

## PLANNING COMMISSION AGENDA

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<https://www.youtube.com/c/southwebercityut>

**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, April 10, 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: Gary Boatwright
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. March 13, 2025, Minutes
4. Public Hearing for Rezone of Namazi Subdivision, property located at 1945 East South Weber Drive
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
6. Public Hearing for Rezone of Brimley property located at 7513 S 1900 E.
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
8. Johnson Property Conditional Use Permit request for Short-Term Rental, at 8081 S. 2575 E., parcel# 131250030 applicant: Kimball Johnson

### **REPORTS**

9. Commission
10. 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/](https://southwebercity.com/); and Utah Public Notice website [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html).

**DATE: 4/3/2025**

**DEPUTY RECORDER:** Raelyn Boman

*Raelyn Boman*

# **SOUTH WEBER CITY PLANNING COMMISSION MEETING**

**DATE OF MEETING:** 13 March 2025

**TIME COMMENCED:** 6:04 p.m.

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

**PRESENT:**

**COMMISSIONERS:**

**Gary Boatright  
Julie Losee  
Marty McFadden  
Chris Roberts  
Chad Skola**

**DEPUTY RECORDER:**

**Raelyn Boman**

**COMMUNITY DEVELOPMENT  
MANAGER:**

**Lance Evans**

**Minutes:** Michelle Clark

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**ATTENDEES:** Paul Sturm, Rod Westbroek, Baylee Jensen, Justin Eisert, Teresa Eisert, Cooper Eisert, Stanley Cook, Michael Grant, Bridgette Brown, Landon Brown, Jose Chitica, Krystal Chitica, and Gary Eisert, Tim Grubb, Zach Dastrup, and Layne Kap.

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

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

**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).

**Lynn Poll of South Weber City** expressed the State of Utah has encouraged cities to conserve water. He added South Weber City code requires a 7' wide park strip which requires more water. He suggested the Planning Commission amend the code to allow for smaller park strips and thus conserving water.

**ACTION ITEMS:**

**3. Approval of Consent Agenda**

- 13 February 2025 Minutes

Commissioner Losee moved to approve the consent agenda as amended. Commissioner McFadden seconded the motion. Commissioner Losee called for the vote. Commissioners Losee, McFadden, Roberts, and Skola voted aye. Commissioner Boatright abstained as he was excused from the meeting. The motion carried.

Commissioner Boatright moved to open the public hearing for rezone of Stan Cook property located at approximately 6966 South 725 East, applicant Layne Kap. Commissioner Roberts seconded the motion. Commissioner Losee called for the vote. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

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

**4. Public Hearing for Rezone of Stan Cook property located at approximately 6966 South 725 East, applicant Layne Kap.**

Community Development Manager Lance Evans explained this rezone request will allow for the subdivision of the 6.6 acres for single-family home development. The proposed development is for 12 single-family lots which is a density of 1.8 dwelling units per acre and matches the Projected Land Use Map density of R-LM. This is similar and compatible with the lots to the north and west. 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). 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.

Commissioner Skola asked if there was any public comment.

**Justin Eisert of Washington Terrace** announced his excitement for this development which will allow him to move back to South Weber City to raise his family.

**Scott Spainhower of South Weber City** questioned the density of this subdivision and requested further clarification.

**Zac Dastrip of South Weber City** queried on what the R-M Zoning allows.

Commissioner McFadden moved to open the public hearing for rezone of Stan Cook property located at approximately 6966 South 725 East, applicant Layne Kap. 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 -----

Layne Kap of South Weber City is helping Stan Cook to develop more of his property. This subdivision will be for single-family homes, which fits in with surrounding developments. Commissioner Losee queried on the density. Mr. Evans replied the R-M zone will allow for 1.8 dwelling units per acre, but because of the road configuration it will match the density for the R-LM Zone. It was stated this rezone is a request for the R-M Zone and not the R-LM Zone. Mr.

Kap stated the engineering has been completed for the concept drawing in the packet and is not going to change.

**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**

Commissioner Boatright moved to recommend to the City Council the rezone of Stan Cook property located at approximately 6966 South 725 East, parcel #132750011 and 132750004, 6.6 acres from A (Agricultural) to R-M (Residential-Moderate) Density for applicant Layne Kap. Commissioner Roberts seconded the motion. Commissioner Losee called for the vote. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

Mr. Kap thanked the Planning Commission for their time and effort.

#### **REPORTS:**

##### **6. Commission**

**Commissioner Skola:** May 9-11 Spring Conference in Logan for all commissioners. Commissioners Skola and McFadden confirmed that they will be attending.

**Commissioner Losee:** announced this agenda item will go before the City Council in April.

**7. ADJOURN:** Commissioner Boatright moved to adjourn the Planning Commission meeting at 6:34 p.m. Commissioner Roberts seconded the motion. A roll call vote was taken. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

