

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 10 October 2023

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:

**Hayley Alberts
Joel Dills
Blair Halverson
Angie Petty
Quin Soderquist**

CITY MANAGER:

David Larson

FINANCE DIRECTOR:

Mark McRae

COMMUNITY SERVICES DIR:

Trevor Cahoon

CITY TREASURER:

Maryn Peterson

COMMUNITY SERVICES ASSIST:

Shaelee King

PUBLIC WORKS DIRECTOR:

Mark Larsen

CITY ATTORNEY:

Jayne Blakesley

DEPUTY CITY RECORDER:

Kimberli Guill

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Jacob Toombs, Don Rushing, Chris Cave, Mark Larsen, Chay Olson, Nate Robinson, Tammy McKay, Michael Grant, and Mark Anderson.

1. Pledge of Allegiance: Mayor Westbroek

2. Prayer: Councilman Dills

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).

Brent Poll of South Weber City expressed the city has the responsibility to protect the citizens and they continue to approve subdivisions on polluted property. He has tried to convince Hill Air Force

Base to clean up the pollution. He announced he filed a complaint with the Environmental Protection Agency (EPA).

PRESENTATIONS

4. New Employee Introductions – Parks Manager Chaylee Olson, Parks Technician Nate Robinson: Mayor Westbrook recognized Chaylee Olson as the new Parks Manager and Nate Robinson as a Parks Technician. Council Members welcomed them to the city.

ACTION ITEMS

5. Consent Agenda

- a. September 12, 2023 Minutes**
- b. September 26, 2023 Minutes**
- c. September Checks**
- d. August Budget to Actual**

Councilman Soderquist thanked those who responded to the questions he submitted prior to the meeting. He questioned the lens purchase. Community Services Director Trevor Cahoon explained the camera lens purchased is used for actions shots of subjects and will be used to help promote the city, parks, and various events. He noted it was included in the budget. Councilwoman Petty wondered about the utilities for the Family Activity Center and the split during the school year. City Manager David Larson replied utilities are split during the school year between the city and the school district, but the city pays for the summer.

Councilwoman Alberts moved to approve the consent agenda as written. Councilman Halverson seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

6. Public Works Staffing: City staff has identified and defined two problems within the Public Works department. (1) The turnover rate in the public works department has increased over the past year. Part of the solution includes increasing the wages of current staff to be more competitive with other nearby cities, as well as showing appreciation for the hard work these employees put in each day. The other part is creating two new parks technician positions to help spread the workload more evenly throughout the department and allow employees within the enterprise funds to focus more on their duties, providing a better service to citizens. (2) The job market has increased in competitiveness, and for South Weber to be a contender and attract quality entry level employees for the three open positions, it is necessary to increase the starting wage.

The Parks and Admin/Finance committees recommended utilizing some of the new sales tax money received from Senate Bill 75 to increase wages for the current public works employees based on position as well as an increase in the starting wage for a new employee and consideration of a bump upon completion of the 6-month probationary period.

Councilman Soderquist moved to approve public works staffing wage increase as follows:

- Manager – increase of \$5/hour (3 positions)**
- Lead – increase of \$4/hour (2 positions)**
- Vacant Technician Positions – increase starting wage \$3/hour to \$20/hour (3 vacant)**

Councilman Dills seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

7. Resolution 23-46: Approving the Official Statement for the Lease Revenue Bonds

This item was not addressed during the meeting as the Council chose direct placement.

8. Resolution 23-47: Amending Development Agreement for South Weber Gateway

South Weber Gateway applied to amend the currently approved plat based on the requirements of the new zoning for the development. This request is part of the development from the original approval and will create individual townhome lots (PUD Plat) allowing individual sales. The area was rezoned to R-5 (SG) and all building locations comply with the requirements of the zone. Developer Jake Toombs requested an exception for the garage width due to the ample driveway parking provided and a change to the phasing of the project due to the slow movement of the commercial properties in the market. The primary areas of concern for the project were the setbacks between the building and the distance from the road. City Engineer Brandon Jones confirmed engineering has looked at any impact that shifting these buildings would have for the base of the hill side and found that they would be able to be shifted to accommodate the requirements of the zone.

The Planning Commission met on September 14, 2023 and recommended approval of the development with the following amendments allowing minimum garage widths of 20'x22' and adjusting the phasing of the project to allow construction of phase 1 with 2,400 square feet of commercial space and the construction of phase 2 of the townhomes with an additional 5,000 square feet of commercial space. In both cases a commercial building permit would need to be issued before issuing permits on the townhomes of each phase.

