SOUTH WEBER CITY
CITY COUNCIL MEETING

DATE OF MEETING: 8 September 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 8 September 2026 at 6:00 p.m.

PRESENT:	**MAYOR:**	**Rod Westbroek**
	COUNCIL MEMBERS:	**Jeremy Davis** **Joel Dills** **Blair Halverson** **Angie Petty** **Wayne Winsor**
	CITY RECORDER:	**Lisa Smith**
	CITY MANAGER:	**David Larson**
	FINANCE DIRECTOR:	**Brett Baltazar**
	CITY ATTORNEY:	**Jayme Blakesley**
	COMMUNITY DEV MGMT:	**Lance Evans**
	COMMUNITY RELATIONS:	**Shaelee King**
	FIRE CHIEF:	**Derek Tolman**

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Michael Grant, Bret Millburn, Julie McNeill, Jarod Case, Delson Higgs, Carly Siddoway, Ren Strong, Dana Shuler, and Russell Wilson.

OPEN (Agenda items may be moved to meet the needs of the Council.)

1. Pledge of Allegiance: Mayor Westbroek

2. Prayer: Council Member Petty

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

- **Each speaker may speak for 3 minutes or less.**
- **State your name and city of residence.**
- **Direct comments to the entire City Council.**
- **Note the City Council will not respond during this portion of the meeting.**
- **Individuals in the audience should refrain from speaking.**

Brett Milburn of Centerville City, said he is running as an unaffiliated candidate for Davis County Commissioner in response to recent county tax increases and commission dysfunction, emphasizing bipartisan representation, experience, strong community relationships, listening to residents, and delivering results.

CJ Hernandez, a candidate for Utah Senate District 5, emphasized her experience in contract negotiation and diplomacy, with priorities including affordability, public education, Great Salt Lake preservation, growth-related infrastructure, state support for local governments, and protecting local control while listening to South Weber residents and understanding their needs.

Neldon Higgs of South Weber City said he supports growth but urged caution about connecting 7600 South to the proposed 12-lot subdivision, citing road deficiencies, traffic, sidewalks, emergency access, potential public costs, and conflicts with the city's planned street network, and asked that the connection not be considered automatic without addressing infrastructure concerns.

Mayor Westbroek closed the floor for public comment.

PRESENTATIONS

4. HAFB Environmental Cleanup Annual Report by Jarrod Case and Julie McNeill

Jared Case, a project manager at Hill Air Force Base, provided an update on the Air Force's investigation of PFAS (per-and polyfluoroalkyl substances) contamination**,** including new groundwater data for the South Weber area. He explained PFAS are a large class of synthetic chemicals, and the EPA has established federal drinking-water limits. No drinking-water contamination is currently known at Hill Air Force Base or in surveyed off-base wells. He reported South Weber ground water shows a larger estimated area of contamination than the previous map which does not indicate the area has grown, but increased testing has provided a better understanding. While firefighting foam is considered a major source, the Air Force is also investigating other potential sources on the base, including industrial processes. The Air Force plans additional groundwater investigations, background sampling, and evaluation of non-firefighting-foam sources.

Julie McNeill updated the Council on Operable Unit 1 (OU1) and the cleanup of chlorinated-solvent contamination from former landfills and chemical disposal pits at Hill Air Force Base. Existing controls include groundwater extraction trenches that contain contaminated groundwater on base, landfill caps that limit contaminant movement caused by rain and snowmelt, long-term monitoring, and land-use restrictions in contaminated source areas. There are plans to extend the groundwater extraction trench, enhanced reductive dichlorination barrier and colloidal activated carbon injection. Together, these actions are intended to contain contamination, speed cleanup, and protect human health and the environment**.**

City Manager David Larson wanted to know whether the other areas currently being investigated would eventually be designated as additional operable units with their own cleanup programs**.** Jarrod Case explained that the PFAS cleanup program is designated as Operable Unit 19 (OU19)**.**

ACTION ITEMS

5. Consent Agenda

- **a. August 11, 2026 Minutes**
- **b. August Checks**
- **c. July Budget to Actual**

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

6. Ordinance 2026-08: Changing Zoning of 5.9 acres at approximately 1675 E 7650 S from Agricultural (A) to Residential Moderate Density (R-M) by applicant Symphony Homes

Symphony Homes submitted a request to rezone portions of the Stark and Dahl properties from Agriculture (A) to Residential Moderate (R-M). The proposed rezone and 12-lot development are consistent with the Projected Land Use Map in the General Plan. The development would also connect the two existing stubs of 7600 South, which is consistent with the General Plan's Vehicle Transportation Map.

Councilman Davis questioned the cost to bring 7600 South up to city standard. Mr. Larson responded that those numbers have not been gathered. Councilman Davis asked whether reclaiming property from the affected homes would require eminent domain. Mr. Larson said the city would first try to acquire the needed property through individual negotiations. Discussion clarified that the road east of 1750 East is adequately wide in some areas but narrows farther east toward 1900 East. That section has no sidewalks and no curb, making it particularly deficient on the south side of the road. Councilman Winsor believed the project highlights the need to address 7600 South. He disagreed with improvements being a long-term project and urged the city to address the problems rather than waiting for them to worsen. He emphasized that the improvements would be a city project because the deficiencies existed before the development. He noted restricting parking is not a lasting solution. Councilman Dills agreed the road is substandard, but he did not feel it should jump to the highest priority and felt it is more of a long-term issue. Councilman Halverson agreed the connection is needed and favored the rezone. Councilman Davis proposed making the road a one-way street.