**APPROVED:** \_\_\_\_\_

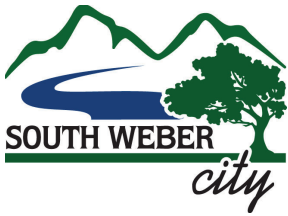
Date \_\_\_\_\_

Chairperson: Chad Skola

\_\_\_\_\_  
Transcriber: Michelle Clark

**Attest:** \_\_\_\_\_

\_\_\_\_\_  
Recorder: Lisa Smith



# PLANNING COMMISSION STAFF REPORT

## MEETING DATE

April 10, 2025

## PREPARED BY

Lance Evans, AICP  
Community Development  
Manager

## ITEM TYPE

Zone Change

## ATTACHMENTS

Subdivision Concept Plan

## AGENDA ITEM

### Public Hearing

1945/Namazi Property Zone change

Applicant: Beruhz Namazi

Location: 1945 E. South Weber Drive

Acreage: approximately 2.0 acres

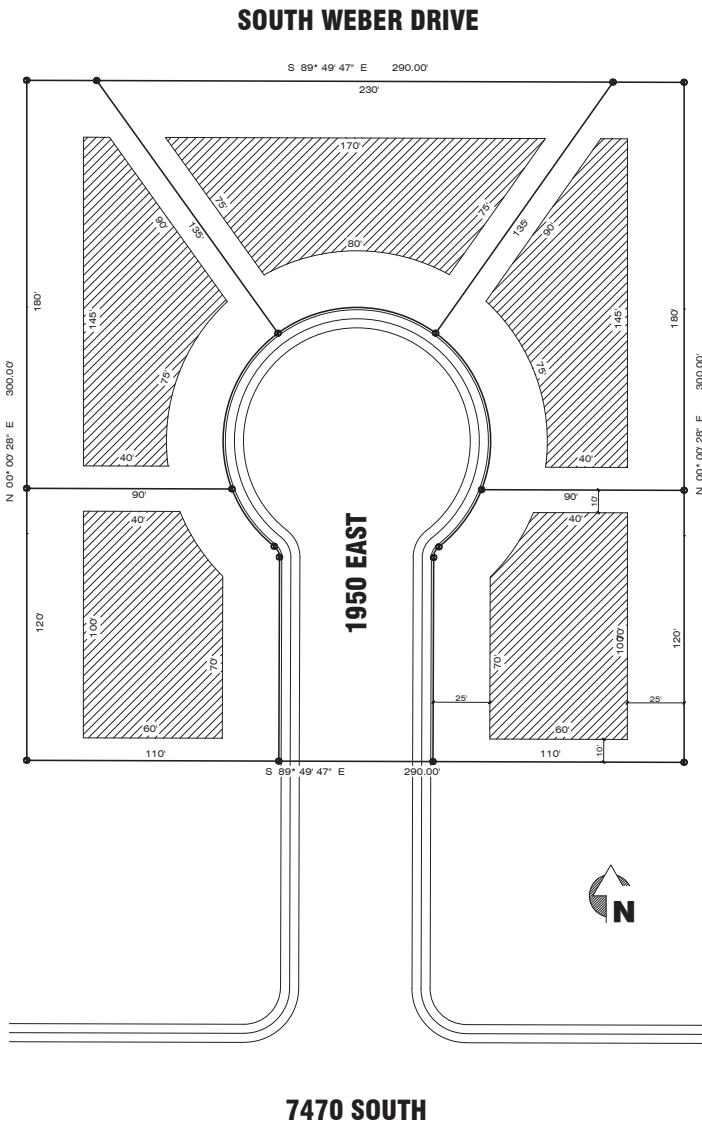
## REQUEST

A zone change from Residential Low Density (R-L) and Agricultural (A) to Residential Moderate Density (R-M) on 2.0 acres.

Property Information	
Site Location	1945 E. South Weber Drive
Tax ID Number	132750011 and 132750004
Applicant	Beruhz Namazi
Owner	Beruhz Namazi
Proposed Actions	Recommend approval or denial to City Council
Current Zoning	Residential Low Density (R-L) and Agricultural (A)
Proposed Zone District	Residential Moderate Density (R-M)
Acreage	2

## 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.



**LOT # 1-6**

SUBDIVISION

SOUTH WEBER, UTAH

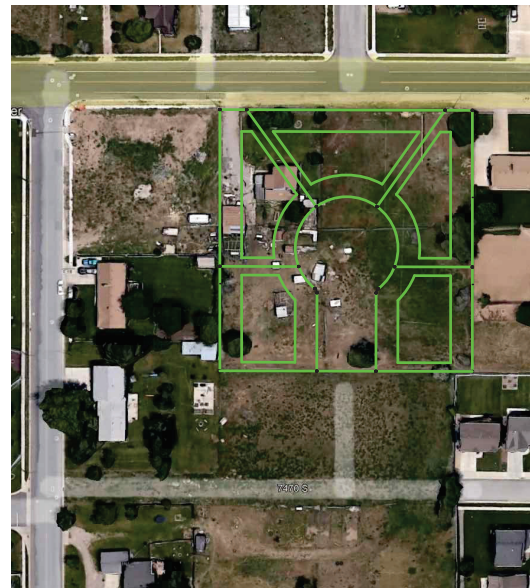
PARCEL ID # 13-033-0006

AREA:

87,000 SQUARE FEET

BUILDING DIMENSIONS:

290' X 300'



