

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 10 July 2025

TIME COMMENCED: 6:00 p.m.

LOCATION: South Weber City Office @ 1600 East South Weber Drive, So. Weber, UT

PRESENT:

COMMISSIONERS:

Gary Boatright
Julie Losee
Marty McFadden (excused)
Chris Roberts
Chad Skola (excused)

DEPUTY RECORDER:

Raelyn Boman

FINANCE DIRECTOR:

Brett Baltazar

**COMMUNITY DEVELOPMENT
MANAGER:**

Lance Evans

Minutes: Michelle Clark

ATTENDEES: Paul Sturm

Commissioner Boatright called the meeting to order, welcomed those in attendance, and excused Commissioners McFadden and Skola.

1. Pledge of Allegiance: Commissioner Roberts

2. Public Comment: Commissioner Boatright opened the floor for public comment and reminded those in attendance of the following guidelines:

- Each speaker must go to the podium to comment.
- State your name and city of residence.
- Please address your comments to the entire Planning Commission.
- Each speaker will have 3 minutes or less to speak.
- Note the Planning Commission will not be entering into a dialogue during this portion of the meeting.
- Individuals not at the podium should refrain from speaking.

Commissioner Boatright closed the floor for public comment.

ACTION ITEMS:

3. Approval of Consent Agenda

- 8 May 2025 Minutes

Commissioner Losee moved to approve the consent agenda as written. Commissioner Roberts seconded the motion. Commissioner Boatright called for the vote. Commissioners Boatright, Losee, and Roberts voted aye. The motion carried.

4. Landscape Ordinance, Legislative Action: Code Amendment Title 10, Chapter 15, Water efficient Landscape Requirements

Community Development Manager Lance Evans explained this proposed code amendment to the City's Landscape Ordinance is to become compliant with Weber Basin Water Conservancy District's requirements for the Incentive Program "Landscape Lawn Exchange." This Incentive Program allows lawn areas anywhere in a resident's yard to be removed and replaced with low-water landscaping to qualify for an incentive. The incentive for this program will be \$2.50 per square foot for any area in the yard that is currently grass (lawn) that is removed and replaced with a more water-efficient alternative. The following changes to city code will allow the city to be compliant so that residents can receive these incentives and save money and water. This a part of the broader "landscape conversion incentive program" throughout the state.

Commissioner Losee contacted Weber Basin concerning the Landscape Lawn Exchange Incentive Program application process which she opined is very restrictive with all the meetings required etc. Discussion took place concerning the total area of lawn not exceeding thirty-five percent (35%) of the total landscaped area on the lot. Commissioner Boatright favored saving water but feels there are other ways to do it. Commissioner Roberts is concerned about 35% being minimal grass.

Commissioner Roberts moved to recommend denying to the City Council the Landscape Ordinance, Legislative Action: Code Amendment Title 10, Chapter 15, Water efficient Landscape Requirements. Commissioner Losee seconded the motion. Commissioner Boatright called for the vote. Commissioners Boatright, Losee, and Roberts voted aye. The motion carried.

Lance noted this item required a public hearing to receive public comment and it was not noticed on the agenda as per Section 52-4-202. Commissioner Losee suggested city staff obtain more information from Weber Basin concerning the lawn not exceeding 35% to the City Council.

5. Rezone Application Requirements Ordinance, Legislative Action: Code Amendment Title 10 Chapter 2-7, Adoption and Amendments

Community Development Manager Lance Evans stated the purpose of this section is to ensure that rezoning decisions are made with a clear understanding of the intended development, to protect the community from speculative zoning changes, and to ensure consistency with the South Weber City General Plan and the orderly development of the city. The Planning Commission and City Council have been concerned about approving zoning map amendments without a better vision of future development. The Code Committee developed the following draft code to require additional information at the zoning map amendment stage to provide this assurance.

Commissioner Boatright voiced concern about the cost to the applicant who is requesting a rezone of family property. Commissioner Roberts suggested removing some of the cost

elements. The Planning Commission agreed commercial development should be required to fulfill the requirements.

Commissioner Losee moved to recommend approval to the City Council the Rezone Application Requirements Ordinance, Legislative Action: Code Amendment Title 10 Chapter 2-7, Adoption and Amendments with the condition that a rezone with densities above Residential Low require all concept plan requirements for Item C #3 a. through k. and anything Residential Low and below will be based upon city staff's recommendation based on estimated cost. Commissioner Roberts seconded the motion. Commissioner Boatright called for the vote. Commissioners Boatright, Losee, and Roberts voted aye. The motion carried.

It was stated this item will need a public hearing as per Section 52-4-202.


REPORTS:

6. Commission

Community Development Manager Lance Evans: reported the Fall Planning Conference will be held October 9-10 in Salt Lake City. Commissioners Losee, Skola, and McFadden would like to attend. It was stated that Planning Commission is scheduled for October 9th and may be cancelled.

7. ADJOURN: Commissioner Losee moved to adjourn the Planning Commission meeting at 6:45 p.m. Commissioner Boatright seconded the motion. A roll call vote was taken. Commissioners Boatright, Losee, and Roberts voted aye. The motion carried.

APPROVED:


Chairperson: Chad Skola

Michelle Clark

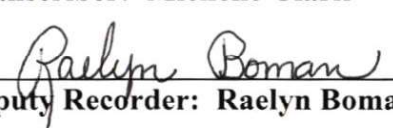
Michelle Clark (Aug 20, 2025 14:35:27 MDT)

Date

8-14-25

Transcriber: Michelle Clark

Attest:


Deputy Recorder: Raelyn Boman


20250710 Minutes


Final Audit Report


2025-08-20


Created:	2025-08-20
By:	Raelyn Boman (rboman@southwebercity.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAfXGNNDiPPDstSldMsNKce0vWgCPq3erA


"20250710 Minutes" History

 Document created by Raelyn Boman (rboman@southwebercity.com)
2025-08-20 - 2:55:07 PM GMT

 Document emailed to Michelle Clark (mclark.1166@gmail.com) for signature
2025-08-20 - 2:55:10 PM GMT

 Email viewed by Michelle Clark (mclark.1166@gmail.com)
2025-08-20 - 8:35:01 PM GMT

 Document e-signed by Michelle Clark (mclark.1166@gmail.com)
Signature Date: 2025-08-20 - 8:35:27 PM GMT - Time Source: server

 Agreement completed.
2025-08-20 - 8:35:27 PM GMT