

PLANNING COMMISSION AGENDA

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PUBLIC NOTICE is hereby given that the Planning Commission of **SOUTH WEBER CITY, Utah**, will meet in a regular public meeting commencing at 6:00 p.m. on **Thursday, March 13, 2025**, in the Council Chambers at 1600 E. South Weber Dr.

OPEN (Agenda items may be moved to meet the needs of the Commission.)

1. **Pledge of Allegiance:** Chris Roberts
2. **Public Comment:** Please respectfully follow these guidelines.
 - a. Individuals may speak once for 3 minutes or less: Do not remark from the audience.
 - b. State your name & city and direct comments to the entire Commission (They will not respond).

ACTION ITEMS

3. **Consent Agenda**
 - a. February 13, 2025, Minutes
4. **Public Hearing for Rezone of Stan Cook property located at approximately 6966 South 725 East, applicant Layne Kap.**
5. **Rezone of Stan Cook property located at approximately 6966 South 725 East, parcel# 132750011, and 132750004. The purpose is to review an application to change the zoning on 6.6 acres from A (Agricultural) to R-M (Residential Moderate Density), applicant Layne Kap.**

REPORTS

6. **Commission**
7. **Adjourn**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder, 1600 East South Weber Drive, South Weber, Utah 84405 (801-479-3177) at least two days prior to the meeting.

The undersigned Deputy Recorder for the municipality of South Weber City hereby certifies that a copy of the foregoing notice was mailed/emailed/posted to: City Office building; Mayor, Council, and others on the agenda; City Website southwebercity.com/; and Utah Public Notice website www.utah.gov/pmn/index.html.

DATE: 03/07/2025

DEPUTY RECORDER: Raelyn Boman

Raelyn Boman

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 13 February 2025

TIME COMMENCED: 6:01 p.m.

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

PRESENT:

COMMISSIONERS:

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

DEPUTY RECORDER:

Raelyn Boman

FINANCE DIRECTOR:

Brett Baltazar

CITY ENGINEER:

Brandon Jones

**COMMUNITY DEVELOPMENT
MANAGER:**

Lance Evans

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Elizabeth Rice, Blair Halverson, and Rod Westbrook

Commissioner Losee called the meeting to order, welcomed those in attendance, and excused Commissioner Boatright from tonight's meeting.

1. Pledge of Allegiance: Commissioner Skola

2. Public Comment: Please respectfully follow these guidelines.

- Individuals may speak once for 3 minutes or less: Do not remark from the audience. State your name & city and direct comments to the entire Commission (Commission will not respond).

Paul Sturm of South Weber City expressed concern regarding agenda item #8 for the preliminary subdivision plat for the Gateway Subdivision, the information on page 17 conflicts with the established zoning of CH and the existing development agreement. It now categorizes the 13 pads as "Condominiums".

ACTION ITEMS:

3. Approval of Consent Agenda

- 12 December 2024 Minutes

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

4. Acknowledgement of re-appointed PC members Gary Boatright, and Marty McFadden

Commissioner Losee moved to reappoint Gary Boatright and Marty McFadden for a three-year term beginning February 2025 to February 2028. Commissioner Roberts seconded the motion. Commissioner Losee called for the vote. Commissioners Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

5. Elect Chair and Vice Chair

Commissioner Losee informed whoever is elected the Chair and Vice Chair of the Planning Commission will attend an extra Code Committee meeting once a month.

Commissioner Losee moved to elect Chad Skola as Chair and Gary Boatright as Vice Chair for the Planning Commission. Commissioner McFadden seconded the motion. Commissioner Losee called for the vote. Commissioners Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

Commissioner Skola moved to open the public hearing for the rezone for South Weber Gateway Development Agreement at approximately, 2557 South Weber Drive, applicant South Weber City. Commissioner McFadden seconded the motion. Commissioner Losee called for the vote. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

PUBLIC HEARING

6. Public Hearing for Rezone for South Weber Gateway Development Agreement at approximately, 2557 South Weber Drive, applicant South Weber City

Community Development Manager Lance Evans explained this is a zone change request to change the zoning of 0.2 acres from R-5 (SG) Residential Multi-Family to Highway Commercial (C-H) on a 10.731-acre parcel. He then reviewed the 2nd, 3rd, and 4th amendment identified on the site plan.

