

# **SOUTH WEBER CITY PLANNING COMMISSION MEETING**

**DATE OF MEETING:** 14 January 2021

**TIME COMMENCED:** 6:02 p.m.

**LOCATION:** Electronic Meeting through Zoom

**PRESENT: COMMISSIONERS:**

Tim Grubb  
Gary Boatright  
Rob Osborne  
Wes Johnson (excused)  
Taylor Walton

**CITY PLANNER:**

Shari Phippen

**DEVELOPMENT COORDINATOR:**

Kimberli Guill

**Transcriber:** Minutes transcribed by Michelle Clark

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**ATTENDEES:** Blair Halverson, Shadd Johnson

**PLEDGE OF ALLEGIANCE:** Commissioner Boatright

**Commissioner Osborne excused Commissioner Johnson from tonight's meeting.**

**Read Electronic Meeting Declaration:** Commissioner Osborne

## **Order on Public Meetings of the South Weber City Planning Commission**

I, Robert Osborne, as the Chair of the South Weber City Planning Commission, do hereby find and declare as follows:

1. Due to the Emergency conditions which currently exist in the State of Utah, and specifically in Davis County and South Weber City as a result of the COVID-19 Pandemic and the recent surge in COVID-19 infections across the state and in Davis County, the holding of public meetings with an anchor location as defined in the *Utah Open and Public Meetings Act*, presents a substantial risk to the health and safety of those who may be present at the anchor location; and
2. The risk to those who may be present at an anchor location can be substantially mitigated by holding public meetings of the Planning Commission pursuant to electronic means that allow for public participation via virtual means; and
3. The City has the means and ability to allow virtual participation in the public meetings in accordance with the *Utah Open and Public Meetings Act*;

NOW THEREFORE, BASED UPON THE FOREGOING,

For thirty days from the date of this Order, meetings of the South Weber City Planning Commission shall be conducted by virtual means without an anchor location.  
DATED this 4 day of January, 2021.

**Appointment of Chair and Vice Chair:**

Commissioner Johnson, who is excused from this meeting, stated in an email of 12 January 2021 that he would like to keep Rob as the Planning Commission Chairperson and suggested Commissioner Boatright would make a fine Vice-Chairperson.

Commissioner Grubb enjoys Commissioner Osborne as the Chairperson and questioned if anyone else would prefer to do it. Commissioner Walton replied he did it last year, but didn't have to do anything.

**Commissioner Grubb moved to appoint Robert Osborne as Planning Commission Chairperson and Taylor Walton as Vice Chairperson. Commissioner Boatright seconded the motion. A roll call vote was taken. Commissioners Boatright, Grubb, Osborne, and Walton voted aye. The motion carried.**

**Welcome of new City Planner Shari Phippen:** Commissioner Osborne introduced Shari Phippen. He commented she is very good at planning and understanding public meetings. He welcomed her as the new City Planner. Shari stated she works full-time at the Federal Building in Ogden and will be serving as South Weber City Planner part-time. She is excited to work for the City.

**PUBLIC COMMENTS:**

Anyone requesting to comment live via Zoom must pre-register at the following <https://forms.gle/PMJFhYFJsD3KCi899> before 5 pm on the meeting date. Comments will also be accepted at [publiccomment@southwebercity.com](mailto:publiccomment@southwebercity.com)

- a. Individuals may speak once for 3 minutes or less
- b. State your name and address
- c. Direct comments to the entire commission
- d. Note planning commission will not respond during the public comment period

Commissioner Osborne reported there was no public comment or emails.

**CONSENT AGENDA:**

- **17 December 2020 Minutes**

**Commissioner Boatright moved to approve the consent agenda. Commissioner Walton seconded the motion. A roll call vote was taken. Commissioners Boatright, Osborne, and Walton voted aye. Commissioner Grubb abstained as he was excused from the meeting. The motion carried.**

**DISCUSSION ITEM:**

**Developer direction regarding Rays Village:**

Shadd Johnson, developers engineer was in attendance to discuss the property across from City Hall. Commissioner Osborne reported the City's Master Plan identifies this area as residential



moderate density, but the zoning is currently commercial. Shadd reported they would like to discuss the possibility of residential patio homes for a retirement community. They are looking at the property owner's being 55 or older. The entrance would be on 1550 East into the east parcel. The difference between moderate and patio is three lots. He would like to know if this is even possible to entertain this idea. If it is residential moderated density there would be 9 lots, but patio would be 13 lots. Commissioner Osborne discussed the development needs two ingress/egress. Shadd commented they are also working with the cell tower, which they will need to work around. Kim Guill, City Development Coordinator, reported the patio home density allows 2.81 to 4.0 units per acre. Commissioner Boatright explained the difficulty everyone went through to amend and approve the new City General Plan. He isn't sure he wants to go against the general plan recommendation. Commissioner Grubb doesn't know why the Planning Commission would go against the general plan. Commissioner Walton stated until there is an actual plan that shows the location of the units and entrances, it is difficult to make a decision. Commissioner Osborne asked if the developer can draw up a plan for both. Shadd explained he can show plans for both. Commissioner Grubb discussed the possibility of a development agreement or rezone request for patio homes. Shari suggested talking to the City Attorney Jayme Blakesley about the rezone request because there are certain requirements. Commissioner Osborne is good with either residential moderate or patio homes. Shadd will put together a layout for both. Shari requested being able to review it prior to the meeting.

Commissioner Johnson's email of 12 January 2021 stated he feels the Ray property is zoned commercial and it should remain commercial. No condos, apartments or multi-family dwellings.

#### **REPORTS:**


**Commissioner Walton:** reported the Code Committee has been working on definitions for the Planning Commission to review at the next meeting.

**ADJOURNED:** Commissioner Grubb moved to adjourn the Planning Commission meeting at 6:33 p.m. Commissioner Walton seconded the motion. Commissioners Boatright, Grubb, Osborne, and Walton voted aye. The motion carried.

**APPROVED:**

  
Chairperson: Gary Boatright Jr.      Date

  
Transcriber: Michelle Clark

  
Attest: Development Coordinator, Kimberli Guill