

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 9 December 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 9 December 2025 at 6:00 p.m.

PRESENT: MAYOR:

Rod Westbroek

COUNCIL MEMBERS:

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

CITY RECORDER:

Lisa Smith

CITY MANAGER:

David Larson

CITY ENGINEER:

Brandon Jones

CITY ATTORNEY:

Jayme Blakesley

FINANCE DIRECTOR:

Brett Baltazar

COMMUNITY DEV MGR:

Lance Evans

COMMUNITY RELATIONS:

Shaelee King

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Paul Straze, Brad Dopp, Michael Grant, Ann Turner, and Bob Turner.

COUNCIL OPEN

1. Pledge of Allegiance: Mayor Westbroek

2. Prayer: Councilman Dills

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

3. Public Comment: Mayor Westbroek 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.

Paul Straze of South Weber City expressed concern about the Fleet Fund and how development might affect city infrastructure. He encouraged budgets to be sustainable.

Ann Turner of South Weber City wondered if new developments would affect public schools and safety on South Weber Drive. She wanted the city to prioritize a city run police department.

Robert G Turner of South Weber City noted increased traffic congestion, speeding, and shared apprehension for children's safety. He echoed a need for increased police enforcement in the city.

Mayor Westbrook closed the floor for public comment.

PRESENTATIONS

4. Annual Court Review

Judge Memmott updated the City Council on the state of the Justice Court in South Weber City. He discussed court clerks and acknowledged the outstanding job Lisa Smith does as the court supervisor for South Weber City. He announced the city passed its audit. He thanked the Mayor, City Council, and City staff for the opportunity to work with them.

ACTION ITEMS

5. Consent Agenda

- a. November 18, 2025 Minutes**
- b. November Checks**
- c. October Budget to Actual**
- d. 2026 Meeting Schedule**

Councilwoman Petty moved to approve the consent agenda. 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.

6. Resolution 25-33: Appointing Two Planning Commissioners

Mayor Westbrook announced Gary Boatright has resigned from the Planning Commission effective the end of 2025 and Chad Skola has reached the end of his first term of service, leaving two open positions on the Commission. Mayor Westbrook recommended reappointing Chad Skola to serve a consecutive term from February 1, 2026 to January 31, 2029. He also recommended Brad Dopp be appointed to serve the remainder of Mr. Boatwright's term which will end on January 31, 2028.

Councilman Winsor moved to approve Resolution 25-33: Appointing Two Planning Commissioners. 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.

Councilwoman Petty moved to open the public hearing for FY 2026 Budget Amendment. 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.

PUBLIC HEARING

7. Public Hearing Regarding FY 2026 Budget Amendment

Mayor Westbrook asked if there was any public comment. There was none.

Councilman Winsor moved to close the public hearing for FY 2026 Budget Amendment. 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.

PUBLIC HEARING CLOSED

8. Resolution 25-34: Fiscal Year 2026 Budget Amendment

Councilman Dills asked about the Fund Balance of \$152,000. Finance Director Bret Baltazar explained concerning Water Meter Replacement One-Time Budget Increase, in the previous fiscal year, the water department ordered equipment related to the Water Replacement Program. Funding was appropriated in last year's budget, the equipment was not delivered before the end of the fiscal year, and unspent funds were put into fund balance. The expenditure must now be recognized in the current budget; there will be a transfer from fund balance to cover this expenditure.

Councilman Winsor asked about Brush Trucks Lease. Finance Director Brett Baltazar explained Unified requires one annual payment when a vehicle is delivered to them, but before upfitting begins. This is a different process than under the previous fleet company. Staff recommended utilizing the future sales of the vehicles to be replaced to cover the upfront cost of the new vehicles.

The Fiscal Year 2025-2026 Budget is to be amended as follows:

Account	Description	Amount
60-60-960	Lease Payments	\$ 74,000
60-60-990	Fund Balance	\$ 16,000
60-36-400	Sale of Asset	(\$ 90,000)
51-39-900	Fund Balance	(\$152,000)
51-40-495	Meter Replace	\$152,000

Councilman Davis moved to approve Resolution 25-34: Fiscal Year 2026 Budget Amendment. Councilman Dills 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 25-35: Re-appointing of Mayor Westbrook to the Central Weber Sewer Improvement District Board

Mayor Westbrook has been serving on the CWSID Board since he began serving as Mayor. Since 1993, South Weber City has only appointed the mayor to serve on the CWSID Board, save for a two-year period in 2013 when a City Council member was appointed.

Councilwoman Petty moved to approve Resolution 25-35: Re-appointing of Mayor Westbrook to the Central Weber Sewer Improvement District Board. 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.

10. Resolution 25-36: 2026 Cooperative Wildfire System Commitment

City Manager David Larson explained this item is done every year and the cost has decreased. South Weber City entered into a five-year agreement with the Utah Department of Forestry, Fire, and State Lands (FFSL) to cooperate in limiting the likelihood of wildfires. Part of that agreement is an annual Cooperative Wildfire System Commitment calculated using a risk assessment and historic cost average. South Weber Fire Department commits to educating the community to the risks of wildfires and mitigating the hazards within the city in exchange for state aid in the event a wildfire event occurs.

