

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 19 August 2026

TIME COMMENCED: 6:04 p.m.

LOCATION: South Weber City Office at 1600 East South Weber Drive, South Weber, UT
Meeting streamed on YouTube on 19 August 2026 at 6:00 p.m.

PRESENT:

COMMISSIONERS:

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

DEPUTY RECORDER:

Raelyn Boman

COMMUNITY DEVELOPMENT MANAGER:

Lance Evans

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Loyd & Jan Ukena, Dan Jones, Chett Tohmas, Rod Westbroek, Joel Dills, Eric Allred, Andrea Allred, Cicily Ukena, Earl & Shauna Jarman, Dan Jones, and Russ Wilson.

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

1. Pledge of Allegiance: Commissioner Dopp

2. Public Comment: Commissioner Skola 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 Skola closed the floor for public comments.

ACTION ITEMS:

3. Approval of Consent Agenda

- **July 9, 2026 Minutes**

**Commissioner Losee moved to approve the minutes of 9 July 2026 as written.
Commissioner Roberts seconded the motion. Commissioner Skola called for the vote.
Commissioners Dopp, Losee, Roberts, and Skola voted aye. The motion carried.**

Commissioner Losee moved to open the public hearing for the Stark Dahl Rezone at approximately 1675 E 7650 S, a change from Agricultural (A) to Residential Multi-Family (R-M) on approximately 5.9 acres, applicant Russ Wilson of Symphony Development. Commissioner Roberts seconded the motion. Commissioner Skola called for the vote. Commissioners Dopp, Losee, Roberts, and Skola voted aye. The motion carried.

----- **PUBLIC HEARING** -----

4. Public Hearing Stark Dahl Rezone

Community Development Manager Lance Evans explained this request is to rezone 5.9 acres for a single-family home development. The proposed development is for 12 single-family lots which is a density of 2.0 dwelling units per acre and matches the Projected Land Use Map density of R-M. The southern portion of the property will not be rezoned or developed at this time. The rezone area will develop and connect 7600 South Street to residential development. This will create a needed east/west connection in the southern portion of South Weber.

Neldon Hicks of South Weber City expressed the city's 2020 adopted General Plan identifies a different transportation corridor with this development and stated the plan designates a future collector roadway connecting 1650 East and 7775 South, while 7600 South is designated as a local residential street. He questioned why development traffic would be directed onto 7600 South and argued that local residential streets are intended primarily to serve neighborhood residents, while collector roads are intended to move traffic through the community. He believes the proposed development should instead utilize the future collector corridor identified in the General Plan. He added 7600 South is already too narrow for additional traffic. He measured the section between 1750 East and 1900 East at approximately 31 feet wide back of curb. With vehicles parked on both sides, he said only about 14 feet of usable roadway remains between parked cars. He mentioned existing pedestrian-safety concerns and noted incomplete sidewalk connections along the same stretch for approximately six lots on the south side and two lots on the north side. He expressed particular concern because the roadway could receive more traffic associated with children traveling to and from an elementary school. He believes the new access would create a more direct route toward the elementary school and attract additional neighborhood and school-related traffic onto 7600 South. He believes growth should not just add homes; it should provide transportation infrastructure appropriate for the traffic those homes will create.

Three questions Mr. Hicks asked the Planning Commission and city staff

1. Can 7600 South safely handle the additional traffic that the proposed connection would generate and attract?
2. How will pedestrian safety and existing sidewalk gaps be addressed?
3. Why put additional traffic on a roadway designated for local residential use when the General Plan identifies a separate future collector corridor?

Loyd Ukena of South Weber City conveyed he owns a lot adjacent to the Stark property and has a power line crossing the property that has been in service for approximately 70 years. He is concerned that development could require the line to be moved and emphasized that he should not incur any costs associated with relocating existing power service. He asked to be notified or involved if changes are proposed. He questioned whether the existing secondary water line serving the area has enough capacity to accommodate the proposed 12 additional homes, particularly given that several subdivisions and homes have already been added since the line

was originally installed. He asked where the development's detention/holding pond would be located and where stormwater runoff would go. He specifically wanted to know whether runoff could be directed across or onto neighboring properties. He asked whether the development would require new fences or whether the existing property-line fences would remain in place. Mr. Ukena was concerned about existing buildings along the proposed roadway and questioned whether any would need to be removed. He stated that buildings on his property should not need to be taken down simply because of the proposed road. He supported clarifying the roadway designation between 7600 South and 7650 South. He explained that the two sides of the road currently have different addresses, which has caused problems with Amazon and other deliveries/services locating the properties. He favored establishing one consistent road number. He asked who would be responsible for maintaining the proposed park strip and sidewalk along the east side of the road. He echoed the other speakers' concerns about the additional traffic the development would generate.

