

# SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 23 July 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 (excused)**

**COMMUNITY DEV MGR:**

**Lance Evans**

**COMMUNITY RELATIONS:**

**Shaelee King**

**CITY ATTORNEY:**

**Jayne Blakesley**

**FINANCE DIRECTOR:**

**Brett Baltazar**

**DEPUTY RECORDER:**

**Raelyn Boman**

**CITY RECORDER:**

**Lisa Smith**

**Minutes: Michelle Clark**

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**ATTENDEES:** Chris Cave, Paul Sturm, Tim Graham, Shane Graham, Samuel Martinez, Nick Smith, Breann Smith, Ricky Smith, Mia smith, Mike Crandell, and Michael Grant.

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

**1. Pledge of Allegiance:** Councilman Halverson

**2. Prayer:** Mayor Westbroek

**3. Public Comment:** Please respectfully follow these guidelines.

- a. Individuals may speak once for 3 minutes or less: Do not remark from the audience.
- b. State your name & city and direct comments to the entire Council (They will not respond).

**4. Consent Agenda**

**a. June 25, 2024, Minutes**

**Councilman Dills moved to approve the consent agenda as written. 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.**

**5. Public Hearing for Surplus Property at Approximately 650 E 6980 S**

During development of the Canyon Meadows subdivision over 20 years ago, the city received property at approximately 650 E 6980 S under a power line with the idea that it could eventually be converted into a public trail to the park. The City Council has evaluated all city-owned property and weighed its potential future use. The number of users of the trail would be minimal and would not significantly lessen the time it would take to walk to the park from the homes in the neighborhood. Declaring the property surplus and selling it would remove the cost and time for maintenance.

**Councilman Winsor moved to open the public hearing. 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.**

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

Mayor Westbroek asked if there were any public comments.

**Nick Smith of South Weber City** stated he, Tim Graham, and Sam Martinez were interested in purchasing the subject property and dividing it between the three of them.

**Tim Graham of South Weber City** wondered about the triangular piece of city property abutting this property. He noted there is a cement pole in the middle of the surplus property and questioned if that would affect the price of the property.

**Sam Martinez of South Weber City** agreed with everything stated by Mr. Smith and Mr. Graham.

**Mike Crandall of South Weber City** discussed his concerns with recent burglaries taking place at his home. He requested the Council's help as he has filed several reports with Davis County Sheriff's Department.

**Councilman Winsor moved to close the public hearing. 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.**

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

**6. Resolution 24-23: Declaration of Surplus Property at Approximately 650 E 6980 S**

Mayor Westbroek announced the triangular piece north of this property will remain city-owned property. Councilman Halverson explained the square footage did not deduct the power pole which should have been included in the subdivision anyway.

**Councilwoman Petty moved to approve Resolution 24-23: Declaration of Surplus Property at Approximately 650 E 6980 S. Councilman Davis seconded the motion. Mayor Westbroek called**

**for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.**

Councilman Halverson explained the process and any interested parties should contact City Manager David Larson.

#### **7. Resolution 24-24: Assigning Check Signers for the City Bank Account**

Due to staff turnover, the check signers needed to be reviewed. Councilman Winsor proposed replacing the mayor as one signer. City Attorney Jayme Blakesley confirmed the mayor is allowed to sign checks. The City Council agreed to add him as an additional signer.

**Councilman Winsor moved to approve Resolution 24-24: Assigning Check Signers for the City Bank Account with the addition of Mayor Westbroek. 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. Ordinance 2024-09: Amending Zoning Map Changing Multiple Parcels from Agricultural (A) to Multi-Family Residential (R-5)**

On July 11, 2024, the Planning Commission held a public hearing and reviewed an application regarding a rezoning proposal. The current General Plan allows 1.86-2.8 dwelling units per acre, while the proposed R-5 zone permits 5 units per acre, potentially increasing density to 11 units per acre. Chris Cave from Reeve and Associates presented a site plan and discussed access, traffic, and density impacts. After considerable discussion, the Planning Commission voted 3-2 to recommend the rezone to the City Council.

Councilman Dills supported the general plan's designation of the property as moderate density but noted preference for tax base uses over residential. Councilman Halverson favored commercial use while Councilman Davis preferred a flex space. Mayor Westbroek acknowledged the property's complexity and anticipated a need for commercial use. The City Council debated potential uses, with Councilman Dills opposing mixed use, Councilman Winsor finding the current density too high but supporting flex space, and Councilman Halverson emphasizing the need for a development agreement. Development representative Chris Cave requested to continue this agenda item.

**Councilwoman Petty moved to continue Ordinance 2024-09: Amending Zoning Map Changing Multiple Parcels from Agricultural (A) to Multi-Family Residential (R-5). Councilman Davis 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. Annexation Petition by Ricky and Mi-a Smith (Parcel 13-041-0028) at Approximately 8000 S 2800 E**

The Smiths have filed an annexation petition, and the city may either accept or reject it. There is no obligation to annex the property even if the property is included in the city's expansion area. If the Council accepts the petition, staff will extensively review it to determine if it meets all requirements for certification. Ricky Smith explained the history of the property and his plan to build a single-family home. He added this property is part of the city's general annexation plan, the utilities are in the corner of the property, and there is a fire hydrant directly across the street. City Attorney Jayme Blakesley reviewed the procedures for annexation.

Councilman Winsor moved to accept the annexation petition for Ricky and Mi-a Smith (Parcel 13-041-0028) at approximately 8000 S 2800 E. 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.

## REPORTS:

### 9. New Business

**Central Weber Sewer Improvement District:** Mayor Westbroek announced Central Weber Sewer Improvement District is proposing a property tax increase by 8.86% and a hearing will be held August 19, 2024, at 6:00 pm at their administration building.

**National Day of Service:** Councilman Winsor expressed the National Day of Service is Wednesday, September 11, 2024, and he was approached with requests for city projects for 100 volunteers. Discussion took place regarding parks always needing help, painting curbs for fire hydrants, etc.

### 10. Council & Staff

**Councilman Halverson:** reported the new Public Works Facility will not be completed until next year.

**Shaelee King:** announced this Thursday night there will be a concert in the park with Jeff Clark performing at 6:00 p.m. There will be a Kid Entrepreneur Market and a food truck. Country Fair Days Chairperson Tani Lynch needs help overseeing kids' activities. The Council is slated to help with the movie in the park. They queried if they need to serve at the Monday Night Dinner at Central Park. Shaelee will investigate and let them know. Council verified plans for the parade.

### 11. Adjourn

**Councilman Dills** moved to adjourn the meeting at 6:52 p.m. 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.

APPROVED:  Date 08-27-2024  
Mayor: Rod Westbroek

  
Transcriber: Michelle Clark

Attest:   
City Recorder: Lisa Smith