Commissioner Skola asked if there was any public comment.

Elizabeth Rice of South Weber City questioned the location of the 800 sq. ft. of property that is to be rezoned. Lance explained that the rezone is a result of the shift of the property that is all within the development.

Commissioner Roberts moved to close the public hearing for South Weber Gateway Development Agreement at approximately, 2557 South Weber Drive, applicant South Weber City. Commissioner Losee seconded the motion. Commissioner Losee called for the vote. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

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

7. Rezone for South Weber Gateway Development Agreement at approximately, 2557 South Weber Drive, applicant South Weber City

Commissioner McFadden moved to recommend to the City Council the approval of the rezone for South Weber Gateway Development Agreement at approximately, 2557 South Weber Drive, applicant South Weber City. Commissioner Roberts seconded the motion. Commissioner Losee called for the vote. Commissioners Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

8. Preliminary Subdivision Plat for Gateway Subdivision, 2557 South Weber Drive, applicant Justin Nielson, Stillwater Construction

The South Weber Gateway Development was approved as a Development Agreement (DA) and has had several revisions. The current owner has submitted the preliminary plat application as the next step in the development process for this project. This is the second of five major steps in the development process for the South Weber Gateway project.

Project Information	
Project Name	Gateway Preliminary Subdivision
Site Location	2557 E South Weber Drive
Tax ID Number	130340068
Applicant	Justin Nielson, Stillwater Construction
Owner	Stillwater Construction
Proposed Actions	Preliminary Plat Approval
Current Zoning	C-H and R-5(SG)
General Plan Land Use Classification	Highway Commercial with Development Plan and Agreement Required
Gross Site	11.643 Acres
Number of Townhome Lots	57 lots
Commercial Lots	13 commercial pads, proposed for 16,292 SF of commercial area
Gross Density Calculation	6.3 dwelling units per acre

Community Development Manager Lance Evans explained the name of “Condominiums” is technically correct according to State code, but if there is confusion the Planning Commission has the option to change the name to “Commercial Condominium.” He added that city staff have reviewed and recommended approval.

Justin Nielson, of Stillwater Construction, said he is ready to go with this project. Commissioner Roberts asked about the hillside retainage. Mr. Nielson explained there will be retainage, and it is called out on the construction drawings. CMT and engineers will be onsite when the wall is built. City Engineer Brandon Jones stated the developer will need to turn in a stamped design for the retaining wall. Commissioner Roberts asked if there is any fencing between commercial and residential. Mr. Nielson replied there is fencing. Commissioner Losee added at one time it was discussed to install a berm and fencing. Mr. Jones stated the plans identify masonry fence between commercial and residential. Commissioner Roberts asked who maintains the landscape. Mr. Nielson replied there will be an organization who maintains the landscape not the city or

UDOT. Discussion took place regarding the commercial area. Mr. Nielson declared there is no specific commercial at this time, but he is anxious to get the project underway to solicit the right kind of commercial.

Commissioner Losee moved to approve the Preliminary Subdivision Plat for Gateway Subdivision, 2557 South Weber Drive, applicant Justin Nielson, Stillwater Construction with the addition of labeling documents from “Condominiums” to “Gateway Commercial Condominiums.” Commissioner Roberts seconded the motion. Commissioner Losee called for the vote. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

9. Ethics, Conflict of Interest, and Open Meeting Act Training

Mr. Evans reviewed Title 10, Chapter 3 and explained the Planning Commission consists of five (5) members appointed by the Mayor with the advice and consent of the City Council. Their responsibilities include matters pertaining to: a) the use and zoning of land for private or public purposes; b) the location, widening, narrowing, abandonment, extensions or relocation of proposed or existing streets; c) the location of public buildings, parks or open spaces; and d) the subdivision of land, including the location and extent of public or private utilities. Members of the Planning Commission shall serve a term of three (3) years and shall not serve more than two (2) consecutive terms. No former member of the Planning Commission shall be eligible for re-appointment unless one year has passed since that former member last served on the Planning Commission. A Planning Commission member shall be required to attend at least seventy-five percent (75%) of the meetings during a calendar year, otherwise removal from the Planning Commission by the Mayor shall be considered. The Planning Commission shall elect one of its members to act as chairperson and another of its members to act as vice chairperson. The term of the chairperson and vice chairperson shall begin upon election and continue until a new or continuing chair and vice chair are elected the following year. No member shall be permitted to serve as chairperson or vice chairperson for more than two consecutive terms.

