

# SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 28 February 2023

**TIME COMMENCED:** 6:00 p.m.

**LOCATION:** South Weber City Office at 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

**COMMUNITY SERVICES DIR:** Trevor Cahoon

**CITY ATTORNEY:** Jayme Blakesley

**CITY ENGINEER:** Brandon Jones

**CITY RECORDER:** Lisa Smith

**Minutes:** Michelle Clark

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**ATTENDEES:** Paul Sturm, Michael Grant, Jan Ukena, Janet Gibbs, Wes Stewart, Robert Jensen, Brian Sharin, Jarred Coy, Randy Kapp, Bob & Rolayne Collings, Jess Rancin, and Kevin Shonscheck.

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

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

**2. Prayer:** Councilwoman Alberts

**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).

**Jan Ukena, South Weber City:** urged the Council to include the planned walking path for Cherry Farms Park in this year's budget. She added the path will provide a safe place for citizens to walk and help with water conservation. Ms. Ukena thanked the Public Works Department for the snow removal. She favored the proposed RV dealership as it is good for the citizens, sales tax,

and water conservation. She suggested the Council solicit retail for the Cooper property opposite the RV dealership.

**Janet Gibbs, South Weber City:** stated she attended the Planning Commission meeting on the proposed RV dealership and noted three items which she felt were brushed over. (1) There is one entrance in and one exit out of the dealership and she suggested a barrier on the exit to prevent individuals from turning left out of the dealership. (2) She requested the curb on Old Fort Road be painted red, install no parking signs, and increase patrolling so there is no parking on the street. (3) She wondered about increased criminal activity in the area.

**Rolayne Collins, South Weber City:** wanted a nicer fence installed around the dealership to help create more of a cohesive neighborhood. She worried about lighting invading their neighborhood.

### ACTION ITEMS:

#### **4. Consent Agenda**

- **28 January 2023 Minute**

**Councilman Soderquist moved to approve the consent agenda. 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.**

#### **5. Resolution 23-06: Multi-Hazard Mitigation Plan**

South Weber City has been working with Elwell Consulting Group (ECG) since March 2022 to establish a Multi-Hazard Mitigation Plan (MMP). The draft plan was sent to the Utah State Division of Emergency Management (DEM) for review and comments received were incorporated into the plan, which has been forwarded to FEMA for their review/approval. Only major changes to the plan from the Federal Emergency Management Agency (FEMA) would come back to the City Council. The MMP includes many mitigation goals and action items but puts special emphasis on potential mitigation projects that could be completed to reduce the risk of hazard to city-owned facilities. Projects approved in the MMP become eligible for FEMA grant funding.

Councilman Dills questioned why this plan needs City Council approval. City Manager David Larson responded to qualify for FEMA funding, a plan must be adopted by the City Council. He noted the plan is approved by a resolution and does not bind the City Council to pay for anything. Councilman Soderquist noted the MMP rated the probability of a future earthquake as “unlikely” when the Wasatch Fault runs through the east end of the City. Community Services Director Trevor Cahoon expressed it is rated unlikely because there is not an accurate forecasting of earthquakes. Councilman Soderquist queried where the funding is coming from for these listed projects. Mr. Larson replied that significant funding would come from FEMA although some grants may require a match component. Councilman Halverson thanked City Staff for getting this completed.

**Councilwoman Alberts moved to approve Resolution 23-06: Multi-Hazard Mitigation Plan. 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.**

**6. Resolution 23-05: Prelim/Final Plat and Ownership/Maintenance Agreement for RV General at approximately 475 E 6650 S by applicant Kevin Schonsheck**

The applicant has requested approval on a Preliminary/Final Plat and Ownership/Maintenance Agreement for General RV at approximately 475 E. 6650 S. The Planning Commission met in a special meeting on January 26, 2023 and recommended approval with the following conditions:

- Reduce night-time light impacts of the development off the property
- Upgrade to wrought-iron fencing on the southern boundary line of the property
- Evaluate of the proposed trail connection on the northern boundary of the development in conjunction with the General Plan's trail.
- Review the lighting plan on the southwest corner for potential spillage and larger light readings that are notated.
- Provide a more detailed plan provided for the location of the historical monument.
- Inclusion of the maintenance agreement.

Staff also recommends approval of the plan, subdivision plat, and the associated agreements for this development. It is staff's recommendation that the trail connection be maintained as proposed along Old Fort Road. The other considerations listed by the Planning Commission have been addressed. A development proposal has been worked on by the Development Review Committee and the Planning Commission for the proposed RV Dealership. This dealership is a conditional use found in the Commercial-Highway zone.

