

# **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.

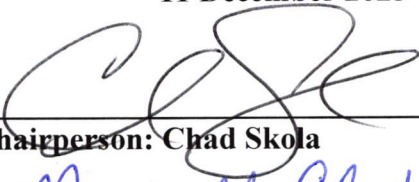
## **REPORTS:**

### **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.

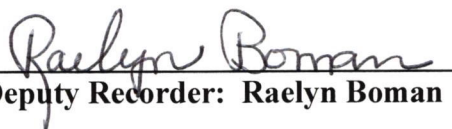
APPROVED:

  
Chairperson: Chad Skola

Date 2-12-26

  
Transcriber: Michelle Clark

Attest:

  
Deputy Recorder: Raelyn Boman