The Planning Commission Powers and Duties include:

1. Prepare and recommend a general plan and amendments to the general plan to the City Council.
2. Recommend Land Use Ordinances and maps, and amendments to Land Use Ordinances and maps, to the City Council.
3. Administer provisions of this land use title as specifically provided in this land use title.
4. Recommend subdivision regulations and amendments to the City Council.
5. Recommend approval or denial of subdivision applications.
6. Advise the City Council on matters as directed by the City Council.
7. Hear and decide conditional use permits as assigned by city code; and
8. Exercise any other powers necessary to enable it to perform its function.

Commissioner Losee suggested adding attendance of the chair and vice chair at the Code Committee Meetings to the Planning Commission by-laws. It was stated the Code Committee may not always exist and it may not be necessary to include it in the by-laws.

Mr. Evans reviewed the motion process as well as discussed public clamor verses the Planning Commission following city code.

Commissioner Losee suggested more detail on city agendas. The Planning Commission agreed.

REPORTS:

10. Commission:

Commissioner Skola: expressed the Storage Units need to be reminded of their snow removal responsibilities.

Commissioner Losee: discussed the staging area along 2700 East by the church needs to be cleaned up. Mayor Westbrook stated the city has contacted UDOT concerning this eye sore.

Commissioner Skola: stated construction vehicles have been using Harper Way. Mr. Evans noted they have been reminded of that. Commissioner Skola stated General RV is open and looks nice.

Commissioner McFadden: reported individuals are concerned and requested moving flashing lights for school zone further west on Lester Drive. Mr. Evans will report to city staff for review.

11. ADJOURN: Commissioner Skola moved to adjourn the Planning Commission meeting at 7:10 p.m. Commissioner Losee seconded the motion. A roll call vote was taken.

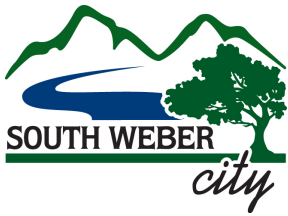
Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

APPROVED: _____ **Date** _____

Chairperson: Julie Losee

Transcriber: Michelle Clark

Attest: _____
Deputy Recorder: Raelyn Boman



PLANNING COMMISSION STAFF REPORT

MEETING DATE

March 13, 2025

PREPARED BY

Lance Evans, AICP
Community Development
Manager

ITEM TYPE

Zone Change

ATTACHMENTS

Projected Land Use Map
Zoning Map

AGENDA ITEM

Public Hearing

Stan Cook Property Zone change

Applicant: Layne Kap,

Location: approximately 6966 South 725 East

Acreage: approximately 6.6 acres

REQUEST

A zone change from Agricultural (A) to Residential Multi-Family (R-M) on 6.6 acres

Property Information	
Site Location	6966 South 725 East
Tax ID Number	132750011 and 132750004
Applicant	Layne Kap
Owner	Stanley and Bonnie Cook and Gary and Teresa Eisert
Proposed Actions	Recommend approval or denial to City Council
Current Zoning	Agricultural (A)
Proposed Zone District	Residential Multi-Family (R-M)
Acreage	6.6

PROCESS

This is a request to amend the South Weber City Zoning Map. South Weber City Code Section 10-3-5 allows for the Zoning Map to be amended. The Planning Commission is required to hold a public hearing to receive public comments on the proposed amendment, then make a recommendation to the City Council for the approval or denial of the proposed amendment. The City Council will then hold a meeting to review the Planning Commission's recommendation and the application for final determination of approval or denial.



BACKGROUND

This rezone request will allow for the subdivision of the 6.6 acres for a single-family home development. The proposed development is for 12 single-family lots which is a density of 1.8 dwelling units per lot and matches the Projected Land Use Map density of R-LM.

ANALYSIS

Consistence with General Plan

The property is designated Residential Low Moderate Density (R-LM) on the Projected Land Use Map. Under the Projected LU Map density of 1.46 to 1.85 dwelling units per gross acre the 6.6 acres would allow for up to 12 dwelling lots. The proposed subdivision concept is for 12 lots. The building lot requirements of lot width and the lot layout prevent higher density development on the 6.6 acres.

