

# SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 24 September 2024

**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:**

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

**CITY MANAGER:**

**David Larson (excused)**

**COMMUNITY DEV MGR:**

**Lance Evans**

**CITY ENGINEER:**

**Brandon Jones**

**CITY ATTORNEY:**

**Jayne Blakesley**

**ADMIN SERVICES DIR:**

**Brett Baltazar**

**CITY RECORDER:**

**Lisa Smith**

**Minutes: Michelle Clark**

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**ATTENDEES:** Paul Sturm, Michael Gant, Andrew Winterton, Fire Chief Derek Tolman, David Francis, Mathew Jamieson, Colby Child, and Keith Christensen.

**Mayor Westbroek called the meeting to order and welcomed those in attendance and excused Councilman Davis and City Manager David Larson from tonight's meeting.**

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

**2. Prayer: Councilman Halverson**

**3. Public Comment:**

**Paul Sturm, of South Weber City** commented on the difference in the Redevelopment Agency information between the study and survey areas of 1.661 acres.

**PRESENTATIONS**

**4. Service to the City Recognition—Winterton Towing**

Chief Tolman extended heartfelt gratitude to Winterton Towing for providing vehicles for the fire department's training exercises. Their generosity allowed the fire department to practice essential skills while remaining within the call area, including vehicle extrication, fire suppression, and emergency medical services (EMS). He noted these hands-on experiences are critical in preparing firefighters and EMS personnel to serve the community with the highest level of proficiency. Winterton Towing's contribution not only supports the department but also helps ensure the safety and well-being of the residents of South Weber. Councilman Dills also thanked Winterton Towing for supporting the city. City Engineer Brandon Jones acknowledged Winterton Towing for their help towing vehicles remaining in the park and ride lot when it was scheduled for resurfacing. Mayor Westbrook praised Winterton Towing and South Weber Fire Department for all they do for the community.

## ACTION ITEMS

### **5. Consent Agenda**

#### **a. August 26 Minutes**

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

### **6. Conditional Use Permit 24-02: Young Quick Lube**

Community Development Manager Lance Evans explained Young Tire and Service, an automotive service center, has requested a conditional use permit at 7716 S 2700 East. The property is zoned Highway-Commercial Zone (C-H) and allows automotive uses as per the Land Use Matrix. Any commercial development over one acre in size requires a Conditional Use Permit. The proposal is for a 5,256 square foot building with six bays for automotive services including minor automotive repair on 2.29 acres. At the Planning Commission meeting it was clarified that the building and site may also be used for All Terrain Vehicle display and rental. The Planning Commission reviewed the application for the Conditional Use Permit and recommended approval with nine recommended conditions.

Councilman Halverson asked for clarification on the fencing. City Engineer Brandon Jones identified the fence being UDOT's fence. Further discussion took place regarding the business being seen from the highway. Councilwoman Petty suggested more than a field fence. Councilman Dills voiced, after listening to the Planning Commission meeting, it appeared the business did not have a clear idea of all the services they were going to provide. He added he is not against an all-terrain vehicle rental but requested more details from the owner as this will influence the type of fencing. **Councilman Winsor** questioned who receives the sales tax from vehicles. City Attorney Jayme Blakesley replied that the city will receive the sales tax if it is purchased in the city. Councilman Dills queried on the location of the ingress/egress. Mr. Jones replied it is the southernmost exit shown. Councilman Dills asked about the location of the building. Mr. Jones replied there is a large petroleum easement on the property that limits the possible sites. Councilman Dills discussed whether the business would have overnight outdoor parking. Mr. Blakesley expressed that would need to be a condition of the conditional use permit. Councilman Halverson and Councilwoman Petty proposed a 6-foot masonry fence on the north and east sides. Councilwoman Petty iterated this is the entrance to the city and Mayor Westbrook agreed. It was suggested the height of the fence may need to be adjusted for line of sight. Mr. Blakesley stated the height of the fence can be determined at the site plan review.

