

# SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 14 January 2025

**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  
Joel Dills  
Blair Halverson  
Angie Petty  
Wayne Winsor**

**CITY MANAGER:**

**David Larson (excused)**

**CITY ATTORNEY:**

**Brad Christopherson**

**COMMUNITY DEV MGR:**

**Lance Evans**

**FINANCE DIRECTOR:**

**Brett Baltazar**

**CITY ENGINEER:**

**Brandon Jones**

**CITY RECORDER:**

**Lisa Smith**

**Minutes:** Michelle Clark

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**ATTENDEES:** Paul Sturm, Michael Grant, Leslie Clifton, Kamry Dyer, Gordon Smith, Sandy Bybee, Terry Bybee, Gary Boatright, Reuben Cunningham, Chris Loock, and Mark Kapp.

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

**2. Prayer:** Mayor Westbroek

**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).

**Gordon Smith of South Weber City** voiced concern with amending the City's General Plan, adding if it is constantly amended it becomes worthless. He worried a new development will affect traffic, Fire Department, Sheriff's Department, and possible additional cost to city budget.

## ACTION ITEMS

**4. Consent Agenda**

- a. November 12 Minutes
- b. December 10 Minutes
- c. December Checks
- d. November Budget to Actual

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

#### **5. Resolution 25-01: Appointing a Mayor Pro Tempore**

**Councilman Halverson moved to approve Resolution 25-01 to appoint Angie Petty to serve as Mayor Pro Tempore for the 2025 calendar year. Councilman Davis seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.**

#### **6. Resolution 25-02: Appointing Two Planning Commissioners**

Gary Boatright Jr. and Marty McFadden have reached the end of their term leaving two positions open on the Planning Commission. Mayor Westbrook recommended both Commissioners be appointed for a consecutive term beginning February 1, 2025 to January 31, 2028. Councilman Dills expressed his concern with commissioners being absent at meetings Mayor Westbrook responded both commissioners are aware of the required attendance.

**Councilman Halverson moved to approve Resolution 25-02 to appoint Gary Boatright Jr. and Marty McFadden to serve as Planning Commissioners for a consecutive term beginning February 1, 2025 to January 31, 2028. Councilwoman Petty seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.**

#### **7. Ordinance 2025-01: Amending City Code 11-8-3 Improvements Completion Assurance and Guarantee of Performance Section A**

Ordinance 2025-01 will amend the South Weber Land Use Code by modifying Title 11, Chapter 8, Section 3, Improvements Completion Assurance and Guarantee of Performance to change the required forms of subdivision improvement.

**Councilwoman Petty moved to approve Ordinance 2025-01: Amending City Code 11-8-3 Improvements Completion Assurance and Guarantee of Performance Section A. Councilman Dills seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.**

#### **8. Ordinance 2025-02: Amending the General Plan Projected Land Use Map [Requested by Thomas Hunt and Corey Kap]**

This is a request by Thomas Hunt and Corey Kap to amend the General Plan to change the Projected Land Use Map from Residential Low Moderate (R-LM) to Residential Moderate Density (R-M) for approximately 10.7 acres. The Planning Commission held a public hearing on December 12, 2024 and voted to recommend approval.

Councilman Halverson conveyed he does not favor amending the General Plan at this time. Community Development Manager Lance Evans explained that the General Plan is a guiding document, and this request is consistent with the surrounding lot sizes and densities of the existing single-family homes in the area. Councilman Dills favored following the General Plan. Councilman Winsor stated in this specific area the guiding document has ambiguity as he referenced the city's transportation plan. Councilwoman Petty disfavored a General Plan amendment at this time. Mayor Westbrook agreed.

**Councilman Halverson moved to deny Ordinance 2025-02: Amending the General Plan Projected Land Use Map [Requested by Thomas Hunt and Corey Kap]. Councilman Winsor seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Halverson, Petty, and Winsor voted aye. Councilman Dills voted nay. The motion carried 4 to 1.**

**9. Ordinance 2025-03: Rezoning Kap Legacy Subdivision from Agriculture (A) to Residential Moderate (R-M) [applicants Thomas Hunt and Corey Kap]**

This is a request for a zone change from Agriculture (A) to Residential Moderate (R-M) for approximately 27.6 acres for applicants Thomas Hunt and Corey Kap. A public hearing was held before the Planning Commission on December 12, 2024 at which time the commission voted to recommend approval.

Councilman Halverson reviewed Old Fort Road is a collector road which is wider than the standard road. He stated if the developer agrees to widen that portion of road, then he is okay with the higher density. Mr. Jones explained the city's standard road width is a 70' right-of-way with 36' of asphalt and the road connecting Old Fort Road to South Weber Drive in the City's Transportation Plan needs to be a 78' right-of-way, which is an additional 8' of property and is 50' asphalt verses 36' of asphalt. Councilman Dills reviewed details of the Transportation Plan Map from the General Plan and his concern with connections to South Weber Drive. Mr. Jones explained the Transportation Master Plan was analyzed by an engineering firm and they did not recommend any changes. Discussion took place regarding 7240 South in which Mr. Jones stated because of the slope of this road it does not work to be a long-term collector road and is scheduled for disconnection from South Weber Drive when the collector is in place. Kamry Dyer of Keith Kap & Sons replied that the developer is willing to widen the road to a 78' right-of-way. Rulon Cunningham of South Weber City stated his wife is a trustee of the Kap property. He did not understand the concern with egress onto South Weber Drive because there are four different roads from the property.

Councilman Halverson asked if there is a site plan. City Engineer Brandon Jones conveyed the site plan is consistent with the projected transportation plan on the General Plan. Councilman Dills wanted to see the site plan. Mr. Evans forwarded the concept plan to the recorder who displayed it for Council. Councilman Winsor asked Mr. Jones if the city has the infrastructure to support the additional 11 homes. Mr. Jones replied there were no issues with any utilities.

**Councilman Halverson moved to approve Ordinance 2025-03: Rezoning Kap Legacy Subdivision from Agriculture (A) to Residential Moderate (R-M) [applicants Thomas Hunt and Corey Kap] with the amendment that the developer is responsible to build the 78' right-of-way collector road with an additional 8 foot right-of-way and 14 feet of**

asphalt. Councilman Winsor seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Halverson, Petty, and Winsor voted aye. Councilman Dills voted nay. The motion carried 4 to 1.

**REPORTS**

**10. New Business (None)**

**11. Council & Staff**

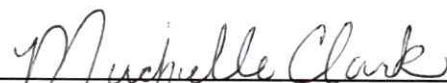
**Councilman Winsor:** reported the fiscal year 2024 audit will be reported to the Finance Committee and then the City Council the end of January.

**Councilwoman Petty:** requested an update on the wildland fire program. Councilman Dills reported he met with Chief Tolman yesterday and was told only select fire departments have been invited to go help with the California fires, but South Weber Fire Department stands ready.

**Councilman Halverson:** announced the new Public Works Facility has red iron. Next week they will start with the main building. He requested City Manager David Larson schedule a regular Municipal Utilities Committee.

**12. Adjourn:** Councilman Winsor moved to adjourn the meeting at 6:51 p.m. Councilman Davis seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

**APPROVED:**  **Date 01-28-2025**  
**Mayor: Rod Westbrook**

  
**Transcriber: Michelle Clark**

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