The proposed zone change matches the land use designation for the property and is consistent with approved development plans and uses.

Compatibility with Surrounding Uses

The rezone would allow for 12 lots at a density of 1.8 units per acre. The proposed development is for approximately 12 single-family dwelling units. This is very similar to and compatible with the lots to the north and west. The lots to the north are a similar size and are developed at 3.5 dwelling units per acre density. The lots to the west are around 7,400 square feet per lot. Site design will reduce the impact to the adjacent residences and is consistent with the surrounding building height, density, traffic impacts, and visual aesthetics though compliance with city development codes.

Environmental and Infrastructure Considerations

The property to the north and east is developed. The zone change will have minimal impacts on infrastructure (such as roads, utilities, and public services) and the natural environment (including water resources, wildlife habitats, and air quality).

Traffic Impacts

The rezone area is east and south of existing residential development. There will be two access points from these existing neighborhoods. The project will also have to provide stub streets to access property to the east and south in the future.

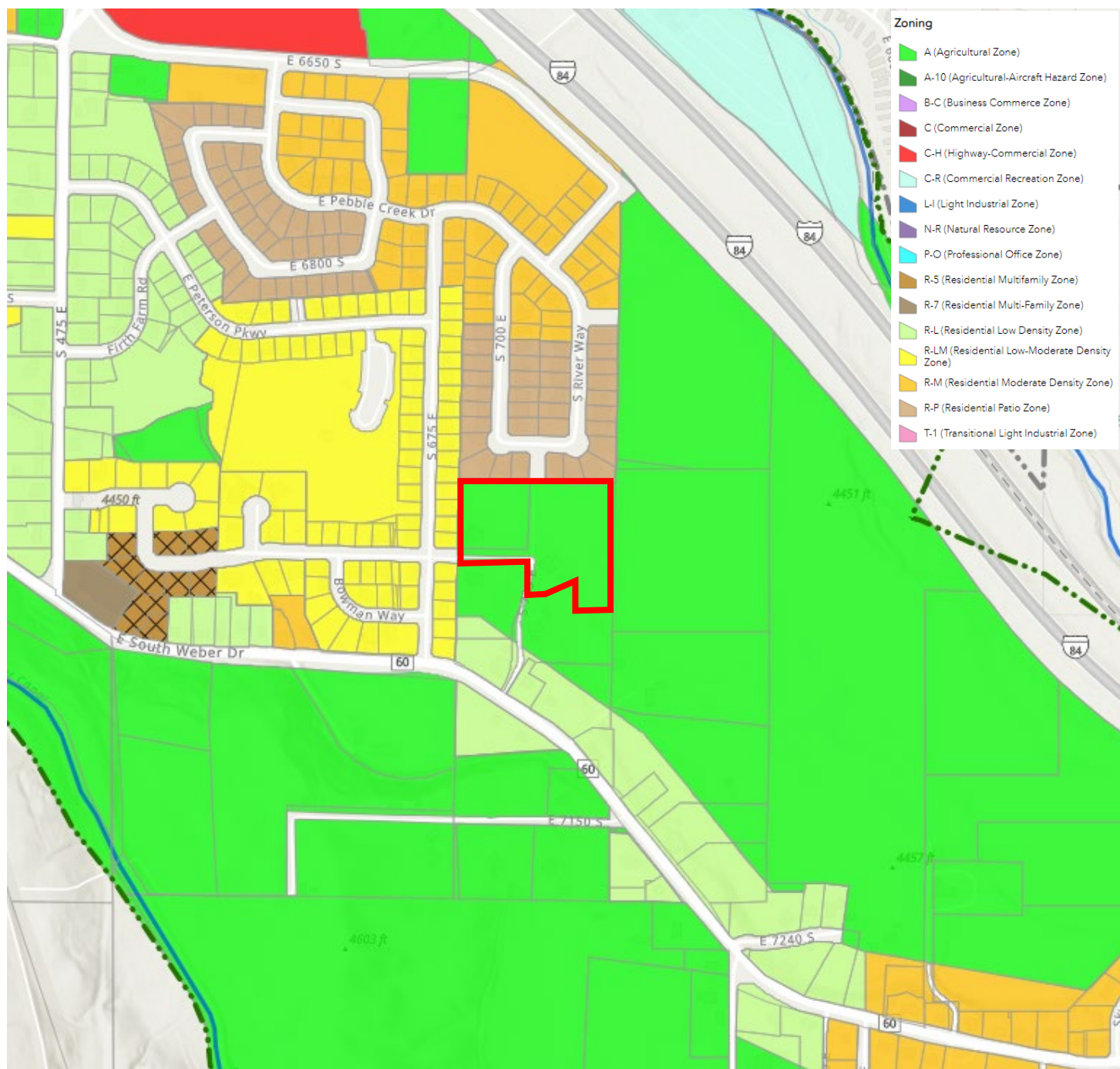
Conclusion

The proposed zone change is consistent with the goals and objectives of the General Plan. Staff recommends approval of the zone change for the 6.6 acres from Agricultural (A) to Residential Multi-Family (R-M).



Vicinity Map





[Zoning Map](#)



APPLICABLE CITY CODE

