

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 13 November 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 13 November 2025 at 6:00 p.m.

PRESENT:

COMMISSIONERS:

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

DEPUTY RECORDER:

Raelyn Boman

FINANCE DIRECTOR:

Brett Baltazar

CITY ENGINEER:

Brandon Jones

COMMUNITY DEVELOPMENT MANAGER:

Lance Evans

Minutes: Michelle Clark

ATTENDEES: Kamry Dyer, Traci Wiese, Lynn Poll, Paul Sturm, Chris Cave, Mike Poll, Shanice Okhomia, Michael Grant, and Matt Wilson.

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

1. Pledge of Allegiance: Commissioner Boatright

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 Boatright closed the floor for public comment.

ACTION ITEMS:

3. Approval of Consent Agenda

- **9 October 2025 Minutes**

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

Commissioner Roberts moved to open the public hearing for Peek Farm rezone at approximately 898 E. 7240 S., applicant Vern Peek and Korey Kap. Commissioner Losee seconded the motion. Commissioner Boatright called for the vote. Commissioners Boatright, Losee, McFadden, and Roberts voted aye. The motion carried.

----- PUBLIC HEARING -----

4. Public Hearing Peek Farm Rezone at approximately 898 E. 7240 S., applicant Vern Peek and Korey Kap

Community Development Manager Lance Evans explained this is a request to amend the South Weber City Zoning Map and rezone the property from A (Agricultural Zone) to RL-M (Residential Low Moderate Density Zone on 15.07 acres) R-M (Residential Moderate Density Zone on 8.60 acres), and R-P (Residential Patio Zone on 11.99 acres) on approximately 35.66 acres total. The proposed zone change request is consistent with the General Plan land use designations for the property. They have shifted the R-P density to the east so that the western side is the lower density R-M Zone to help transition to the adjacent property.

Commissioner Boatright asked if there was any public comment.

Lynn Poll of South Weber City stated he has no problem with the rezone request, but he does have a problem with a 70' wide road, and larger park strips,

Traci Wiese of South Weber City expressed safety concerns for children crossing South Weber Drive to get to the elementary school.

Natalie Browning of South Weber City announced she is purchasing approximately 6.8 acres of this property which will affect the overall density of the development. She discussed this with Korey Kap, and he was told by Lance Evans to include this acreage in the rezone request.

Commissioner Losee moved to close the public hearing for Peek Farm Rezone at approximately 898 E. 7240 S., applicant Vern Peek and Korey Kap. Commissioner Roberts seconded the motion. Commissioner Boatright called for the vote. Commissioners Boatright, Losee, McFadden, and Roberts voted aye. The motion carried.

----- PUBLIC HEARING CLOSED -----

5. Peek Farm Rezone at approximately 898 East 7240 South requests a zone change from A (Agricultural Zone) to RL-M (Residential Low Moderate Density Zone on 15.07 acres) R-M (Residential Moderate Density Zone on 8.60 acres) and R-P (Residential Patio Zone on 11.99 acres) on approximately 35.66 acres total. Applicant Vern Peek and Korey Kap

Community Development Manager Lance Evans explained why he told Korey Kap to include the Browning purchase of 6.8 acres in this rezone request. He added it will reflect what the long-term zoning would be for this property. Commissioner Losee pointed out it is her understanding that the Browning's want to keep their property agriculture. Mr. Evans explained as long as the current use is agricultural operations, it would be allowed as a legal non-conforming use even if the property is rezoned R-M.

Kamry Dyer, sub for Korey Kap, conveyed they spoke to the County Assessor's Office and were told the zoning does not matter if the property is used as agriculture with proof of production it can remain in the green belt. She announced they have been working with UDOT concerning the safety for children to cross South Weber Drive.

Commissioner Boatright does not favor the R-P (Residential Patio Zone). Commissioner Losee stated Harvest Park Subdivision constructed residential patio homes with bonus property to the city for a dog park, but she does not see anything the city will receive in terms of the higher density for this proposed subdivision. Commissioner McFadden expressed he is aware of individuals who own patio homes and want smaller yards. He stated this higher density may not be attractive to some people, but it has its place in the community. Commissioner Roberts agreed with Commissioner McFadden.