**Councilman Halverson moved to approve Conditional Use Permit 24-02: Young Quick Lube for light or minor repairs or rentals with the following conditions:**

1. Modify plans to meet Engineering site plan requirements.
2. Move the sidewalk location, as per the City Engineer recommendations in the site plan review.
3. That the grey split-faced CMU walls are modified to break up the wall with marbling or vertical and or horizontal elements to enhance visual interest.
4. Provide approval letters from oil and gas easement holders on the property.
5. Cross access easement shall be provided to share access with the adjacent property owner to the south.
6. That the tire storage area chain link fence be replaced with an 8' masonry wall.
7. That the site lighting be modified to reduce light levels at the property lines of the project to 0.2 lumens, to minimize off-site light.
8. That the parking spaces in front of the natural gas sub-station access road points be removed for emergency vehicle access.
9. That the landscaped area along South Weber Drive and 2700 East is maintained with UDOT approval.
10. Full compliance with Engineer Brandon Jones review dated 09-06-2024.
11. Full compliance with Planner Lance Evans review dated 09-12-2024.
12. Customer overnight outdoor parking is prohibited.
13. Masonry fence on the north and east borders. Size and landscaping modifications to be determined at site plan review.

**Councilman Winsor seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Dills, Halverson, Petty, and Winsor voted aye. The motion carried.**

### **7. Gilbert and Stewart Audit Proposal**

Finance Director Brett Baltazar announced the city has been pursuing the option to have the current audit firm K&C help the city prepare for this year's audit and have a second company perform the audit as previously discussed and budgeted. Based on K&C's recommendations, staff received two quotes and moved forward with the lower quote to get a firm proposal. The company staff recommended is Gilbert & Stewart for \$15,000. They happen to be the company that provided the City's audit service prior to going with K&C. K&C will function as the City's accounting firm and Gilbert & Stewart will function as the City's auditing firm. The scenario of having two firms involved in the audit this year is one-time only due to the multiple transitions of Finance Director last fiscal year. Our current audit service contract is ending and a new request for proposals will be prepared and published upon audit completion.

**Councilwoman Petty moved to award Gilbert and Stewart Audit Proposal in the amount of \$15,000 for fiscal year 2024 audit. Councilman Dills seconded the motion. Mayor Westbroek called for a voice vote. Council Members Dills, Halverson, Petty, and Winsor voted aye. The motion carried.**

## **REPORTS**

### **8. New Business (None)**

### **9. Council & Staff**

**Councilman Winsor:** thanked everyone who participated in the National Day of Service.

**Councilman Dills:** announced he has drafted amendments to city code concerning weed nuisance next to commercial zones and asked for the council’s opinion. Councilman Halverson noted the city mows approximately 10 feet back from the sidewalk but does not know if it is feasible to ask a property owner to mow their entire piece of property. Fire Chief Tolman was not aware if fire code gives a specific distance. Mayor Westbrook suggested sidewalks and minimum of 10’ back. He added it should be mowed before it is dry so possible sparks from mowers do not ignite the growth. Councilman Dills discussed requiring a site/sketch with a rezone request. The council agreed. Councilman Dills expressed the Recreation Department is working on ways to bring in more money with the sale of drinks, protein bars, etc. Park bathrooms will be closed in another month.

**Mayor Westbrook:** reported Rocky Mountain guaranteed a transformer onsite by March 2025 for the new Public Works facility. Construction of material storage buildings will take place first. Central Weber Sewer District approved the RDA agreement with General RV.

**10. Adjourn**

**Councilman Winsor moved to adjourn the meeting at 7:01p.m. Councilwoman Petty seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Dills, Halverson, Petty, and Winsor voted aye. The motion carried.**

**APPROVED:**  Date 10-22-2024  
 Mayor: Rod Westbrook



  
 Transcriber: Michelle Clark

  
 City Recorder: Lisa Smith

Amended 10-22-2024