

# **SOUTH WEBER CITY PLANNING COMMISSION MEETING**

**DATE OF MEETING:** 11 December 2025

**TIME COMMENCED:** 6:00 p.m.

**LOCATION:** South Weber City Office at 1600 East South Weber Drive, South Weber, UT  
Meeting streamed on YouTube on 11 December 2025 at 6:00 p.m.

## **PRESENT:**

### **COMMISSIONERS:**

**Julie Losee**  
**Marty McFadden**  
**Chris Roberts (excused)**  
**Chad Skola**

### **DEPUTY RECORDER:**

**Raelyn Boman**

### **FINANCE DIRECTOR:**

**Brett Baltazar**

### **CITY ENGINEER:**

**Brandon Jones**

### **COMMUNITY DEVELOPMENT**

### **MANAGER:**

**Lance Evans**

**Minutes:** Michelle Clark

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**ATTENDEES:** Layne Kap, Rod Westbroek, Paul Sturm, Ricky Smith, Larry Williams, and Michael Grant.

Commissioner Skola called the meeting to order and welcomed those in attendance.

**1. Pledge of Allegiance:** Commissioner Losee

**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.

**(No Public Comment Received)**

Commissioner Skola closed the floor for public comment.

### **ACTION ITEMS:**

**3. Approval of Consent Agenda**

- 13 November 2025 Minutes

**Commissioner McFadden moved to approve the consent agenda as amended to include in the motion for item #6 “with the condition that the items listed in the City Engineer report dated 5 November 2025 be resolved and addressed satisfactorily.” Commissioner Losee seconded the motion. Commissioner Skola called for the vote. Commissioners Losee, McFadden, and Skola voted aye. The motion carried.**

**4. Williams Preliminary Subdivision Plat at approximately 1161 E South Weber Drive, Applicant Layne Kap, Zoning: This parcel is zoned R-M (Residential Moderate Density). The proposed subdivision would divide the 4.16-acre property into ten single-family residential lots. This proposal complies with the R-M zone standards, as ten lots fall within the maximum allowed density of 2.8 dwelling units per acre.**

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**Commissioner Losee moved to approve City Council the Williams Preliminary Subdivision Plat located at approximately 1161 E South Weber Drive, 4.16 acres property into ten single-family residential lots for applicant Layne Kap. Commissioner McFadden seconded the motion. Commissioner Skola called for the vote. Commissioners Losee, McFadden, and Skola voted aye. The motion carried.**

**5. Smith Cove Preliminary Subdivision Plat at approximately 7998 South 2800 East, Applicant Ricky Smith, Zoning: This parcel is zoned R-L (Residential Low Density). The proposed subdivision would divide the 2.8- acre property into a single single-family residential lot. The lot complies with the R-L zone standards, including the maximum allowed density of 1.45 dwelling units per acre and the permitted land uses.**

Commissioner Skola explained this parcel is zoned R-L (Residential Low Density). The proposed subdivision would divide the 2.8-acre property into a single single-family residential lot. The lot complies with the R-L zone standards, including the maximum allowed density of 1.45 dwelling units per acre and the permitted land uses.

**Commissioner Losee moved to approve Smith Cove Preliminary Subdivision Plat located at approximately 7998 South 2800 East, 2.8 acre property into a single single-family residential lot for applicant Ricky Smith. Commissioner McFadden seconded the motion. Commissioner Skola called for the vote. Commissioners Losee, McFadden, and Skola voted aye. The motion carried.**

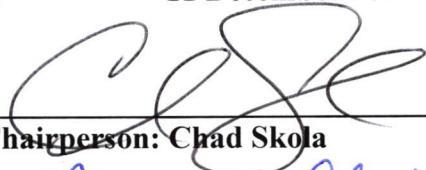
## **REPORTS:**

### **6. Commission**

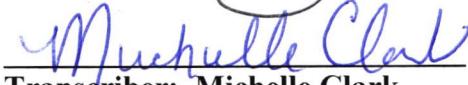
**Community Development Manager Lance Evans:** introduced Brad Dopp as the new Planning Commission member. Mr. Dopp introduced himself to those in attendance.

**10. ADJOURN:** **Commissioner McFadden moved to adjourn the Planning Commission meeting at 6:16 p.m. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Losee, McFadden, Roberts, and Skola voted aye. The motion carried.**

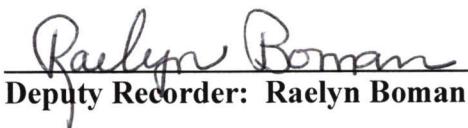
APPROVED:

  
Chairperson: Chad Skola

Date 12-12-26

  
Transcriber: Michelle Clark

Attest:

  
Deputy Recorder: Raelyn Boman