VICINITY OVERLAY



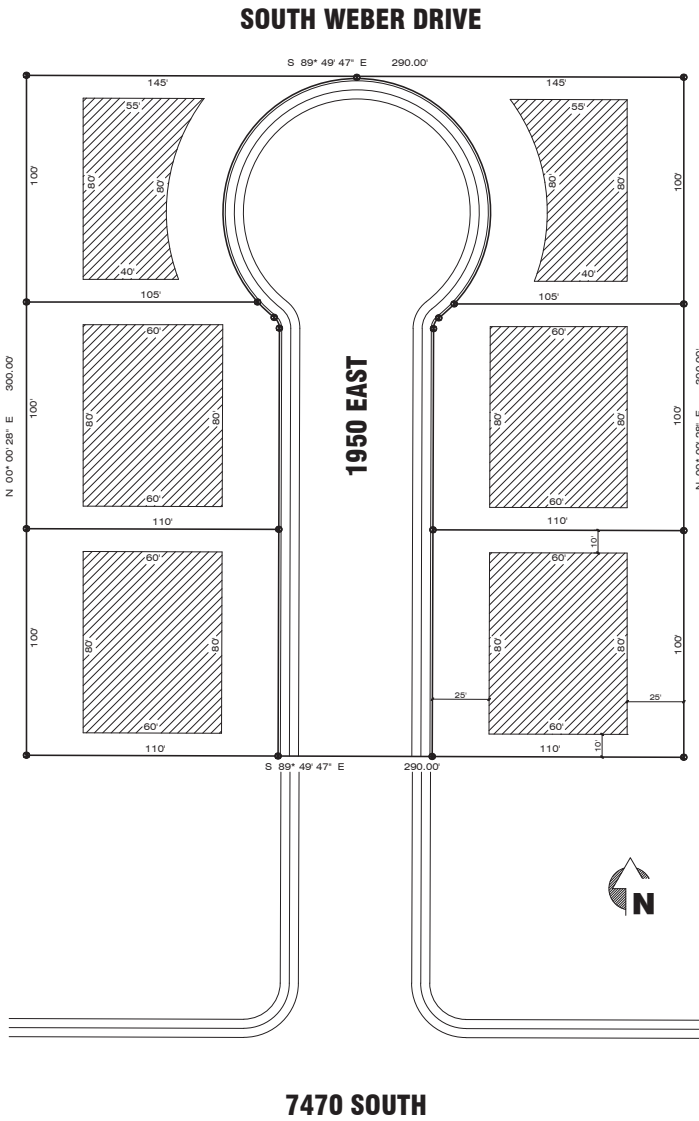
DATE: 4.7.2023	PROJECT ID: 01-2023	PLAN: CUSTOM
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PROJECT: LOT # 1-6, SUBDIVISION SOUTH WEBER, UTAH	CLIENT: CHD CONSTRUCTION
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SHEET: SITE PLAN

SCALE: 1"=15'





**LOT # 1-6**

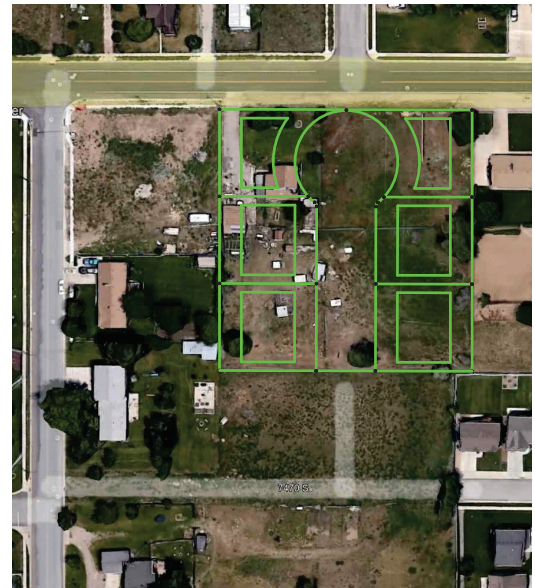
SUBDIVISION

SOUTH WEBER, UTAH

PARCEL ID # 13-033-0006

AREA:  
87,000 SQUARE FEET

BUILDING DIMENSIONS:  
290' X 300'



VICINITY OVERLAY

SHEET: SITE PLAN

SCALE: 1"=15'



DATE: 4.7.2023  
PROJECT ID: 01-2023  
PLAN: CUSTOM

PROJECT: LOT # 1-6, SUBDIVISION  
SOUTH WEBER, UTAH  
CLIENT: CHD CONSTRUCTION



## BACKGROUND

If approved, this rezone request will allow for the subdivision of the 2 acres for a single-family home development. The proposed development concept is for single-family lots, the maximum density is 2.8 dwelling units per acre.

## ANALYSIS

### Consistence with General Plan

The property is designated Residential Moderate Density (R-M) on the General Plan Projected Land Use Map. The R-M designation allows for a density up to 2.8 dwelling units per gross acre the 2 acres would allow for up to 5 dwelling lots. The proposed subdivision concept is for 5 lots.

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

### Compatibility with Surrounding Uses

The adjacent properties are a similar density and use.

North: Single-family homes, lots from 0.5 acres to 1.93 acres, zoned Residential Low Density,

South: Single-family homes, lots from 0.15 acres to 0.25 acres, zoned Residential Moderate Density,

East: Single-family home on 1.43 acres, zoned Residential Low Density,

West: Single-family homes, lots approximately 0.33 acres, zoned Residential Moderate Density,

The proposed uses are consistent with the surrounding building height, density, traffic impacts, and visual aesthetics.

### Environmental and Infrastructure Considerations

If approved, 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

If rezoned the parcel would connect to stubbed street to the south that continues to 7470 South.

Traffic would flow east or west through existing neighborhoods. Access to the north to South Weber Drive is discouraged by UDOT to limit the access points on to the State Highway.

