

# **SOUTH WEBER CITY PLANNING COMMISSION MEETING**

**DATE OF MEETING:** 10 April 2025

**TIME COMMENCED:** 6:00 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 (excused)  
Chad Skola

**CITY RECORDER:**

Lisa Smith

**COMMUNITY DEV MGR:**

Lance Evans

**Minutes:** Michelle Clark

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**ATTENDEES:** Gayla Harris, Paul Sturm, Michaela Trusty, Bradley Ingstad, Stan & Maria Dunbar, LaVon and Cathy Turnbow, Dustin Turnbow, Kelly Fleming, Duce Namazi, Travis Jessett, Maggie Orzedicaski, Grandon Brimley, Kiana Magneese, Courtney Wilcox, Kimber Rockbank, Janae Magneese, Christy Olsen, and Aysa Foust.

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

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

**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).

**Maggi Orzedicaski of South Weber City** stated her home is next to the Brimley property located at 7513 S 1900 E. She voiced concern about whether the developer is going to build multiple units in one home and how that will affect the value of her home.

**Michaela Trusty of South Weber City** understands Utah is becoming more a prime spot for real estate for the cash flow. Apartments are considered investments and businesses; however, owners are only interested in investment and profit. She attested there are negative impacts with high density housing.

**ACTION ITEMS:**

**3. Approval of Consent Agenda**

Michelle Clarke explained she needed to change the motions to reflect the current chair.

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

**Commissioner Losee moved to open the public hearing for the rezone of Namazi Subdivision, property located at 1945 East South Weber Drive. Commissioner McFadden seconded the motion. Commissioner Skola called for the vote. Commissioners Losee, McFadden, and Skola voted aye. The motion carried.**

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

**4. Rezone of Namazi Subdivision, property located at 1945 East South Weber Drive**

Community Development Manager Land Evans explained this rezone request will allow for the subdivision of the 2-acre development for single-family homes of up to 5 residential lots. The proposed zone change matches the land use designation for the property and is consistent with approved plans and uses.

Commissioner Skola called for public comment.

**Paul Sturm of South Weber City** noted the zone allows for 5 dwellings lots. However, the graphic in the packet shows 6 dwelling lots.

**Cathy Turnbow of South Weber City** voiced her concern with this development and how it will affect her house address and street address that are the exact same number (1950 East).

**Gayla Harris of South Weber City** noted there is an infestation of mice and rats on this property. The current house has asbestos. She is concerned about not being able to see the mountains.

**Commissioner McFadden moved to close the public hearing for the rezone of Namazi Subdivision, property located at 1945 East South Weber Drive. Commissioner Losee seconded the motion. Commissioner Skola called for the vote. Commissioners Losee, McFadden, and Skola voted aye. The motion carried.**

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

Property owner Beruhz Namazi explained the intention for this property is to construct five beautiful maintained single-family homes. Community Development Manager Lance Evans acknowledged he will research Turnbow's address. Commissioners Skola and McFadden agreed they did not have any further questions and believe this subdivision will enhance the area. Commissioner Losee asked about fencing and sidewalk along South Weber Drive. Lance expressed those are items that will be addressed during the subdivision phase of the project.

**5. Rezone request for Namazi subdivision, property located at approximately 1945 E South Weber Drive, parcel#132750011 and 132750004. The purpose is to review an application to**

**change the zoning on two (2) acres from R-L (Residential Low Density) to R-M (Residential Moderate Density) applicant: Beruhz Namazi**

Commissioner McFadden moved to recommend approval to the City Council the rezone request for the Namazi subdivision, property located at approximately 1945 E South Weber Drive, parcel #132750011 and #132750004 to change the zoning on two (2) acres from R-L (Residential Low Density) to R-M (Residential Moderate Density) with the direction to remove page 7 in the packet that shows six lots. Commissioner Skola seconded the motion. Commissioner Skola called for the vote. Commissioners Losee, McFadden, and Skola voted aye. The motion carried.

Commissioner McFadden moved to open the public hearing for the rezone of Brimley property located at 7513 S 1900 E. Commissioner Losee seconded the motion. Commissioner Skola called for the vote. Commissioners Losee, McFadden, and Skola voted aye. The motion carried.

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

**6. Public Hearing for Rezone of Brimley property located at 7513 S 1900 E.**

Community Development Manager Lance Evans explained this rezone request from Agricultural (A) to Residential Moderate (R-M) will allow for the subdivision of the 1.8 acres for a single-family home development. The proposed development concept is for single-family lots allowing up to 5 residential lots. The proposed zone change matches the land use designation for the property and is consistent with approved plans and uses.

Commissioner Skola called for public comment.

**Christy Olsen of South Weber City** questioned if this request is for a cul-de-sac with five homes.

**Stan Dunbar of South Weber City** lives above this property and feared any digging on the hillside would affect his home. He asked if a traffic study has been completed because South Weber Drive is already congested.

**Kelly Fleming of South Weber City** stated concern for more people, pollution, and changing the rural area of South Weber City. She requested the applicant save a tree currently located on the property.

**Michaela Trusty of South Weber City** wondered how wildlife in the area would be affected and would like it to be preserved as much as possible.