Jessica Rancin, representing the developer, reported on the progress made since the last meeting and stated her client is seeking approval tonight for the subdivision plat, site plan, maintenance agreement, and development agreement which includes the following: (1) Waiver of impact fees in the amount of approximately \$416,000, (2) Property tax abatement for a period of 10 years, and (3) Reimbursement for certain public infrastructure at \$155,000. Ms. Rancin explained the infrastructure cost estimate of \$1.4M has been amended based upon feedback from the Council, the Planning Commission, and others. She emphasized benefits this project will bring to South Weber City including expected city revenue of half a million annually, employment opportunities, and partnership with the community.

Kevin Schonsheck of South Weber LLC and General RV to the podium to answer Council questions. Councilman Halverson vocalized the vague reference to "decorative fencing" needs to be clarified. Mr. Schonsheck reported they have looked into wrought iron fencing as recommended by the Planning Commission or black vinyl coated chain link with slats. Councilman Dills was uneasy with the large sign facing the City. Mr. Cahoon clarified the pole sign would be oriented to the highway and not the City. Mr. Schonsheck acknowledged a traffic study has been completed and the south exit will be a gated exit only with little use. The City's historical marker will be moved a few feet to the west. Councilman Halverson favored the trail on the north. Mr. Cahoon conveyed there is already a designated bike trail along the road. Councilman Halverson charged the lighting should be reviewed after it is installed. Mr. Cahoon replied the conditional use permit can add that requirement. Council asked for clarification on the requested 10% decrease in landscaping. Councilman Halverson remarked the developer has upgraded to larger trees and shrubs in the landscaping plan which constitutes exceptional design and qualifies for the decrease. Mayor Westbroek favored the landscape plan. Councilwoman Alberts reviewed previous talk of a City welcome sign. Mr. Cahoon replied there are plans for a welcome sign on the sweeping T. The Council agreed on a wrought iron fence not to exceed \$60,000 to be included in the development agreement. Councilwoman Alberts verified the

developer is responsible for landscape maintenance. Mr. Jones affirmed it is a requirement in the agreement.

**Councilwoman Petty moved to approve Resolution 23-05: Prelim/Final Plat and Ownership/Maintenance Agreement for RV General at approximately 475 E 6650 S by applicant Kevin Schonsheck. 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.**

### **7. Resolution 23-07: RV General Development Agreement**

A Development Agreement Committee, consisting of Mayor Rod Westbrook, Councilmembers Quin Soderquist and Blair Halverson, City Manager David Larson, City Attorney Jayme Blakesley, and Community Services Director Trevor Cahoon met with representatives of General RV on Friday, February 24 to discuss points of the agreement. The main provisions follow:

- Developer agrees to construct and install all private and public improvements on the Site;
- City shall take all steps necessary to create a Community Reinvestment Area (“CRA”) incorporating the Site;
- Upon creation of the CRA, the City and Developer shall enter into a Tax Increment Financing (TIF) Agreement to grant Developer a property tax exemption for a period of ten (10) years;
- City shall reimburse Developer for all costs associated with the design, construction, and installation of the Public Improvements in an amount not to exceed \$155,000, for the following:
  - \$50,000 for sidewalk/walking path;
  - \$45,000 for landscaped park strip; and
  - \$60,000 for “decorative fencing” along the southern boundary of the property
- City shall waive payment of impact fees estimated at \$413,182 if the project generates sixty million dollars (\$60,000,000) in taxable revenue within five years of operation.

**Councilwoman Petty moved to approve Resolution 23-07: RV General Development Agreement with the change of decorative fence to wrought iron with a cap at \$60,000. Councilman Soderquist seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.**

**Councilman Soderquist moved to recess the City Council meeting and convene the Redevelopment Agency Board Meeting at 7:35 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.**

### **8. Convene Redevelopment Agency Board Meeting**

**Councilwoman Petty moved to reconvene the City Council meeting at 7:37 p.m. Councilman Soderquist seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.**

**DISCUSSION ITEMS:****9. Ordinance 2023-02: Repealing Residential Multi-Family (R-7), Adopting Residential Multi-Family (R-5), Adopting a Strategic Growth Overlay Zone (SG), and Rezoning Parcels 13-018-0084 and 13-034-0068 from R-7 to R-5**

Community Services Director Trevor Cahoon reported in November Planning Commission discussed the creation of an overlay zone to help encourage quality construction. City staff has drafted an ordinance for a Strategic Growth Overlay Zone and made amendments to all areas of the code that reference the R7 zone to now say R5. During code review it was noticed that the Planned Unit Development (PUD) conditional use was removed inadvertently from the land use matrix. Because the land use matrix is included in this ordinance, staff would recommend an amendment to include PUD as a conditional use in all residential zones (A, R-L, R-LM, R-M, R-P, and R-5).