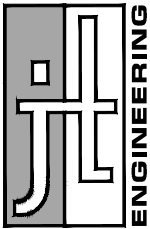
10-3-5: POWERS AND DUTIES:

A. Entrance Upon Land: The Planning Commission, its members and employees, in the performance of its functions, may enter upon any land at reasonable times to make examinations and surveys, and place and maintain necessary monuments and marks thereon. The Planning Commission shall have such powers as may be necessary to enable it to perform its functions and promote Municipal planning.

B. Administrative Duties: The Planning Commission shall:

2. Recommend Land Use Ordinances and maps, and amendments to Land Use Ordinances and maps, to the City Council;

C. Public Hearings; Reports and Recommendations: For purposes of holding public hearings, the Planning Commission is recognized as the Land Use Authority for South Weber City, as defined by Utah Code Annotated 10-9a-103; 10-9a-404, 10-9a-502, 10-9a-503, 10-9a-602, and 10-9a-608, or as otherwise required. The Planning Commission may hold public hearings and shall do so as required by law. It may make reports and recommendations relating to the plan and development of the City to public officials and agencies, other organizations and citizens. It may recommend to executive or legislative officials, programs for public improvements. The City Council shall not hold any public hearing for any Land Use Ordinances, applications, or amendments unless specifically required by State law or a procedural motion approved by the City Council. (Ord. 19-08, 3-12-2019; amd. Ord. 2021-01, 2-23-2021)

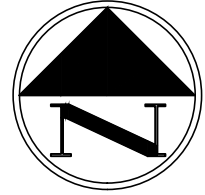


JT Engineering, PC
7886 South 2325 East
South Weber, Utah
ph 801.866.7702
jason@jtengpc.com