Chet Thomas of South Weber City said he is generally pro-development but emphasized that the proposed project must address existing safety and traffic problems. He stated there is a bus stop near 1900 East, and children walk down 7600 South to get home. He considers the existing conditions a significant safety issue, particularly because his own child uses that route. He supported Neldon Hicks' concerns about 7600 South. Mr. Thomas agreed that the road is already problematic and could become more dangerous with additional development traffic. He added 7600 South is extremely difficult to navigate when cars are parked on both sides. He expressed development should benefit the broader community, not just the developer. He cautioned that the city should not approve road connections simply because it allows the developer to create another lot. He urged the city to consider whether the proposed road configuration genuinely improves traffic circulation and community safety.

Jeremy Cummings of South Weber City stated he opposes the entire proposal and urged the commission to not move forward with this development until the city more thoroughly evaluates roadway capacity, pedestrian safety, and the impact of increased through traffic on 7600 South. He viewed the existing narrow road, incomplete sidewalks, school-bus traffic, and proximity to the park as reasons to reject or delay the proposal.

Dan Jones of South Weber City expressed is not anti-development; rather, he believes the city must solve the existing roadway and emergency-access problem before adding more development traffic. His strongest concern is that 7600 South may not provide adequate clearance for fire trucks, particularly when vehicles are parked along the street.

Commissioner Roberts moved to close the public hearing for the Stark Dahl Rezone at approximately 1675 E 7650 S, a change from Agricultural (A) to Residential Multi-Family (R-M) on approximately 5.9 acres, applicant Russ Wilson of Symphony Development. Commissioner Losee seconded the motion. Commissioner Skola called for the vote. Commissioners Dopp, Losee, Roberts, and Skola voted aye. The motion carried.

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

5. Stark/Dahl Rezone at approximately 1675 E 7650 S, a change from Agricultural (A) to Residential Multifamily (R-M) on approximately 5.9 acres, applicant Russ Wilson, Symphony Development

Russ Wilson representing Symphony Development/Symphony Homes, responded to concerns raised about the proposed 7600 South connection and expressed he was surprised by the opposition to 7600 South. Mr. Wilson said this was the first time he had heard residents' express opposition to the connection. Throughout the development process, his understanding had been that the city wanted the 7600 South connections to be completed. He stated that Symphony plans to construct the roadway to city specifications, including matching the widths of the existing roadway. He explained that Symphony is under contract to purchase the portion of property shown in green from the Dahl and Stark families, but he said the company has no commitment to purchase additional property from them. He noted the Dahl and Stark families plan to retain their homes and the remainder of their property on the south side. Mr. Wilson addressed a comment made by the public and stated the two existing homes and some out buildings will be demolished to build new homes on the lot shown.

Commissioner Losee sought clarification about the number of homes the property could potentially accommodate under different zoning designations. Currently, the property contains approximately 5.9 acres, and, under the existing residential moderate zoning, it could potentially accommodate more homes than the 12 shown on the concept plan—possibly around 16 to 18. Community Relations Manager Lance Evans replied the concept plan is for 12 lots and is not 100% binding. Commissioner Losee added approving the residential moderate zoning would not necessarily lock the developer into a 12-home layout shown in the concept plan. If the zoning change is approved, the developer could potentially return with a redesigned subdivision and increase the number of lots, provided the higher density complies with zoning requirements and physically fits on the property. Commissioner Losee asked how many homes could be built under the residential low moderate zone. City staff clarified that the density is 1.5 building lots per acre. Commissioner Losee conveyed that roadway design, and safety issues can be examined more thoroughly when the development itself comes forward **and** encouraged residents to stay involved and speak up if the final plans fail to address their concerns.