Additionally, the City Council instructed the Code Committee to consider zoning text amendments to facilitate the development in amending the approved final plat to allow for a townhome development for individual ownership. The Committee identified the main issue with multi-family housing is the visual appeal and congruence of form with surrounding single-family units already established within the area. To answer these concerns two concepts were discussed, type of housing unit and design standards. In the case of design standards, the state of Utah has limited the City's ability to impose design standards upon single-family developments. It does not prohibit a city from imposing design standards on multi-family units. The Code Committee discussed the possibility of reducing the allowed density within the R-7 zone to 5 units an acre and offering an incentive of 7 units an acre so the City could better control the type of development.

Staff has made updates based on the recommendations from the Planning Commission. The only exception is including a minimum lot area. Staff would recommend that having a minimum lot width would be sufficient to dictate design aesthetic and would allow for more flexibility of design than restricting a minimum lot area. This is something that the Planning Commission could recommend be included back in the ordinance. The Council recommended this move forward.

**10. City Council Committee Priorities**

Each Committee Chair presented priorities for 2023.

**Recreation/Parks Committee - Councilman Dills:**

- More adult recreational options with the hope that it funds itself.
- Implement a new communication plan between, city, coaches, players, etc.
- Financing improvement for existing parks. Parks have a five-year improvement plan, but maintenance utilizes all current funding.
- New contract with Train Club

**Code Committee - Councilwoman Alberts:**

- Writing a code for flex space
- Arbor protection
- Condo rental ordinance
- Commercial overlay landscaping for exceptional design standards
- RV dwellings
- External accessory dwelling units (EADU)
- Adding garbage and snow removal requirements to commercial development
- Conditional uses next to residential zones

**Public Relations Committee – Councilwoman Alberts**

- Concerts in the Park starting in May
- Easter Egg Hunt
- Advertisement/Correspondence with Parks/Recreation Committee
- Quarterly Newsletter
- Syncing City Hall and FAC televisions to display simultaneously
- Increase Social Media Presence
- Keep City website updated

**Admin/Finance Committee – Councilman Soderquist**

- Remain financially sound and healthy
- More permanent five-year plan
- Review point of sale sources
- Increase parks budget
- Train upcoming financiers

**Gravel Pit Committee – Councilman Soderquist**

- Continue dust mitigation with Parsons and Geneva
- New Development Agreement
  - define active area
  - berm update
- Working to get new sensors with University of Utah
- Work with legislature on fugitive dust
- Suggest alternative solutions to dust problem

**Municipal Utilities Committee – Councilwoman Petty**

- Public Works Facility
  - Review Capital Facilities Plan to find possible funds

**Public Safety Committee – Councilman Halverson**

- Long term plan for vehicle replacement
- Get wildlands fire program running
- Find grants for sidewalks and crosswalks
- Review Davis County Sheriff's Office Contract for service level needs

**11. Legislative Review**

City Manager David Larson reported the Utah League of Cities and Towns has tracked 40% more bills this year than last. Senate Bill 75 passed. There are mixed feelings on SB 75, but because of the location of gravel pits in the City, it does help South Weber City. ULTC will request signatures from elected officials to request a veto from the governor. SB 295 needs attention and is a problematic bill for cities. The ULTC and cities have been working on different types of improvement districts.

**12. Reports**

**City Manager, David Larson:** updated Council on the City Hall remodel process which will begin in earnest the third week in March. He is still working through and coordinating office hours etc. The committees have started working on the budget process. He thanked Mayor Westbrook for his attendance at all the committee meetings.

**13. Adjourn**

Councilwoman Alberts moved to adjourn the meeting at 8:18 p.m. and go into a closed session held pursuant to the provision of UCA section 52-4-205 (1)(d) to discuss the purchase, exchange, or lease of real property. 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.

**APPROVED:**  **Date** 03-28-2023  
**Mayor: Rod Westbroek**

  
**Transcriber: Michelle Clark**

**Attest:**   
**City Recorder: Lisa Smith**