual and sound buffers for neighbors adjacent to the site.
- South entrance will be a "truck only" entrance.
- Confirmed location for fencing along the highway.

Mr. Kee reviewed the store design, gas canopy, diesel canopy, and proposed fencing. Councilwoman Petty opposed a wood fence in this location and suggested making it a

condition for a 6 ft. precast masonry fence. Councilman Halverson expressed the masonry fence would be like the masonry fence along Highway 84. Mr. Kee replied they will comply with that condition. Mayor Westbrook discussed the fire along Highway 84 which was minimized by the masonry fence in the area. Councilwoman Petty suggested a 6 ft. masonry fence along both property lines.

City Engineer Brandon Jones discussed the roundabout and medians and felt the medians are safer. City Attorney Jayme Blakesley added Mr. Jones has given good recommendations that he deems to be the safest and most sound engineering practice. If Council departs from the median, he suggested a traffic study. Councilman Davis asked if there are other options. Mr. Jones discussed when Maverik came in they owned the property and the access was put in that location, when Morty's came in they owned up to the second access and no one was across the street, but now with this development, the access is not ideal. Therefore, there is potential for conflicts with traffic which can be eliminated by installing medians. Councilman Halverson questioned if there is a way to widen the road and eliminate the median. Mr. Jones suggested a third party traffic study. Councilman Dills opposed the median but knows the City Engineer has done his due diligence. Mr. Kee added they have been working extensively with the City Engineer, and this is the best option. Discussion took place regarding the disservice to Maverik because of the City Council's decision. Mr. Jones was aware of the medians impact on Maverik but emphasized it is safer. Councilman Halverson was also not in favor of a median. Mayor Westbrook agreed.

Councilman Winsor moved to approve Conditional Use Permit 26-01: QuikTrip subject to the following:

- 1. Removal of proposed median on 2700 East.**
- 2. Installation of 6ft. masonry fence along north and east property lines.**
- 3. Comply with conditions set by the Planning Commission on 12 February 2026.**
 - a. Sign placement for pole sign at location option #1, as designated in the packet, right behind the garbage bin, and the removal of the middle entrance monument sign as noted on plans.**
 - b. The buffer around the south entrance improved to include as many additional trees as possible to provide sufficient visual buffer to the diesel canopy and the pole sign.**
 - c. The south entrance be designated with appropriate signage to be entrance only.**

Councilman Davis 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.

7. Resolution 26-05: Amending Policies and Procedures

Once a month, the City Staff Leadership Council meets and reviews sections of the Policy & Procedures Manual. During those reviews, 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 Resolution 26-05: Amending Policies and Procedures. 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.

8. Ordinance 2026-02A: Amending Sewer Impact Fee Effective Date

Impact fees require a 90-day waiting period before they can be implemented. This allows time for objections and projects in process to utilize the current fees. It has come to staff's attention that there is an exception when the fee is diminishing as in this case. The ordinance has been amended to convey that the lesser fee will take effect immediately.

Councilwoman Petty moved to approve Ordinance 2026-02A: Amending Sewer Impact Fee Effective Date. 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. Ordinance 2026-03: Amending Title 10 Chapter 11 Supplementary and Qualifying Regulation

The Code Committee proposed amendments for fence height and location to protect neighborhood character and ensure safety. The Planning Commission held a public hearing and after reviewing the changes, unanimously recommended approval. The City Council reviewed the draft code and directed staff to remove the opacity requirements and set the front yard's height at four feet.

Councilwoman Petty moved to approve Ordinance 2026-03: Amending Title 10 Chapter 11 Supplementary and Qualifying Regulation. Councilman Halverson seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Halverson, Petty, and Winsor voted aye. Councilman Davis and Dills voted nay. The motion carried 3 to 2.

DISCUSSION ITEMS

10. Legislative Review

City Manager David Larson conveyed there were many bills approved by the legislature this year. One that will affect South Weber City is House Bill 236 which is to enhance transparency and accountability in local government budgeting and aims to amend the Truth in Taxation process. Key points include: Requires local governments to provide clearer explanations of proposed tax increases, mandates public hearings to discuss budget changes and tax implications, ensures that taxpayers receive timely notifications about potential tax hikes, introduces a standardized format for budget documents to improve understanding, aims to increase public participation in the budgeting process, and seeks to reduce confusion and misinformation regarding local tax assessments.

REPORTS

11. New Business

Master Plan for Central Park: Councilman Winsor queried if discussion on the master plan for Central Park should be done in a closed meeting, work session, or public meeting. The City Council agreed to discuss it further in a work or closed session.

12. Council & Staff

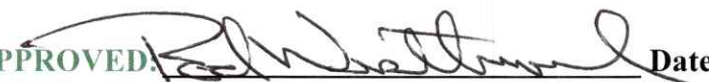
Councilman Dills: addressed concerns with conflicting information in the City Council packet. He suggested the city staff look at the issues brought up tonight.

City Manager, David Larson: reported Utah State Well Being Survey has been active for a week with 122 responses and will be open for three weeks. Shaelee King announced it has been advertised on city website and emails.

Easter Egg Hunt will be held at Central Park on Saturday April 4th.

ADJOURN:

Councilman Winsor moved to adjourn the meeting at 7:31 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 04-14-2026**
Mayor: Rod Westbrook


Transcriber: Michelle Clark


Attest: City Recorder: Lisa Smith