Mayor Westbroek supported the rezoning, stating that the proposed road connection fits the city's broader goal of improving connectivity providing a route from the frontage road near Highway 89 to 975 East, reducing the need to use South Weber Drive for emergency response or evacuation if necessary. Mayor Westbroek suggested that the city budget address installation of the missing sidewalk along 7600 South, then monitor traffic and conditions on the road before making decisions about any additional improvements. Councilwoman Petty supported the rezoning while acknowledging the impact on nearby residents and their way of life. She suggested the city apply for UDOT's Safe Sidewalks program in the fall, targeting FY 2028 funding, to help finance sidewalks in the areas that are missing them. Councilman Davis favored this rezone and suggested Mr. Larson add 7600 South to the city budget discussions next year.

Councilman Halverson moved to approve Ordinance 2026-08: Changing Zoning of 5.9 acres at approximately 1675 E 7650 S from Agricultural (A) to Residential Moderate

Density (R-M) by applicant Symphony Homes. Councilman Dills seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

7. Resolution 26-37: Adoption of the Updated Storm Water Management Plan (SWMP) and Acknowledging Completion of Annual Training

Corey Wilson, Storm Water Manager, introduced himself and turned the time over to City Engineer Dana Shuler for the annual storm water training for the City Council & staff. City Engineer Dana Shuler reviewed the city's Stormwater Management Plan explaining the six required management measures:

- **Public education** – educating residents, institutions, contractors, planners, and engineers about stormwater.
- **Public involvement** – providing opportunities for public input and activities such as cleanup projects, curb markers, and community education.
- **Illicit discharge detection and elimination** – preventing and addressing non-stormwater discharges into the storm system, with requirements to document and report spills.
- **Construction stormwater management** – controlling runoff from public and private construction sites through pollution prevention plans, inspections, ordinances, and enforcement.
- **Long-term stormwater management** – controlling runoff and protecting water quality through detention/retention, infiltration, low-impact development, permeable surfaces, and preservation of natural features.
- **Pollution prevention and good housekeeping** – inspecting and maintaining city-owned facilities to prevent pollutants from entering the stormwater system.

Dana noted that the city has already adopted the required stormwater ordinances and must continue inspections, documentation, training, and enforcement. She also emphasized that residents and city officials should report suspected illicit discharges or stormwater problems.

Councilwoman Petty moved to approve Resolution 26-37: Adoption of the Updated Storm Water Management Plan (SWMP) and Acknowledging Completion of Annual Training. Councilman Winsor 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

8. New Business

Update on recent fire on the mountain: Fire Chief Derek Tolman gave an update on the Broad Fire**,** explaining that it began on the south side of the road near the Fisherman's Access by Job Corps. Strong winds pushed the fire east and north, and it eventually jumped Highway 84 and moved up the mountain, which was preferable to it moving toward town. Fire crews responded quickly, with three helicopters and four aircraft working on the fire before two Hotshot crews arrived that night. The Hotshot crews worked overnight, followed by a crew from Alaska that was expected to finish cleanup and leave the area the following day. The fire was reported to be under control. Regarding challenges, Chief Tolman said the main difficulties were access and traffic on Highway 84 after the fire jumped the freeway. Resources had to travel east and turn around because crews could not safely cross against traffic. He also said the delayed freeway

closure by UHP contributed to the difficulty in getting resources to the fire quickly. Initial reports indicated the fire was likely started by sparks from a towed trailer chain. He credited Cole Fessler for his leadership and command during the initial response, noting that he received positive feedback from residents about his handling of the fire. He also noted that the fire occurred on September 5, exactly nine years after the Uintah fire.

9. Council & Staff

Councilman Davis: stated the Safety Committee met and finalized the golf cart ordinance, which will be brought to the City Council for review at an upcoming meeting. He said the committee had a thorough discussion about safety, legal requirements, and liability. He also reported that the Fire Chief presented several requests related to future fire department needs, which the committee recommended be placed on the council retreat agenda for further discussion.

Councilman Dills: reported that the Code Committee is scheduled to meet on the 22nd to review and address the items previously requested by the City Council.

Councilwoman Petty: announced that the Recreation Committee will meet next week to review the status of recreation programs and establish a good foundation moving forward.

CLOSED SESSION held pursuant to the provision of UCA section 52-4-205 (1)(f)
10. Discussion regarding deployment of security personnel, devices, or systems;

Councilman Davis moved to go into a closed session at 7:17 p.m. pursuant to the provision of UCA section 52-4-205 (1)(f) discussion regarding deployment of security personnel, devices, or systems. Councilman Winsor seconded the motion. Mayor Westbroek called for a voice vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

ADJOURN:

Councilman Halverson moved to adjourn the meeting at 7:47 p.m. Councilman Davis seconded the motion. Mayor Westbroek called for a voice vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

APPROVED: _____ **Date 10-27-2026**
Mayor: Rod Westbroek

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Transcriber: Michelle Clark

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Attest: Deputy Recorder: Raelyn Boman