Mr. Evans responded to the residents' questions about traffic, sidewalks, utilities, drainage, and maintenance related to the proposed development. He emphasized that many of the detailed issues would be addressed during the subdivision and development review process if the zoning request is approved. He stated city staff initially **did** not believe an additional traffic study was necessary, and the city engineer did not identify traffic capacity as an issue at first review. However, Mr. Evans said the city could conduct additional analysis and double-check the roadway with the fire department given the concerns raised. He acknowledged existing sidewalk gaps, including an area around 1780 East, could be addressed through a future city project as it would be difficult to directly tie those improvements to this development, but if the development proceeds, the gaps could become a higher priority for city funding to provide a safer continuous walking route. He noted any required modification to the existing power line would be handled through Rocky Mountain Power as part of the development process. The utility would determine how the line should be relocated or modified. The secondary water district would determine whether improvements are necessary to serve the subdivision. The developer could be required to make improvements specifically needed for the new subdivision, but broader system-wide infrastructure would not necessarily be the developer's responsibility. The location of the holding/detention pond, drainage patterns, stormwater impacts, and required flow rates would be evaluated during the subdivision and engineering review. Existing buildings and other site details would also be addressed during the subdivision process to ensure the project meets applicable engineering and development standards. Mr. Evans said the proposed cul-de-sac would be a public road rather than a private road. The sidewalk and park strip would be within public right-of-way, but under city code, the adjacent property owner is responsible for maintaining the

sidewalk and park strip. He agreed that the 7600 South/7650 South addressing issue should be resolved to avoid confusion for residents and deliveries.

Commissioner Losee asked if the 12 lots can be a condition of approval. Mr. Evans stated yes. He stressed that rezoning is only the first step. The city's approval at this stage would not eliminate the possibility of addressing the 7600 South concerns or ensuring the future 1650 East–7775 South connection is preserved. Those details would be considered when the actual development and subdivision plans are reviewed.

Commissioner Dopp thanked individuals for their comments which will help with research.

Commissioner Losee moved to approve the Stark Dahl Rezone at approximately 1675 E 7650 S, a change from Agricultural (A) to Residential Multi-Family (R-M) on approximately 5.9 acres, applicant Russ Wilson of Symphony Development with the condition the rezone request is for 12 lots or less. Commissioner Dopp seconded the motion. Commissioner Skola called for the vote. Commissioners Dopp, Losee, Roberts, and Skola voted aye. The motion carried.

DISCUSSION ITEMS:

6. General Plan Amendment Discussion

Community Development Manager Lance Evans reported during the July Planning Commission meeting the following list of potential General Plan amendments were established and are listed in order of priority.

Amendment/ Issue areas

1. General Plan Map Amendments

- A. Amend Projected Land Use Map, Vehicle Transportation Map, Active Transportation/Parks Map, Annexation Map, Sensitive Lands map.
- B. Staff will update five General Plan maps and present them to the Planning Commission and public to review and incorporate them into the amendment process.
- C. Critical issues and changes will be identified on the maps.
- D. The proposed changes will provide a recommendation with discussion about cost and benefits of the proposed changes.
- E. Amend Projected Land Use Map R-P clouds Delete the R-P clouds for 25.3 acres with the R-P Cloud on the Projected Land Use Map.

2. Annexation

- A. South Bench (Evergreen/ Barlow Properties).
 - Does SWC want to expand?
 - What land uses and controls would the city need to put in place?
 - Study - City utility costs, viability, land uses B. Pros and Cons of annexation of South Bench.

3. Transportation Connections

- A. A “North-South” Road.
Old Fort Road, new collector road running generally east-west north of South Weber Drive.
- C. Central road network concept map.

4. Central Park/ Future Downtown

A. Location: Area surrounding Central Park and Fire Station

B. Develop a central business district that reflects the community character and provides a vision for the core of South Weber.

- Master Plan/ Small Area Plan for small commercial uses and a residential hub that transitions to the surrounding land uses.
- Aesthetic Options – look at other city core areas for possible building design and features.
- Create a specific zone for implementation of vision.
- Consult with city core design experts for development and implementation of downtown master plan.

5. 2800 and Cornia Drive

A. Develop area plan for continued light industrial and commercial uses.

6. Gravel Pit

A. Development timeline – over 20 years.

B. Determine future uses via market and needs analysis.

C. Develop long term land use area plan to meet South Weber's commercial needs.

7. State Required General Plan Amendments

A. Transportation Connectivity Element

SOUTH BENCH ANNEXATION SUMMARY

The South Bench is a significant long-term planning area because of its location, topography, visibility, infrastructure needs, and relationship to existing neighborhoods. The city should evaluate the South Bench as a coordinated planning area rather than through individual parcel-by-parcel decisions. A South Bench planning framework should address: Future land use and development intensity; Transportation and emergency access; Water and sewer capacity; Stormwater; Open space and sensitive lands; Trails and active transportation; Viewsheds and hillside development; Neighborhood compatibility; Development phasing; and Fiscal impacts.