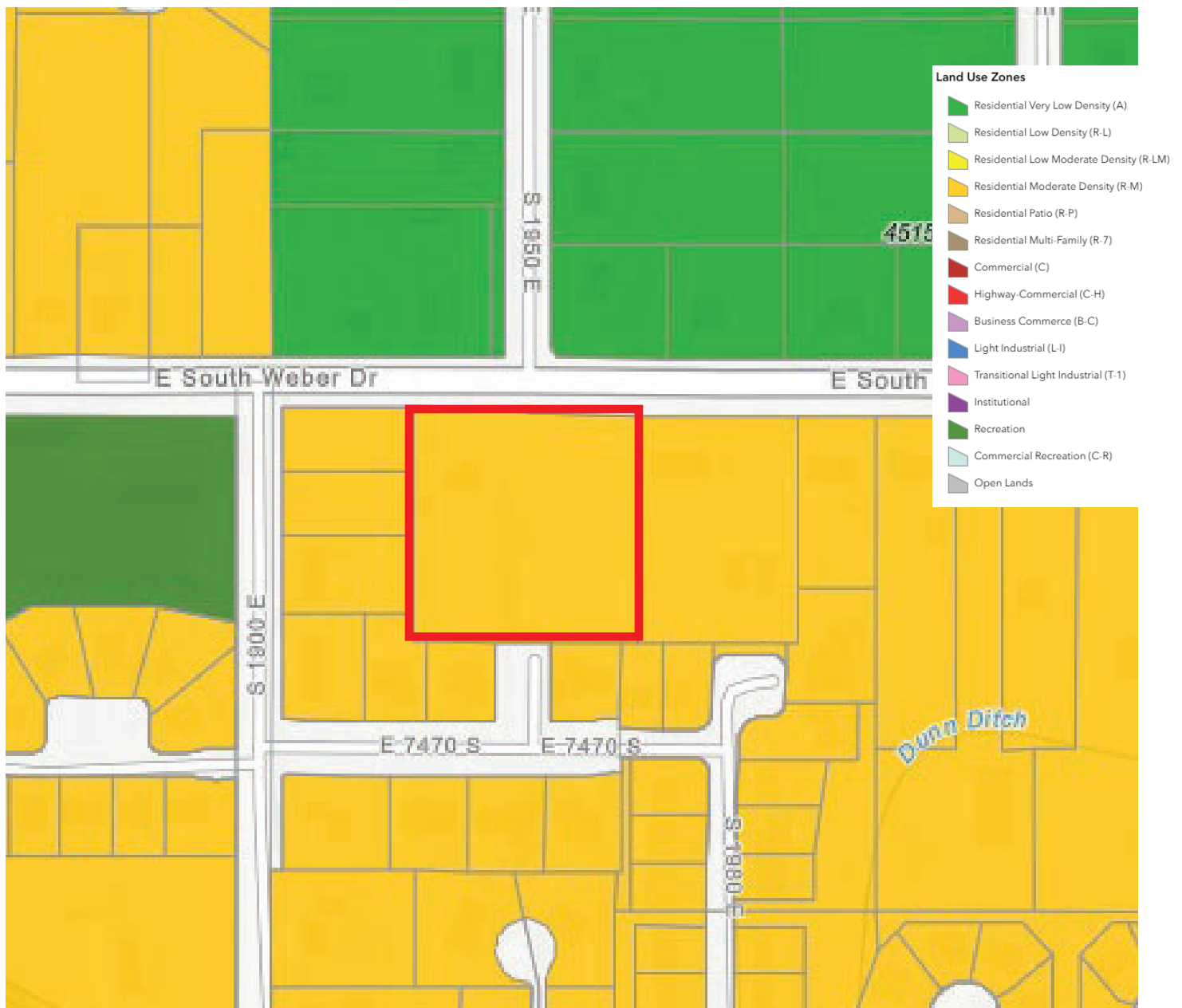
### Conclusion

The proposed zone change is consistent with the goals and objectives of the General Plan. Staff recommends approval of the zone change from Residential Low Density (R-L) and Agricultural (A) to Residential Moderate Density (R-M) on 2.0 acres.

