

MARRIOTT-SLATERVILLE CITY COUNCIL MEETING
1570 West 400 North
Thursday, November 13, 2025 – 6:30 P.M.

Council Members Present:

Dennis Illum, Pres.
Erin Holley, Vice-pres.
Rob Smout
Dee Christoffersen
Brad Slater

Council Present Electronically:

Excused:

Mayor and Staff:

Scott Van Leeuwen, Mayor
Bill Morris, City Administrator
Trent Meyerhoffer, Director
Zack Loveland, Director
Dana Spencer, City Recorder
Marilyn Draper, Clerk

Visitors: Chelsie Stanger, Barry Panter, and Lt. Jeffries.

1. Call to Order City Council/Pledge of Allegiance.

Pres. Illum called the meeting to order at 6:30 PM.

2. Discussion/action on minutes.

Motion by Mr. Smout to approve the minutes from October 16, 2025, seconded by Mr. Christoffersen. Vote called and passed unanimously.

3. Convene Board of Canvassers:

- a. Conduct Canvas of 2025 Municipal General Election.**
- b. Adjourn.**

Mr. Morris presented the 2025 Municipal Election Canvass Report, noting Les Syme will be the new Mayor.

Motion by Mr. Slater to approve 2025 Election Canvass, seconded by Vice-pres. Holley. Vote called and passed unanimously.

Pres. Illum reconvened the Public Meeting. Vote was unanimous.

4. Public Hearing: Community Development Block Grant (CDBG) - First Public Hearing.

At approximately 6:35 PM, Pres. Illum opened a Public Hearing by consensus for the Community Development Block Grant (CDBG) – First Public Hearing. Staff stated that the purpose of the Public Hearing is to provide citizens with pertinent information about the Community Development Block Grant program and to allow for discussion of possible applications for the upcoming (2026) funding cycle. It was explained that the grant money must be spent on projects benefitting primarily low and moderate-income persons. The Wasatch Regional Council, in which Marriott-Slaterville City is a member, is expecting to receive approximately \$1,000,000 in this new program year. Staff reviewed past projects. All eligible

activities that can be accomplished under the program are identified in the CDBG Application Policies and Procedures Manual and interested persons can review it at any time at the City.

There were no public comments. President Illum closed the Public Hearing at 6:40 PM, by consent, and re-opened the Public Meeting.

5. Discussion/action on the 2026 Capital Investment Plan.

Mr. Morris presented the Capital Investment Plan (CIP) for 2026. He discussed with the Council the projects that were completed this year. He also discussed the one (1) to five (5) year projects and the five (5) to ten (10) year projects.

Zack Loveland requested that the repainting and recarpeting of the City Building be added to the 2026 Capital Investment Plan (CIP).

Motion by Mr. Smout to approve the 2026 Capital Investment Plan. Seconded by Mr. Slater.

Vote called and passed unanimously.

6. Public Hearing: 2025 Secondary Water Conservation Plan.

Pres. Illum opened a Public Hearing by consensus for the 2025 Secondary Water Conservation Plan.

Mr. Meyerhoffer stated that the City has not previously adopted a Water Conservation Plan. In order to pursue grant opportunities, it will be necessary to establish a formal Resolution.

No public comments.

Pres. Illum closed the Public Hearing and re-opened the Public Meeting by acclamation.

Vote was unanimous.

7. Discussion/action on Resolution adopting 2025 Secondary Water Conservation Plan.

Mr. Slater inquired whether the City maintains water storage and whether Toads would continue to have access to water if sold, and if such access is protected. Mr. Morris responded that the City has ponds for water storage but does not own the water utilized by Toads.

Motion by Vice-pres. Holley to approve Resolution 2025-N adopting 2025 Secondary Water Conservation Plan. Motion seconded by Mr. Christoffersen.

Roll Call Vote:

Mr. Slater – Aye
Mr. Christoffersen – Aye
Mr. Smout – Aye
Vice-pres. Holley – Aye
Pres. Illum – Aye

Vote called and passed unanimously.

8. Discussion/action on Resolution adopting Interlocal Agreement relating to the Weber County Waste Transfer Station.

Marriott-Slaterville City and the Weber County Waste Transfer Station have negotiated an Interlocal Agreement for the delivery of municipal waste and the provision of expanded services at the Weber County Transfer Station. This agreement is intended to provide long-term cost savings for City residents. The agreement includes an automatic renewal for successive five-year terms, unless terminated earlier, for a maximum term of twenty (20) years, ending December 31, 2045. Either party may terminate the agreement at any time by providing written notice to the other party at least two (2) years prior to the effective date of termination.

Mr. Smout expressed concern that a two-year termination notice is excessive and suggested that a one-year notice period would be more practical. Mr. Slater inquired whether the City would be required to provide a two-year written notice if it elected to transition to a different service provider.

Motion by Mr. Slater to approve Resolution 2025- O. Motion seconded by Mr. Christoffersen.

Roll Call Vote:

Mr. Slater – Aye
Mr. Christoffersen – Aye
Mr. Smout – Aye
Vice-pres. Holley – Aye
Pres. Illum – Aye

Vote called and passed unanimously.

9. Discussion/action on Ordinance adopting Wildlands Urban Interface Code.

The state legislature enacted House Bill 48 in 2025, entitled “Wildland Urban Interface Modifications” that requires municipalities to adopt WUI building codes and standards, and to protect WUI areas and at-risk properties. The Utah Division of Forestry, Fire, and State Lands directed the City to create a high-risk WUI map, which the City incorporates into its existing Sensitive Lands/Hazard Area Overlay Map. The WUI Map identifies areas where structures are interspersed with wildland vegetation, posing threats to life, property, and public welfare.