Commissioner Roberts moved to approve the Peek Farm Rezone at approximately 898 East 7240 South requests a zone change from A (Agricultural Zone) to RL-M (Residential Low Moderate Density Zone on 15.07 acres) R-M (Residential Moderate Density Zone on 8.60 acres) and R-P (Residential Patio Zone on 11.99 acres) on approximately 35.66 acres total. Applicant Vern Peek and Korey Kap. Commissioner McFadden seconded the motion. Commissioner Boatright called for the vote. Commissioners McFadden and Roberts voted aye. Commissioner Losee and Boatright voted nay. The motion failed.

Commissioner Losee discussed her concerns with the Browning property being included in the rezone request and would like to see the R-P (Residential-Patio Zone) reduced. Kamry Dyer acknowledged there are negotiations going on with family members concerning the inheritance, which may change the Browning's acreage. Commissioner Boatright explained he is not concerned about that but would like to see the R-P (Residential-Patio Zone) reduced. City Engineer Brandon Jones explained if the Browning's continue to use the property as agricultural, no matter the rezone, it does not change the use.

Commissioner Roberts moved to approve the Peek Farm Rezone at approximately 898 East 7240 South requests a zone change from A (Agricultural Zone) to RL-M (Residential Low Moderate Density Zone on 15.07 acres) R-M (Residential Moderate Density Zone on 8.60 acres) and R-P (Residential Patio Zone on 11.99 acres) on approximately 35.66 acres total. Applicant Vern Peek and Korey Kap. Commissioner McFadden seconded the motion. Commissioner Boatright called for the vote. Commissioners Boatright, McFadden and Roberts voted aye. Commissioner Losee nay. The motion carried 3 to 1.

6. Coopers Landing Preliminary Plat, Administrative Action: Preliminary Subdivision Plat Approval. Final Subdivision Plat and Improvement Plans will be reviewed and approved by the Administrative Land Use Authority (ALUA) Board (See CC 11-5-1)

Community Development Manager Lance Evans reported this parcel is zoned R-M – Residential Moderate Density Zone. The proposed subdivision is to divide the 2.2 acres into five (5) residential single-family lots. The five lots comply with the maximum density of 2.27 dwelling units per acre, allowed in the zone and the allowed land use. The preliminary subdivision contains a significant level of detail, and the improvement plans for the development of the utility and road infrastructure. Lot 1-R contains the existing home that the owners are remodeling. The rear setback is only ten feet because of the wider ROW requirements in Road Section B. A plat note will be required to indicate that a variance will be required for the reduced rear setback to retain the existing home on Lot 1-R. Staff believe that keeping the home meets the hardships and conditions for the granting of a rear yard setback variance. The property is uniquely shaped, will not have an impact on the adjacency to a townhome development to the west. Lastly, Road Section B is required to serve the other lots in the subdivision and is required to have a sidewalk creating a smaller rear setback.

The City Engineer reviewed the Coopers Landing Preliminary Plat and recommended preliminary plat approval based on the modifications required in his review memo.

Commissioner Roberts voiced concern about the entrance onto Old Maple Road, and it being a blind corner. Chris Cave of Reeves & Associates explained the existing home will not have access to Old Maple Road, and the four lots will not have access to 475 East. Commissioner McFadden conveyed given the previous plans for this property, he favors this one the most. Commissioner Boatright asked City Engineer Brandon Jones if he is concerned about the items on his memo that are not complete. Mr. Jones

replied he is not concerned, and he does understand the concerns with the blind corner and minimizing the impact. Commissioner Losee is concerned about the power lines on Lot 5.

Commissioner McFadden moved to approve Coopers Landing Preliminary Plat, Administrative Action: Preliminary Subdivision Plat Approval. Final Subdivision Plat and Improvement Plans will be reviewed and approved by the Administrative Land Use Authority (ALUA) Board (See CC 11-5-1) with the condition that the items listed in the city engineer report dated 5 November 2025 must be resolved and addressed satisfactorily. Commissioner Boatright seconded the motion. Commissioner Boatright called for the vote. Commissioners Boatright, Losee, McFadden, and Roberts voted aye. The motion carried.