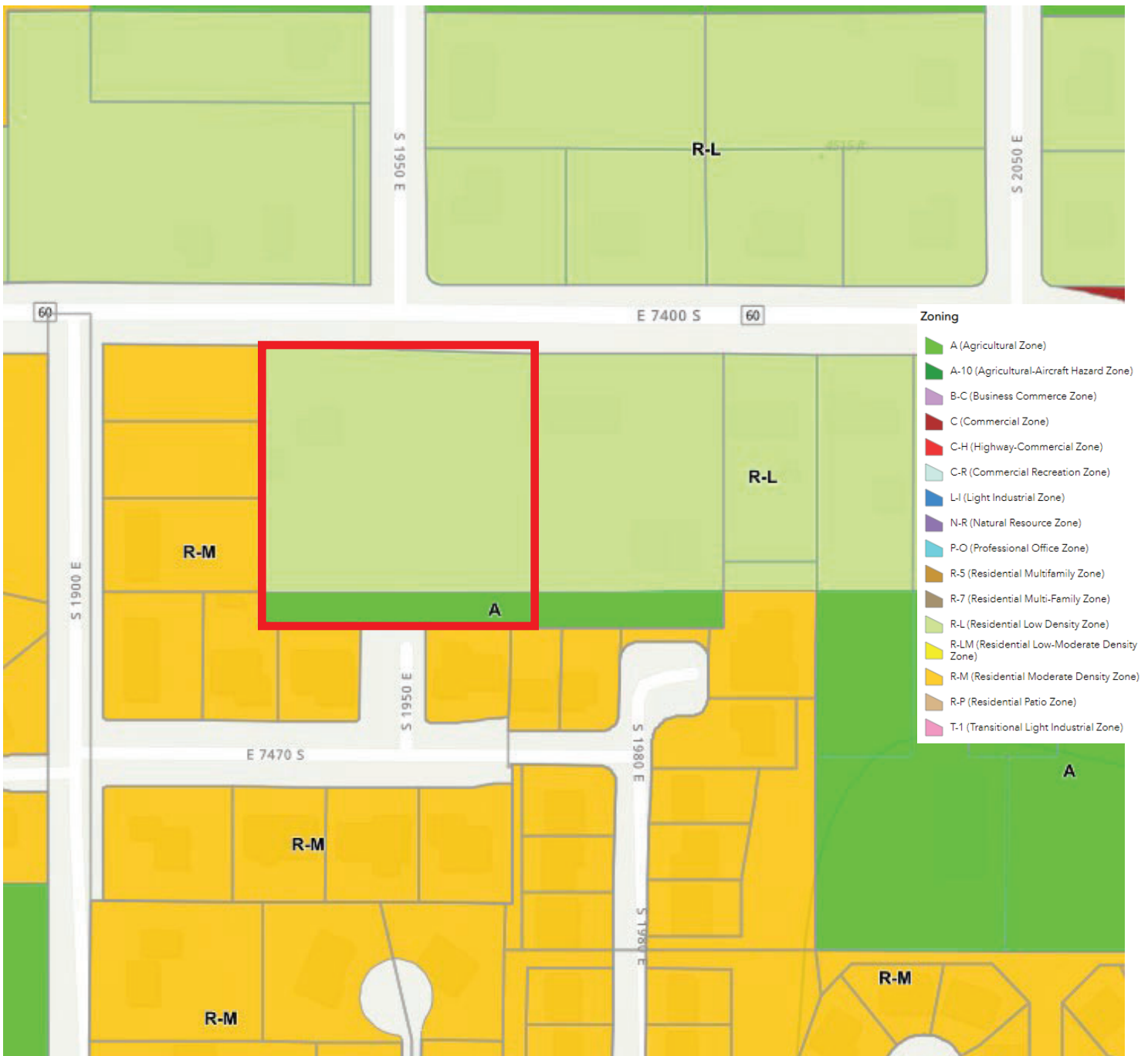




Vicinity Map



[Projected Land Use Map](#)



Zoning Map





## APPLICABLE CITY CODE

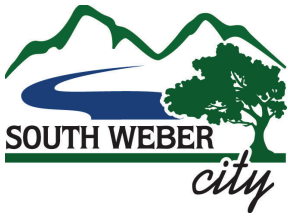
### **10-3-5: POWERS AND DUTIES:**

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, 3-5-2019; amd. Ord. 2021-01, 2-23-2021)



# PLANNING COMMISSION STAFF REPORT

## MEETING DATE

April 10, 2025

## PREPARED BY

Lance Evans, AICP  
Community Development  
Manager

## ITEM TYPE

Zone Change

## ATTACHMENTS

Application Narrative

## AGENDA ITEM

### Public Hearing

Brimley Property Zone change

Applicant: Grandon Brimley

Location: 7513 S 1900 E

Acreage: approximately 1.8 acres

## REQUEST

A zone change from Agricultural (A) to Residential Moderate Density (R-M) on 1.8 acres.

Property Information	
Site Location	7513 S 1900 E
Tax ID Number	132910001
Applicant	Grandon Brimley
Owner	Grandon Brimley
Proposed Actions	Recommend approval or denial to City Council
Current Zoning	Agricultural (A)
Proposed Zone District	Residential Moderate Density (R-M)
Acreage	1.8

## 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

If approved, this rezone request 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, the maximum density is 2.8 dwelling units per acre.

## ANALYSIS

### Consistence with General Plan

The property is designated Residential Moderate Density (R-M) on the General Plan Projected Land Use Map. The R-M designation allows for a density up to 2.8 dwelling units per gross acre the 1.8 acres would allow for up to 5 dwelling lots. The proposed subdivision concept is for 5 lots.

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

### Compatibility with Surrounding Uses

The adjacent properties are a similar density and use.

North: Single-family homes, lots from 0.16 to 0.21 acres, zoned Residential Moderate Density,

South: Single-family home, 1.36 acres, zoned Agricultural,

East: HOA open space parcel and single-family homes on 0.2+/- acre lots, zoned Residential Moderate Density,

West: Single-family homes, lots approximately 0.39 to 0.54 acres, zoned Residential Moderate Density,

The proposed uses are consistent with the surrounding building height, density, traffic impacts, and visual aesthetics.

### Environmental and Infrastructure Considerations

If approved, 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).