DOWNTOWN AND CENTRAL PARK DISTRICT

The Downtown and Central Park District General Plan Element will provide a clear long-term vision while allowing the eventual zoning, street network, development standards, and financing mechanisms to be developed later through a small-area plan.

The Planning Commission reviewed and refined the above seven-item priority list for updating the city's General Plan, including map amendments, annexation, transportation connections, and future Central Park/downtown planning.

1. General Plan map amendments

- Staff will work on five proposed map changes, including sensitive lands, land use, and RP-related areas.
- Staff will prepare draft amendments for Planning Commission review before beginning the formal General Plan amendment process.

- The intent is to group multiple amendments together where practical rather than process each one separately.

2. Annexation

- Staff prepared background information on potential annexation of the South Bench area, including pros and cons and previous City Council discussions.
- The commission discussed the importance of maintaining city control over future development and transportation access in areas that could eventually be annexed.
- Annexation and transportation planning were recognized as closely connected issues.

3. Transportation connectivity

- Commissioners agreed transportation connections need to be clearly identified in the General Plan/future transportation map, even when the city cannot establish the exact location until individual properties develop.
- There was discussion about preserving future connections through currently undeveloped or privately owned parcels.
- Commissioners ultimately agreed to combine transportation connectivity with the transportation element rather than treat them as separate topics.
- The current General Plan was described as too high-level, and the goal is to add more specific direction.

4. Central Park/future downtown

- Staff developed a broad framework for a future Central Park/downtown area, looking at land uses, design standards, and criteria used by other communities.
- The immediate goal is to establish a long-term vision, rather than make major land-use changes now.
- Commissioners discussed whether a future Central Park zoning district could give the city more ability to preserve its vision as individual parcels are developed or sold.
- The future land-use map could potentially identify the desired Central Park area, with a zoning district developed later to implement that vision.
- Commissioners emphasized that the city should establish its vision now because once property is developed, opportunities to shape it may be limited.

5. 2800 East / commercial and industrial corridor

- The commission agreed to add discussion of 2800 East to the General Plan work.
- The goal would be to provide high-level guidance about future light industrial and commercial uses, particularly in relation to existing gravel-pit properties.
- Commissioners noted that residents remain concerned about dust and impacts from current gravel operations.

Process for General Plan amendments

The commission discussed a multi-step process:

1. Staff prepare draft language and maps.
2. Planning Commission reviews the draft and provides directions.

3. Staff refine the proposal.
4. The amendment becomes a formal General Plan amendment application.
5. Additional review/refinement occurs.
6. Public involvement, potentially including an open house or community work session.
7. Planning Commission holds a public hearing and makes a recommendation.
8. City Council ultimately considers adoption.

There was interest in providing the public with an open-house opportunity before the formal public hearing, given the significance of the General Plan changes.

Timing

Staff indicated that the first major draft, particularly annexation and transportation, might be ready around September or October, but commissioners agreed there was no hard deadline. They preferred allowing enough time for engineering and other city staff to properly review the proposals rather than rushing them.

Overall direction

The commission generally agreed that the seven priorities were appropriate and did not need major additions. They decided to:

- Move forward with the existing priority list.
- Combine transportation connectivity with the transportation element.
- Treat annexation and transportation together because of their significant overlap.
- Begin with the map amendments and then move into the larger annexation/transportation issues.
- Develop a long-term vision for Central Park/future downtown.
- Add 2800 East to the General Plan discussion.
- Allow some topics to progress simultaneously when staff capacity permits.

REPORTS:

7. Commission

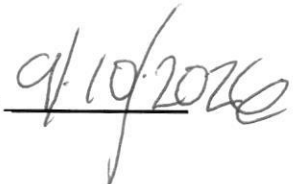
8. ADJOURN:

Commissioner Losee moved to adjourn the Planning Commission meeting at 7:01 p.m. Commissioner Dopp seconded the motion. A roll call vote was taken. Commissioners Dopp, Losee, Roberts, and Skola voted aye. The motion carried.

APPROVED:

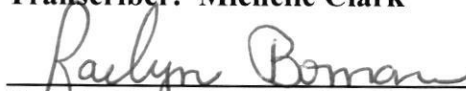

Vice Chairperson: Julie Losee

Date




Transcriber: Michelle Clark

Attest:


Deputy Recorder: Raelyn Boman