The City finds that adoption of the WUI Map and corresponding Ordinance promotes public safety, health, and community well-being. Implementation aligns with state guidance, ensures eligibility for state wildfire mitigation and response funding, and helps reduce wildfire risk.

The City, in collaboration with Weber Fire District and relevant departments, has prepared the WUI Map. Areas identified consider historical wildfire activity, vegetation, fuels, topography, and structural exposure. Adoption of the WUI Map and associated building standards is consistent with the City's obligation under the State mandate.

The City seeks to formally adopt the WUI Map and associated Ordinance to comply with House Bill 48, enhance public safety, and maintain eligibility for state funding.

Mr. Christoffersen asked why this ordinance is needed. Staff indicated it is mandated by state law and may affect reimbursement of the fire district receiving state funds.

Mr. Slater asked who makes the maps. Mr. Morris said that the City will add this to our Sensitive Lands Map and the State Division of Forestry, Fire, and State Lands will create its own map.

Motion by Vice-pres. Holley to approve Ordinance 2025-11 adopting Wildlands Urban Interface Code. Motion seconded by Mr. Slater.

Roll Call Vote:

Mr. Slater – Aye

Mr. Christoffersen – Aye

Mr. Smout – Aye

Vice-pres. Holley – Aye

Pres. Illum – Aye

Vote called and passed unanimously.

- 10. Officer reports and legislative oversight:**
- a. Status of development applications.**
 - b. New business licenses.**
 - c. Road and infrastructure projects.**
 - d. Community events and activities.**

Development, Business License, and Infrastructure Updates

Development Activity Update:

In accordance with new state law, Legislative Bodies, such as the City Council, no longer take action on administrative functions. The City Council retains legislative and oversight responsibilities. The Administration provided an informational update on the status of development applications and permits within the City.

Jack in the Box – 1559 W 12th Street:

Utility installation is in progress in conjunction with the Quik Trip project, which is currently under construction.

Riverside/Smart Acres Development – 2700 W 12th Street:

The property owners are working with City Administration to address issues identified in the Corrective Action Plan.

A secondary water infrastructure plan is being developed.

The vacant house located on the corner is being tested for asbestos and will subsequently be used by the Weber Fire District for training purposes.

CC&Rs for the development's HOA are being prepared.

Subdivision Amendment – 1276 W 1450 S (Ty Martinez):

A subdivision amendment for a lot line adjustment has been approved.

Site Plan – 1276 W 1450 S (Ty Martinez):

A site plan has been approved for a new commercial building.

Site Plan – 320 N 1900 W (Cragun Holdings LLC):

A site plan has been approved for a new commercial building.

Appeal Hearing – 350 N 2800 W:

An appeal hearing regarding a land use violation related to fencing was held on November 6, 2025.

Planning Commission Update:

There are ten (10) items scheduled for discussion at the next Planning Commission meeting. Council Members were advised to contact staff for further details.

Business License Update:

Staff reported that, under the new state law, the approval of Business Licenses is now considered an administrative function rather than a legislative action. The Administration is in the process of adjusting procedures accordingly.

The City Council was informed of the following new Business License issued within the community:

Kut Fitness – 1786 W 1200 S: Membership-based fitness facility.

Council Members were advised to contact staff for additional information as needed.

Road and Infrastructure Projects Update:

At the request of City Council leadership, staff provided an update on current road and infrastructure projects within the City.

1700 South CDBG Sewer Project:

Construction was suspended after discovery of an unmarked Century Link utility box requiring relocation. Work will resume once relocation is complete.

1700 South / 1200 West Reconstruction Project:

The City met with the final property owner for acquisition and is awaiting a signed contract. An audit of acquired parcels is required. Litigation regarding the Keller property remains in progress.

1200 West Phase II (400 North to 700 South):

The City obtained an additional \$2,700,000 in funding, scheduled for 2028.

Pioneer Road Phase II:

Funding is available for property acquisition, which will proceed following the completion of 1700 S / 1200 W acquisitions. Staff is finalizing the Butters settlement and awaiting survey completion.

Slaterville Park:

The City Engineer is completing the bid packet for this project.

Venture Way:

School safety measures are currently under review.

The Trunk-or-Treat event had an excellent turnout. Upcoming events include the Christmas Party, scheduled for December 18, 2025, at 7:00 p.m. following the Council Meeting, and Breakfast with Santa on December 13, 2025. Additionally, the Fall Boutique is taking place this week.

Mayor Van Leeuwen remarked that the Trunk or Treat event proceeded smoothly and noted his appreciation that Senior Lunch continued as scheduled despite the office being closed for the holiday. He also commended the planning of the Veteran's Dinner, describing it as exceptionally well organized.

Mr. Christoffersen received positive feedback regarding the Veteran's Dinner, with Vice-pres. Holley and Amanda Keller recognized for their outstanding work in coordinating the event.

Vice-pres. Holley emphasized that Jaimee Christoffersen established a strong precedent and lasting legacy for the Veteran's Dinner, serving as an example for the youth within the community. She also expressed pride in the community's youth.

Pres. Illum stated that the Veteran's Dinner was exceptionally well executed and noted that it had the largest turnout he has observed. He recommended meeting with the new Council member to review each memo related to Development, Business License, and Infrastructure Updates in advance, to minimize the need for detailed discussion at each meeting. He further encouraged all Council members to review the memos beforehand and bring any questions to the meetings.

11. Adjourn.

Being no further business the meeting was adjourned at 7:32 PM.