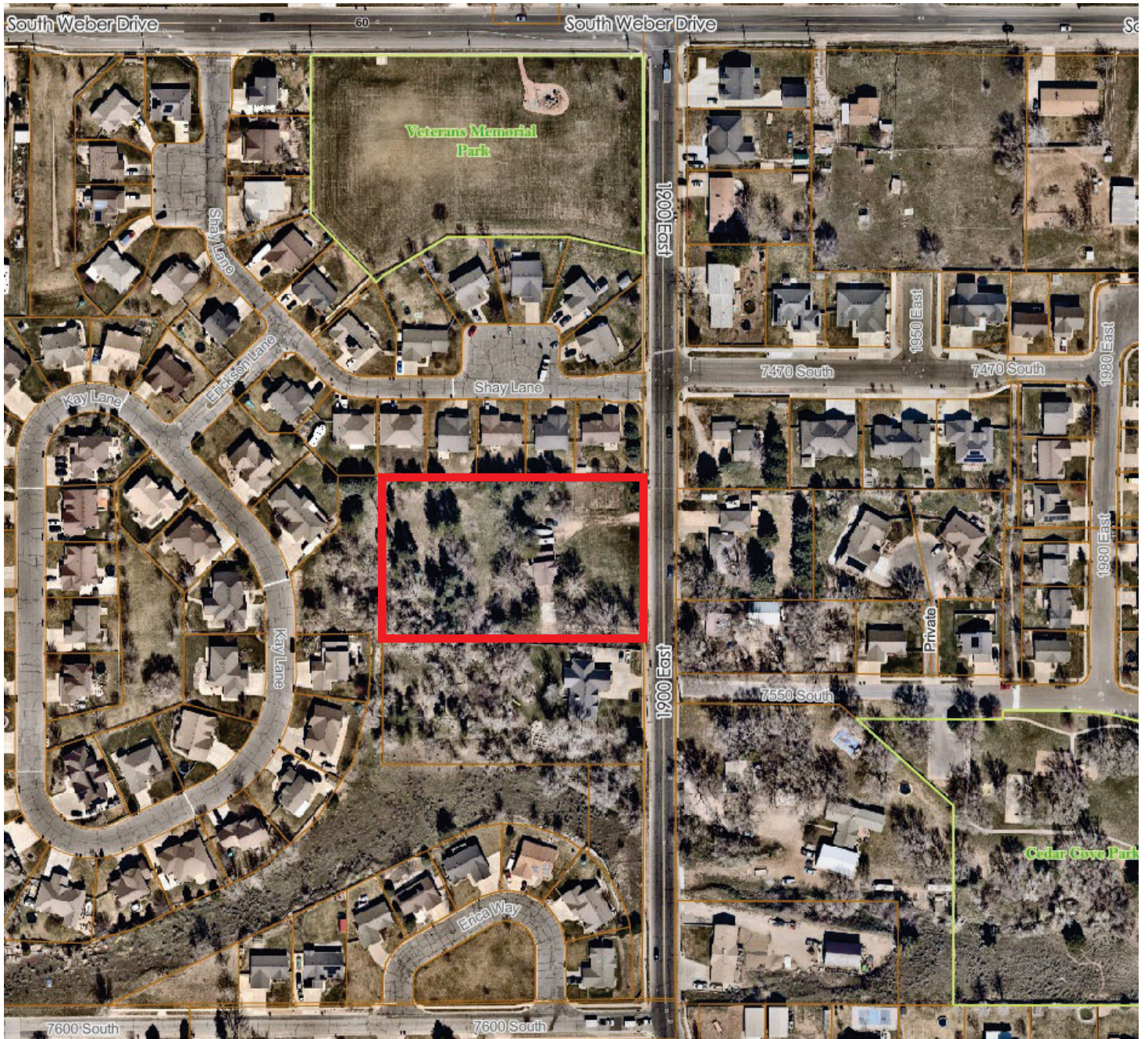
### Traffic Impacts

If rezoned the parcel would access 1900 East and would have minimal impact to current traffic counts.

### Conclusion

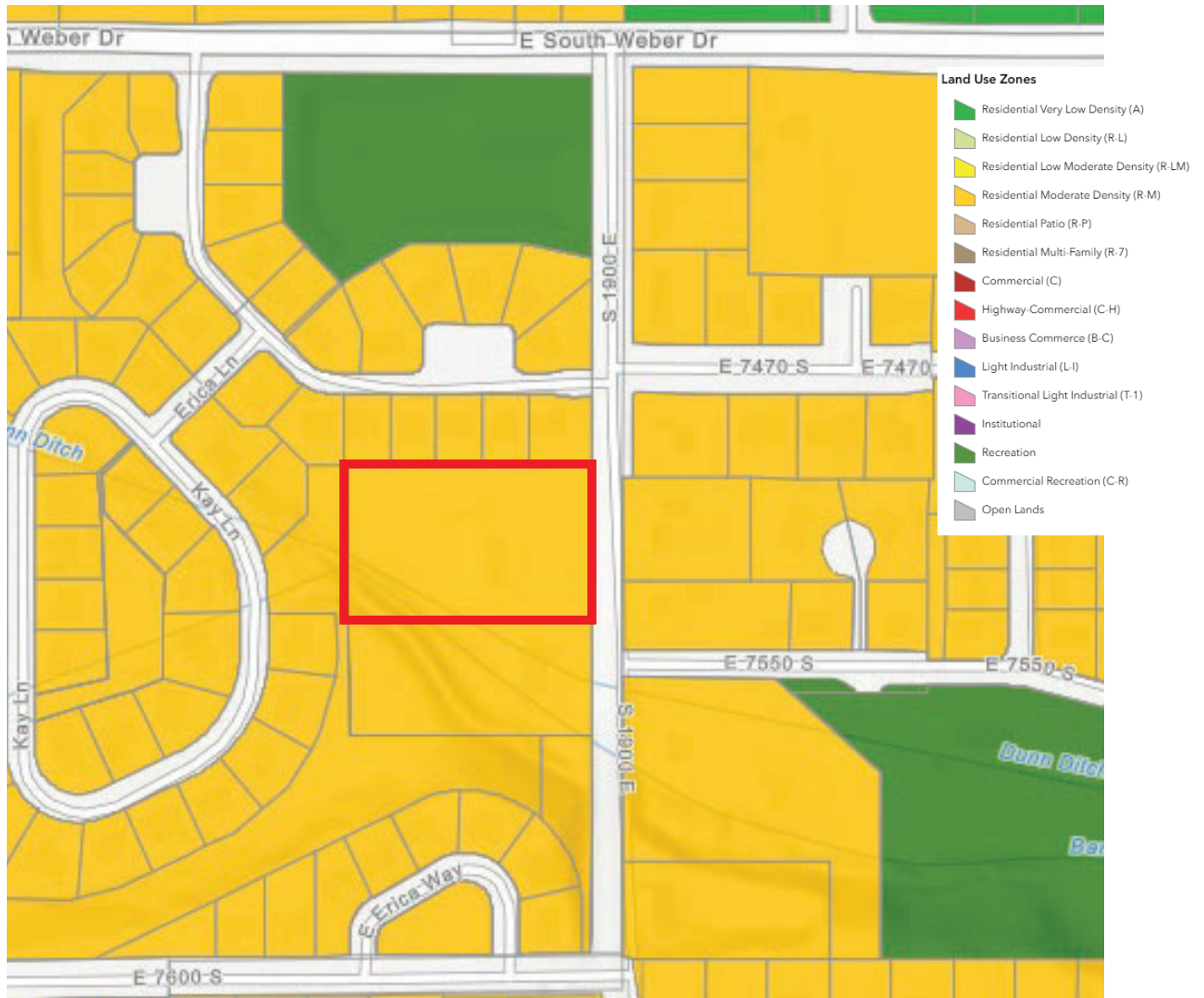
The proposed zone change is consistent with the goals and objectives of the General Plan. Staff recommends approval of the zone change from Agricultural (A) to Residential Moderate Density (R-M) on 1.8 acres.