Councilman Soderquist queried the phasing for the commercial portion of this project. Jake explained the economy has changed and commercial financing is difficult. Councilman Halverson discussed the difficulty of granting the developer's request. Mr. Toombs averred the townhome residents will help bring in a customer base for the commercial. Councilwoman Petty expressed the difficulty in changing the commercial phasing. Don Rushing, realtor for the developer, understood both sides concerning the commercial space and voiced concern with building the commercial space which remains vacant. Councilman Halverson noted the Council has conceded repeatedly for this project. Mr. Rushing identified the gym owner in attendance who would like to occupy some commercial space. Councilman Dills expressed it has taken a lot of time and effort to get to this point and favored the first part built along with the commercial. Trevor asked the Council what square footage of commercial they want to see for phase 1. Councilwoman Petty stressed the Council is protective of the limited commercial space in the city and reviewed the history of this property reducing from 10 acres to 2 acres of commercial. Discussion moved to the gym needing more parking space for a 15,000 square foot facility and the lack of parking stalls. Tammy McKay, owner of Beehive Fitness, in Brigham City stated they offer group fitness, individual weight training, etc. She noted that for this size of gym she needs 13,000 to 15,000 square feet.

Councilwoman Petty moved to approve Resolution 23-47: Amending Development Agreement for South Weber Gateway with the following amendments:

- 1. Phase One shall include no less than 2,400 square feet of retail space built concurrently with no more than thirty (30) residential townhome units;**

2. Phase Two shall include no less than 7,600 square feet of retail space built concurrently with no more than thirty-one (31) residential townhome units. In the event a site plan is created that equals over 10,000 square feet of retail space then all building permits would be able to be issued for both phases 1 and 2 with commercial built concurrently with residential; and
3. Accept Planning Commission recommendation of 20'x 22' garage size.

Councilwoman Alberts seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Alberts, Dills, Halverson, and Petty voted aye. Councilman Soderquist voted nay. The motion carried 4 to 1.

Councilman Halverson moved to go into the LBA Meeting at 7:30 pm. Councilman Dills seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried. See LBA Minutes for details. The Council returned to open meeting at 7:54 pm.

9. Resolution 23-48: Amending Plat for South Weber Gateway

Councilwoman Alberts moved to approve Resolution 23-48: Amending Plat for South Weber Gateway. Councilman Halverson seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

10. Resolution 23-49: Amending Consolidated Fee Schedule

The Administration Finance Committee considered the costs associated with the Utah Department of Transportation Park and Ride lot and the administrative time to issue parking permits for extended parking and recommended reducing staff time by automating the process and charging a daily fee for those wishing to park beyond the initial 24 hours. This fee will assist the city in paying administrative costs related to issuing and maintaining extended parking permits. The requested charge is \$3 per day with up to 7 days on a single permit. Citizens can reapply after the permit expires.

Councilman Halverson moved to approve Resolution 23-49: Amending Consolidated Fee Schedule. Councilman Soderquist seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

REPORTS

11. New Business (None)

12. Council & Staff

Councilwoman Alberts announced the Halloween Event will be held at the Family Activity Center on October 30th at 7:00 p.m. Mayor Westbroek volunteered his old pickup truck. Breakfast with Santa will be held on December 16th 8:30 a.m. to 10:00 a.m. Each Council Member will volunteer along with one or more family members.

Councilman Soderquist reviewed University of Utah monitored dust in the city for four months. The only day the city exceeded the dust capacity was on July 4th . He noted the worst readings were when the wind came from the south or southeast.

City Manager David Larson: reported Wasatch Integrated Waste Management District has a garbage problem. Brainstorming is taking place on how to divert waste to extend the life of the landfill. There is a possibility of required recycling programs for all cities. He related some possible scenarios and how other Davis County cities are handling the issue currently.

CLOSED SESSION held pursuant to the provision of UCA section 52-4-205 (1)(a),(c) and (e)

13. Discuss the Character, Professional Competence, or Physical, or Mental Health of an Individual

14. Discuss the Sale of Real Property

15. Discuss Pending or Imminent Litigation

Councilwoman Alberts moved to go into a closed session held pursuant to the provision of UCA section 52-4-205 (1)(a), (c), and (e) at 8:18 p.m. Councilwoman Petty seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

APPROVED: _____ **Date** _____
Mayor: Rod Westbrook

Transcriber: Michelle Clark

Attest: _____
Recorder: Lisa Smith