EXHIBIT B

BOUNDARY OF REZONE AREA

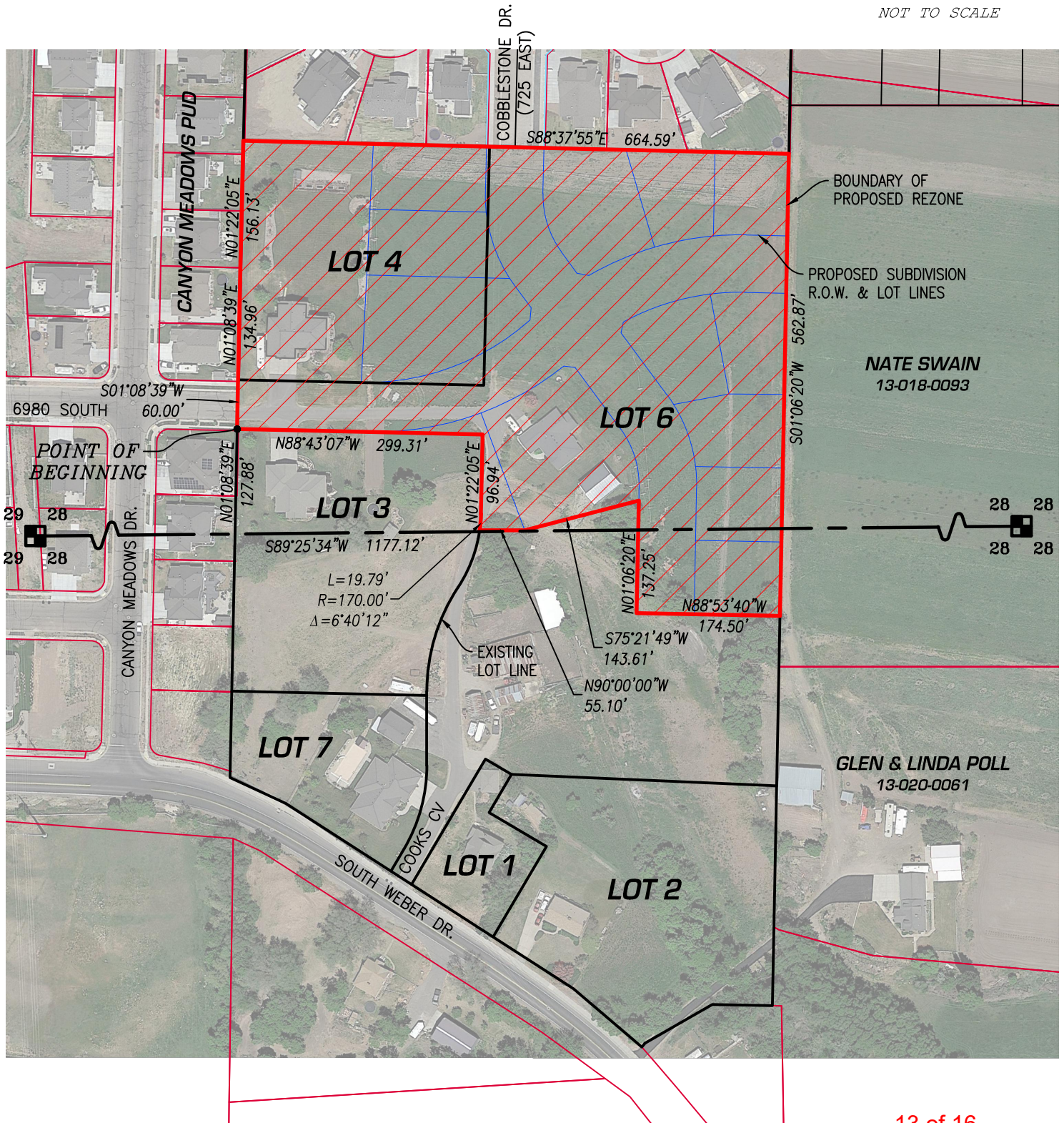
LOCATED IN THE WEST HALF OF SECTION 28
TOWNSHIP 5 NORTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
SOUTH WEBER, DAVIS COUNTY, UTAH



NOT TO SCALE

PREPARED BY: JASON THOMPSON, PE
DATE PREPARED: OCT. 3, 2024

HARVEST PARK - PHASE 3



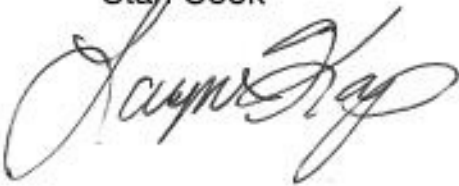
Narrative for Proposed Cook Estates Subdivision

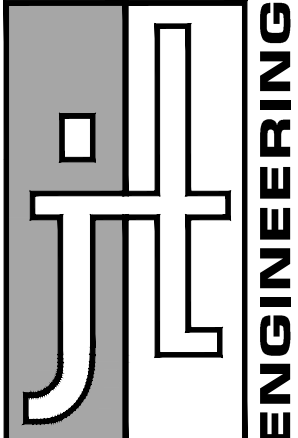
We are asking for a zoning change from Zone A to RM Zoning. The General Plan shows this area as single family zoning. Therefore, the proposed use is in harmony with the General Plan. The surrounding subdivisions are also zones RM. We are proposing lot sizes from 24,000 sf down to 9200 sf. allowing for some lots that are more affordable and some lots that are larger. The average lot size is 10,000 sf which the RM Zoning is meant for. We have worked with the city staff on this subdivision design. This is the design they recommended.

Thank you for your consideration on this matter.

Sincerely,

Layne Kap
Stan Cook

A handwritten signature in black ink, appearing to read 'Layne Kap', written in a cursive style.