Vicinity Map





Projected Land Use Map



Zoning Map



## APPLICABLE CITY CODE

### **10-3-5: POWERS AND DUTIES:**

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## PROJECT NARRATIVE

### Project Narrative for Rezoning Application: 7513 S 1900 E

**Project Overview:** The proposed project involves the rezoning of 1.8 acres of land located at 7513 S 1900 E from its current Agricultural (AG) zoning designation to Residential Moderate Density (RM). This rezoning is intended to facilitate the development of a new residential community that will provide much-needed housing options for the growing population in the area.

**Purpose and Need:** The primary purpose of this rezoning is to allow for the lot to be split into additional building lots. The current agricultural use of the land is no longer viable given the surrounding land use and relatively small size for an agricultural use. By transitioning to a Residential Moderate Density zoning, the project is in line with the city's general plan and housing goals.

#### Project Details:

**Land Use:** The proposed Residential Medium zoning will allow for the development of single-family homes on moderate density lots.

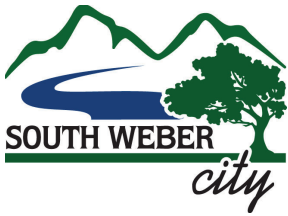
**Infrastructure:** The project will include the necessary infrastructure improvements such as roads, and utilities to support the new residential development. These improvements will be designed to integrate seamlessly with the existing infrastructure and enhance the overall livability of the area.

#### Community Benefits:

**Housing Supply:** The rezoning will contribute to the local housing supply, helping to alleviate the housing shortage and provide affordable options for residents.

**Economic Growth:** The development will create job opportunities during the construction phase and stimulate economic growth in the area through increased property values and local spending.

**Quality of Life:** The new development will fit in with the current area and provide additional housing lots in a great neighborhood.



## PLANNING COMMISSION MEETING STAFF REPORT

### MEETING DATE

April 10, 2025

### PREPARED BY

Lance Evans, AICP

Community Development  
Manager

### ITEM TYPE

Staff Report

### ATTACHMENTS

CUP application

### AGENDA ITEM

**Conditional Use Permit** for Kimball Johnson Short Term Rental Short Term Rental on 0.5 acres at 8081 S 2575 E. The property is zoned R-M (Residential Moderate Density) and allows a Short Term Rental as a Conditional Use in the Land Use Matrix. The proposal is for short term rental to be managed by the owner.

### PURPOSE

Review and approve, deny, or approved with conditions a Short Term Rental Conditional Use Permit.

### ITEMS FOR PLANNING COMMISSION REVIEW

The application materials for the Conditional Use Permit (CUP) requirements are listed in Title 10, Chapter 18 of the South Weber City Code.

### RECOMMENDATION

Staff has reviewed the application for the Short Term Rental Conditional Use Permit and recommends 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

### PLANNING CODE REVIEW

The Planning Commission shall review and approve or deny conditional use applications for short-term rentals based upon a review of City Code Title 10 Chapter 18. (SWCC 10-18).