Councilman Winsor moved to approve Resolution 25-36: 2026 Cooperative Wildfire System Commitment. Councilman Davis seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

11. Ordinance 2025-17: 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 application is the first step toward subdividing 35.66 acres into three zones for a subdivision with varying residential densities consistent with the South Weber General Plan. This request is to amend the Agricultural Zone for 35.66 acres to Residential Low-Density Zone on 15.07 acres, Residential Moderate Density Zone on 11.71 acres, and Residential Patio Zone on 8.88 acres. A public hearing was held before the Planning Commission on the 13th of November 2025, and the Planning Commission recommended approval of this rezone request.

Councilman Dills objected as this plan does not follow the city's general plan. He opposed the dense population. He saw no advantage to the city such as walking trails or city amenities. He supported the residential low zone.

Mr. Evans pointed out the patio homes were brought up as a type of home for a specific age group. Councilwoman Petty did not favor the patio homes. Councilman Winsor noted the bubble area identified on the city's general plan is for a buffer from the highway and he did not appreciate the patio homes being melded into the R-M Zone. He stated if there were higher density, he would like the city to receive some type of benefit. Councilman Halverson discussed the cloud being on the general plan only to consider options. He denounced the patio homes meeting the general plan, and he would not approve it. Councilman Dills referenced the efforts of citizens who gave input on the city's master plan and its importance is making decisions.

Councilman Davis moved to deny Ordinance 2025-17: 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. 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.

12. Ordinance 2025-18: Amending Title 10 Chapter 1 Section 10: Definitions, Chapter 5 Sections 5A9(A), 5B-9(A), 5D-9(A), and 5E-9(A) Private Rights-of-Way

City Engineer Brandon Jones explained South Weber City's Public Works Standards currently include Private Roadway Street Section C as an allowable private road design. In practice, Section C functions more like a driveway section, and developers often later need to add curb, gutter, and sidewalk—features already included in Section B. To simplify standards and ensure consistency with long-term infrastructure goals, staff recommended removing Section C as an allowable residential roadway section.

Councilman Winsor moved to approve Ordinance 2025-18: Amending Title 10 Chapter 1 Section 10: Definitions, Chapter 5 Sections 5A9(A), 5B-9(A), 5D-9(A), and 5E-9(A) Private Rights-of-Way. Councilman Davis seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

13. Ordinance 2025-19: Amending Title 10 Chapter 11 Supplementary and Qualifying Regulations and Chapters 1 through 10: Definitions

Community Development Manager Lance Evans expressed South Weber City has received inquiries regarding the use of shipping or cargo containers for storage in various zoning districts. The city's current code does not specifically address these containers, leading to uncertainty about where and how they may be used. The proposed amendment provides standards to regulate shipping and storage containers to protect neighborhood character, ensure safety, preserve property values, and maintain consistency with the city's zoning, building, and land-use objectives. This amendment also distinguishes between permanent and temporary container use, outlines allowable zoning districts, and specifies placement, screening, and duration requirements.

Councilman Davis moved to approve Ordinance 2025-19: Amending Title 10 Chapter 1 Section 10 Definitions and Chapter 11 Supplementary and Qualifying Regulations. Councilman Dills seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

REPORTS

14. New Business

Rezone Notification: Councilman Dills discussed the possibility of amending noticing requirements for developments. City Manager David Larson will put together something for the City Council to review.

15. Council & Staff

Councilman Winsor: reported meetings continue with the gravel pits. He addressed the public comments. He opined following the city's general plan will support the city's infrastructure growth. He noted the concern for response from Davis County Sheriff's Department but stated the city having its own police department would cost millions of dollars.

Councilman Davis: conveyed the Public Safety Committee met and discussed a fire break on the east hillside which is too costly. The cost does not justify the means but will keep looking for grants. The Emergency Preparedness Plan has been drafted in which city staff will review before coming to the City Council.

Councilman Dills: declared the state has a pilot program for photo cop in the school crossing zone if the city wants to pursue it. He acknowledged the parks department manager is fantastic and there are several plans in process.

Mayor Westbrook: related the walk through has taken place for the new public works facility. There are minor items that need to be completed. It is a very beautiful facility. He recently drove down South Weber Drive and applauded all the Christmas lights.

Community Relations Shaelee King: publicized Breakfast with Santa will take place this Saturday, December 13th from 9 to 11 am. The cost is \$5 per person. The City Council and Mayor will need to be there at 8 am.

City Manager David Larson: stated the Audit Committee Meeting will be held between Christmas and New Years. It will come before the City Council in January. Councilman Winsor recommended the audit take place earlier in the year so that the city can make the December 31st deadline. Finance Director Brett Baltazar said it is difficult because there are a handful of funds the city does not receive from the state until September. He has set a goal to improve the process and timeline. Mr. Larson added the city is at the auditor's mercy and staff will continue to push them.

ADJOURNED: Councilwoman Petty moved to adjourn the meeting at 7:23 p.m.
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.

APPROVED:  **Date 01-13-2026**
Mayor: Rod Westbrook


Transcriber: Michelle Clark


Attest: City Recorder: Lisa Smith