7. Private Road Section-C Code Amendment, Legislative Action: Code Amendment – Title 10, Chapter 5 (Zoning Districts) Amendment to Remove Private Roadway Section C as an option for subdivisions

City Engineer Brandon Jones communicated South Weber City Public Works Standards currently include Private Roadway Street Section C as an allowable private road design. In practice, Section C functions more like a driveway section, and developers often later need to add curb, gutter, and sidewalk—features already included in Section B.

Mr. Jones stated to simplify standards and ensure consistency with long-term infrastructure goals, staff recommended removing Section C as an allowable roadway section. Section A and Section B would remain. This change removed unnecessary complexity and aligned with how private streets are designed and constructed in the city. Mr. Evans state the cross-reference section needs to be updated.

Commissioner Losee moved to recommend to the City Council approve Private Road Section-C Code Amendment, Legislative Action: Code Amendment – Title 10, Chapter 5 (Zoning Districts) Amendment to Remove Private Roadway Section C as an option for subdivisions and the cross reference section is updated. Commissioner Roberts seconded the motion. Commissioner Boatright called for the vote. Commissioners Boatright, Losee, McFadden, and Roberts voted aye. The motion carried.

8. Shipping Container Code Amendment, Legislative Action: Code Amendment – Title 10, Chapter 11 Supplementary and Qualifying Regulations and Title 10, Chapter 1-10: Definitions Amendment to Regulate the Placement and Use of Shipping and Storage Containers

Community Services Manager Lance Evans conveyed South Weber City has received inquiries regarding the use of shipping or cargo containers for storage in various zoning districts. The city's current code does not specifically address these containers, leading to uncertainty about where and how they may be used. The proposed amendment provides standards to regulate shipping and storage containers to protect neighborhood character, ensure safety, preserve property values, and maintain consistency with the city's zoning, building, and land-use objectives. This amendment also distinguishes between permanent and temporary container use, outlines allowable zoning districts, and specifies placement, screening, and duration requirements.

Commissioner McFadden moved to recommend approval to the City Council for Shipping Container Code Amendment, Legislative Action: Code Amendment – Title 10, Chapter 11 Supplementary and Qualifying Regulations and Title 10, Chapter 1-10: Definitions Amendment to Regulate the Placement and Use of Shipping and Storage Containers. Commissioner Losee seconded the motion. Commissioner Boatright called for the vote. Commissioners Boatright, Losee, McFadden, and Roberts voted aye. The motion carried.

REPORTS:

9. Commission

Commissioner Losee: reported there are still garbage cans on 2700 East in front of Deer Run Flats which are causing site issues. She suggested the weeds be removed on 2700 East before Winter.

Discussion took place regarding larger park strips and measures to conserve water by installing xeriscape landscape. Mr. Jones discussed the convenience of a wider sidewalk creating more space for individuals to walk on the sidewalk verses the street.

Commissioner Boatright: stated he submitted his resignation from the Planning Commission. He thanked Mayor Jo and Mayor Westbroek for giving him the opportunity to serve. He thanked city staff and fellow current and past commissioners. He wanted to be on the Planning Commission to meet people. He noted the last review of the master plan was a terrible experience and he pleaded with the community and fellow residents to be civil, respectful, collaborative, and eliminate false accusations during the next amended master plan process.

10. ADJOURN: Commissioner Losee moved to adjourn the Planning Commission meeting at 7:03 p.m. Commissioner Boatright seconded the motion. A roll call vote was taken. Commissioners Boatright, Losee, McFadden, and Roberts voted aye. The motion carried.

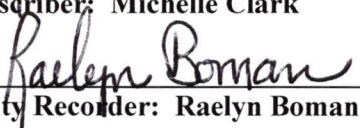
APPROVED:


Chairperson: Chad Skola

Date 12-11-25


Transcriber: Michelle Clark

Attest:


Deputy Recorder: Raelyn Boman