



Amended

CITY COUNCIL MEMO

MEETING DATE

January 27, 2026

PREPARED BY

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ITEM TYPE

Legislative discussion

AGENDA ITEM

Discussion of General Plan update process and community priorities.

BACKGROUND

South Weber City's General Plan serves as the primary policy document guiding land use, transportation, housing, infrastructure, economic development, and community character. State law requires periodic review and updates to ensure the plan remains current, legally compliant, and reflective of community values and growth trends.

The 2026 update provides an opportunity to:

- Address changes in state planning requirements
- Respond to growth pressures in South Weber
- Re-evaluate long-term land use and infrastructure assumptions
- Clarify policy direction for redevelopment, housing, and commercial areas

As the city begins the update to the 2020 South Weber City General Plan, staff would like to get the City Council direction on priorities, scope, and policy considerations before initiating the formal General Plan update process. A specific subsection is included for discussion of the potential creation of a City Center Plan.

TIMING

The General Plan update process can be completed in 6-12 months depending on the level of detail and number of community meetings in the process.

DISCUSSION

The following is a list of General Plan topics and key issues to use as a guide for the discussion and direction to staff for the development of the General Plan Scope of Work and public involvement plan.

1. Community Vision and Growth Management

- Confirmation or refinement of the community's long-term vision
- Desired pace, scale, and form of growth
- Preservation of South Weber's small-town character
- Compatibility between existing neighborhoods and new development

2. Land Use and Zoning Policy

- Evaluation of the current Land Use Map
- Residential density ranges and transitions
- Commercial and mixed-use locations and intensities
- Industrial and employment land considerations
- Opportunities for redevelopment versus greenfield development

3. Housing

- Housing affordability and availability
- Variety of housing types (single-family, townhomes, multi-family, accessory dwelling units)
- Demographic trends and housing needs (seniors, workforce housing, young families)
- Alignment with state housing element requirements

4. Transportation and Mobility

- Roadway capacity and long-term transportation planning
- Pedestrian and bicycle connectivity
- Traffic impacts of future development
- Coordination with regional transportation plans

5. Infrastructure and Public Facilities

- Water, sewer, and stormwater capacity
- Parks, trails, and open space planning
- Public safety facilities and services
- Capital facilities planning and funding priorities

6. Economic Development

- Local commercial vitality and tax base diversification
- Support for neighborhood-serving commercial uses
- Long-term employment opportunities within the city
- Balance between revenue generation and community impacts

7. Environmental and Natural Resource Considerations

- Hillside development and sensitive lands
- Floodplain and drainage considerations
- Open space preservation and trail corridors
- Sustainability and resource conservation policies

8. Implementation and Regulatory Alignment

- Consistency between the General Plan and zoning ordinances
- Phasing and timing of development
- Use of overlays, design standards, or special districts
- Monitoring and periodic review mechanisms

9. Future City Center Plans

As part of the General Plan update, the City Council may wish to consider designate a City Center for the City. A city center policy would provide more detailed policy direction for a defined geographic area that is expected to experience change, redevelopment, or increased activity.

A more detailed chapter or Small Area Plan could:

- Establish a clear vision for a focal point of civic, commercial, and community activity
- Address building scale, land use mix, and design expectations
- Improve walkability and connectivity
- Support long-term economic development goals