Commissioner McFadden moved to close the public hearing for the rezone of Brimley property located at 7513 S 1900 E. Commissioner Losee seconded the motion. Commissioner Skola called for the vote. Commissioners Losee, McFadden, and Skola voted aye. The motion carried.

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

Applicant Grandon Brimley replied to citizen's concerns and affirmed the hillside will not be touched, and he loves the tree as well. Commissioner Skola added this item is just a rezone request. Commissioner Losee stated it is difficult to approve the rezone without a concept plan. She is also concerned as to why the applicant is not asking for R-LM instead of R-M zone. Commissioner McFadden understands this is a beautiful piece of property but acknowledged the owner has property rights to develop. He added this rezone request does follow the city's general plan. Mr. Brimley said he would like to keep the existing house and add three lots.

**7. Rezone request for Brimley property located at 7513 S 1900 E, parcel #132910001 The purpose is to review an application to change the zoning of 1.8 acres from A (Agricultural) to R-M (Residential Moderate Density). Applicant: Grandon Brimley**

**Commissioner Losee moved to recommend approval to the City Council the rezone request for Brimley property located at 7513 S 1900 E, parcel #13291000 1.8 acres from A (Agricultural) to R-M (Residential Moderate Density). Commissioner McFadden seconded the motion. Commissioner Skola called for the vote. Commissioners Losee, McFadden, and Skola voted aye. The motion carried.**

**8. Johnson Property Conditional Use Permit request for Short-Term Rental, at 8081 S. 2575 E., parcel# 131250030 applicant: Kimball Johnson**

Community Development Manager Lance Evans reported city staff reviewed the application for the Short-Term Rental Conditional Use Permit and has recommended approval with the following conditions:

1. Completion of a Business License with South Weber City.
2. Ongoing compliance with City Code sections:
  - a. 10-18-3 Applicant Requirements D 1-3
  - b. 10-18-4 Tax
  - c. 10-18-5 Noise and Occupancy
  - d. 10-18-7 Camping
  - e. 10-18-8 Pets
  - f. 10-18-9 Signage
  - g. 10-18-10 Maintenance and Standards

Commissioner Losee conveyed South Weber City code requires a short-term rental to be owner occupied and questioned if this short rental is owner occupied. **Kimber Rockbank of South Jordan City** explained this is her parents' home and they are not living in the home because of recent health issues. Currently, a family member is living in the home. Courtney Wilcox, a family member, stated this is her primary resident and when there is a short-term rental occupant, she will be leaving the home. She acknowledged there are a total of five bedrooms and room for 13 individuals to sleep.

Mr. Evans read the following from city code:

**10-18-12: PRIMARY RESIDENCE:**

Single-family homes that operate a short-term rental shall be the primary or principal place of residence of the property owner, as defined in Utah Code Annotated, Section 20-a-105.

Applications for a short-term rental shall not be accepted until which time the owner of the subject property has demonstrated ownership and use of the home as their primary residence for no less than twelve (12) consecutive months. (Ord. 2022-08, 5-24-2022)

Commissioner Losee suggested tabling until more questions can be answered concerning occupancy. Ms. Rockbank stated they are willing to work with the city and if they need to put Ms. Wilcox's name on the title, they will do that.

**Commissioner McFadden moved to approve the Johnson Property Conditional Use Permit request for Short-Term Rental, at 8081 S. 2575 E., parcel# 131250030 applicant: Kimball Johnson with the following conditions:**

- 1. Completion of a Business License with South Weber City.**
- 2. Ongoing compliance with City Code sections:**
  - a. 10-18-3 Applicant Requirements D 1-3**
  - b. 10-18-4 Tax**
  - c. 10-18-5 Noise and Occupancy**
  - d. 10-18-7 Camping**
  - e. 10-18-8 Pets**
  - f. 10-18-9 Signage**
  - g. 10-18-10 Maintenance and Standards**
- 3. The primary owner occupant is on the title for the property.**

Commissioner Losee seconded the motion. Commissioner Skola called for the vote. Commissioners Losee, McFadden, and Skola voted aye. The motion carried.

## **REPORTS:**

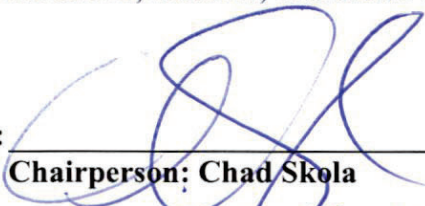
### **9. Commission**

**Commissioner Losee:** questioned the timeline for the maple trees along 2700 East because they are currently not being watered and are dying. Attending Council Member Joel Dills stated the pipeline company will replace them following the completion of their project. She asked if there had been any conversation concerning highway access between 475 East and the Kap property. It was stated that would be a UDOT decision and no one has heard anything regarding that possibility.


**10. ADJOURN:** Commissioner Skola moved to adjourn the Planning Commission meeting at 7:13 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** May 8, 2025

  
**Chairperson: Chad Skola**

  
**Transcriber: Michelle Clark**

  
**Attest: Deputy Recorder: Raelyn Boman**