IT Engineering, PC
7886 South 2325 East
South Weber, Utah
ph 801.866.7702

FOR REVIEW



REVISIONS	
#	DESCRIPTION
1	DATE
2	BY

STAN COOK SUBDIVISION AMENDED

CONCEPT PLAN

SOUTH WEBER CITY, UTAH

SHEET SIZE: ARCH D

H. SCALE: 1" = 60'

V. SCALE: N/A

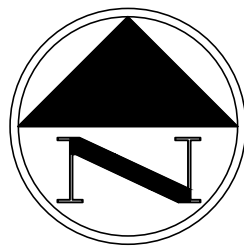
DATE: JUL. 3, 2024

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SHEET NO.

CP1

1 of 1



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

ALL OF LOT 4 AND PART OF LOT 6 OF THE STAN COOK SUBDIVISION PHASE II AMENDED, AS SHOWN ON THAT CERTAIN SUBDIVISION PLAT RECORDED ON MARCH 10, 2008 AS ENTRY No. 2347519, SAID LOTS BEING LOCATED IN THE WEST HALF OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THE OVERALL BOUNDARY OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 28 AND RUNNING THENCE, SOUTH 89°25'34" WEST, ALONG THE EAST-WEST CENTER QUARTER LINE OF SAID SECTION 28, A DISTANCE OF 1177.12 FEET TO A POINT ON THE WEST LINE OF LOT 3 OF SAID SUBDIVISION AND THE EASTERLY BOUNDARY LINE OF THE CANYON MEADOWS – PUD SUBDIVISION; THENCE, NORTH 01°08'39" EAST, ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 127.88 FEET TO THE NORTHWEST CORNER OF SAID LOT 3 AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, CONTINUING ALONG THE EASTERLY BOUNDARY LINE, THE WESTERLY LINE OF SAID LOT 6, AND THE WESTERLY LINE OF SAID LOT 4, THE FOLLOWING TWO (3) COURSES:

- 1) NORTH 01°08'39" EAST, A DISTANCE OF 60.00 FEET;
- 2) NORTH 01°08'39" EAST, A DISTANCE OF 134.96 FEET;
- 3) NORTH 01°22'05" EAST, A DISTANCE OF 156.13 FEET;

TO THE NORTHWEST CORNER OF SAID LOT 4, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 313 OF THE HARVEST PARK PHASE 3 SUBDIVISION, AS SHOWN ON THAT CERTAIN SUBDIVISION PLAT RECORDED ON APRIL 19, 2021 AS ENTRY No. 3373081 IN BOOK 7741 AT PAGE 715; THENCE, SOUTH 88°37'55" EAST, ALONG THE SOUTH LINE OF SAID HARVEST PARK PHASE 3 SUBDIVISION AND THE NORTH LINE OF SAID LOT 4 AND LOT 6, A DISTANCE OF 664.59 FEET TO THE NORTHEAST CORNER OF LOT 6, THENCE, SOUTH 01°06'20" WEST, ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 562.87 FEET; THENCE, NORTH 88°53'40" WEST, A DISTANCE OF 174.50 FEET; THENCE, NORTH 01°06'20" EAST, A DISTANCE OF 137.25 FEET; THENCE, SOUTH 75°21'49" WEST, A DISTANCE OF 143.61 FEET; THENCE, WEST, A DISTANCE OF 55.10 FEET, TO A POINT ON THE EAST PROPERTY LINE OF LOT 3 OF SAID STAN COOK SUBDIVISION PHASE II AMENDED; THENCE, ALONG THE EASTERLY AND NORTHERLY PROPERTY LINES OF SAID LOT 3 THE FOLLOWING (3) COURSES:

- 1) ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 170 FEET, THE CENTER OF WHICH BEARS NORTH 81°57'43" WEST, THROUGH A CENTRAL ANGLE OF 6°40'12", A DISTANCE OF 19.79 FEET
- 2) NORTH 01°22'05" EAST, A DISTANCE OF 96.94 FEET
- 3) NORTH 88°43'07" WEST, A DISTANCE OF 299.31

TO THE NORTHWEST CORNER OF SAID LOT 3, THE EAST LINE OF SAID CANYON VIEW MEADOWS – PUD, AND THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINS 6.654 ACRES, MORE OR LESS.