### **South Weber City Code**

#### **10-18-1: PURPOSES:**

The purposes of this chapter are to strengthen the City's values of community, family, and safety by permitting short-term or vacation rentals according to the standards of this chapter, to protect the integrity and characteristics of the land use districts, and to require that short-term or vacation rentals be conducted in a manner that neighbors, under normal conditions, would not be aware of their existence. (Ord. 19-12, 5-14-2019; amd. Ord. 2022-08, 5-24-2022)

#### **10-18-2: DEFINITIONS:**





**SHORT-TERM OR VACATION RENTAL:** A transient lodging facility in a single-family dwelling unit, in public lodging facilities as part of a planned unit development (PUD), or in an accessory dwelling unit (ADU), occupied by a single group on a temporary basis for less than thirty (30) consecutive days as an alternative to a hotel or motel. (Ord. 19-12, 5-14-2019; amd. Ord. 2022-08, 5-24-2022)

<b>10-18-3: CONDITIONAL USE PERMITS REQUIRED:</b>	<b>REVIEW COMMENT</b>
A. Permits: A conditional use permit shall be required for each unit used as a short-term or vacation rental, regardless of the zone, type, or primary use of the property.	Application submitted for Short Term Rental
B. Application For Permit: The application for a conditional use permit shall be signed by the owner of the property on which the short-term or vacation rental is located	Complete application submitted March 11, 2025
C. Review: The Planning Commission shall review the complete application for a conditional use permit under this chapter and shall approve or deny the conditional use permit based on the criteria listed in this chapter.	PC Meeting April 10, 2025
D. Applicant Requirements: As a condition of receiving a conditional use permit and prior to conducting business, the applicant shall:	
1. Register the business with the State of Utah and obtain a Utah State Sales Tax identification number;	Condition of Approval
2. Apply for and pay the annual City business license fee, with the license to be issued after the conditional use permit is granted; and	Condition of Approval
3. Ensure that no more than one short-term or vacation rental agreement per dwelling unit is in use at any one time.	Condition of Approval
4. Demonstrate property ownership. (Ord. 19-12, 5-14-2019; amd. Ord. 2022-08, 5-24-2022)	Completed
<b>10-18-4: TAX:</b>	
Each short-term or vacation rental owner shall collect and remit Sales, Resort, and Transient Room Taxes to the Utah State Tax Commission. (Ord. 19-12, 5-14-2019; amd. Ord. 2022-08, 5-24-2022)	Condition of Approval
<b>10-18-5: NOISE AND OCCUPANCY:</b>	
The responsible party shall regulate the occupancy of the short-term or vacation rental and ensure that:	
A. Occupants and their pets shall not create noise that by reason of time, nature, intensity or duration are out of character with noise customarily heard in the surrounding neighborhood;	Condition of Approval
B. Occupants shall not disturb the peace of surrounding residents by engaging in outside recreational activities or other similar activities between ten o'clock (10:00) P.M. and seven o'clock (7:00) A.M.;	Condition of Approval
C. Occupants and their pets shall not interfere with the privacy of surrounding residents or trespass onto surrounding properties;	Condition of Approval
D. Occupants shall not engage in disorderly or illegal conduct, including illegal consumption of drugs or alcohol; and	Condition of Approval



E. The rental complies with Utah Administrative Code Rule R392-502, Public Lodging Facility Sanitation. (Ord. 19-12, 5-14-2019; amd. Ord. 2022-08, 5-24-2022)	Condition of Approval
<b>10-18-6: PARKING:</b>	
An off-street parking stall shall be provided for each vehicle the occupants bring to the short-term or vacation rental. There shall be no more occupant vehicles allowed at any one time than the number of bedrooms available in the short-term or vacation rental. Vehicles parked at the short-term or vacation rental shall not block clear sight distances, create a nuisance or hazard, violate any City laws or winter-restricted parking requirement, or infringe on other property rights. (Ord. 19-12, 5-14-2019; amd. Ord. 2022-08, 5-24-2022)	Seven off-street parking spaces provided
<b>10-18-7: CAMPING:</b>	
No camp trailers, recreational vehicles, tents, yurts, or any similar non-permanent structures shall be allowed for short-term or vacation rentals under the conditional use permit, except those located in a private area licensed by the City for camping. Camps shall comply with Utah Administrative Code Rule R392-300, Recreation Camp Sanitation. (Ord. 19-12, 5-14-2019; amd. Ord. 2022-08, 5-24-2022)	Condition of Approval
<b>10-18-8: PETS:</b>	
Owners or keepers of any pets on short-term or vacation rental properties shall not allow the animals to create noise that could be considered disturbing, to run at large, or to create a mess that is not immediately cleaned up by the owner or keeper. It shall be unlawful for an owner or keeper of any pet to go upon the private property of any person without the permission of the owner or person entitled to the possession of such private property. (Ord. 19-12, 5-14-2019; amd. Ord. 2022-08, 5-24-2022)	Condition of Approval
<b>10-18-9: SIGNAGE:</b>	
Information shall be displayed in the interior of the dwelling unit listing twenty-four (24) hours seven (7) days a week contact information and the regulations addressing noise, parking, pets, trespassing, illegal activity, and conduct. Exterior signage shall not be allowed. (Ord. 19-12, 5-14-2019; amd. Ord. 2022-08, 5-24-2022)	Condition of Approval
<b>10-18-10: MAINTENANCE AND STANDARDS:</b>	
Any property that contains a dwelling which is licensed as a short-term or vacation rental shall conform to the following standards:	
A. Structures shall be properly maintained and kept in good repair.	Condition of Approval
B. Grounds and landscaped areas shall be properly maintained in order that the use in no way detracts from the general appearance of the neighborhood or causes any hazard to the occupants.	Condition of Approval
C. Each habitable space shall meet current Building Codes for size, egress, and be equipped with smoke and carbon monoxide detectors.	Condition of Approval
D. Garbage shall not be allowed to accumulate on the property and shall be removed on regularly scheduled pick up days.	Condition of Approval
E. A fire extinguisher shall be accessible.	Condition of Approval
F. A fire exiting route plan shall be posted.	Condition of Approval



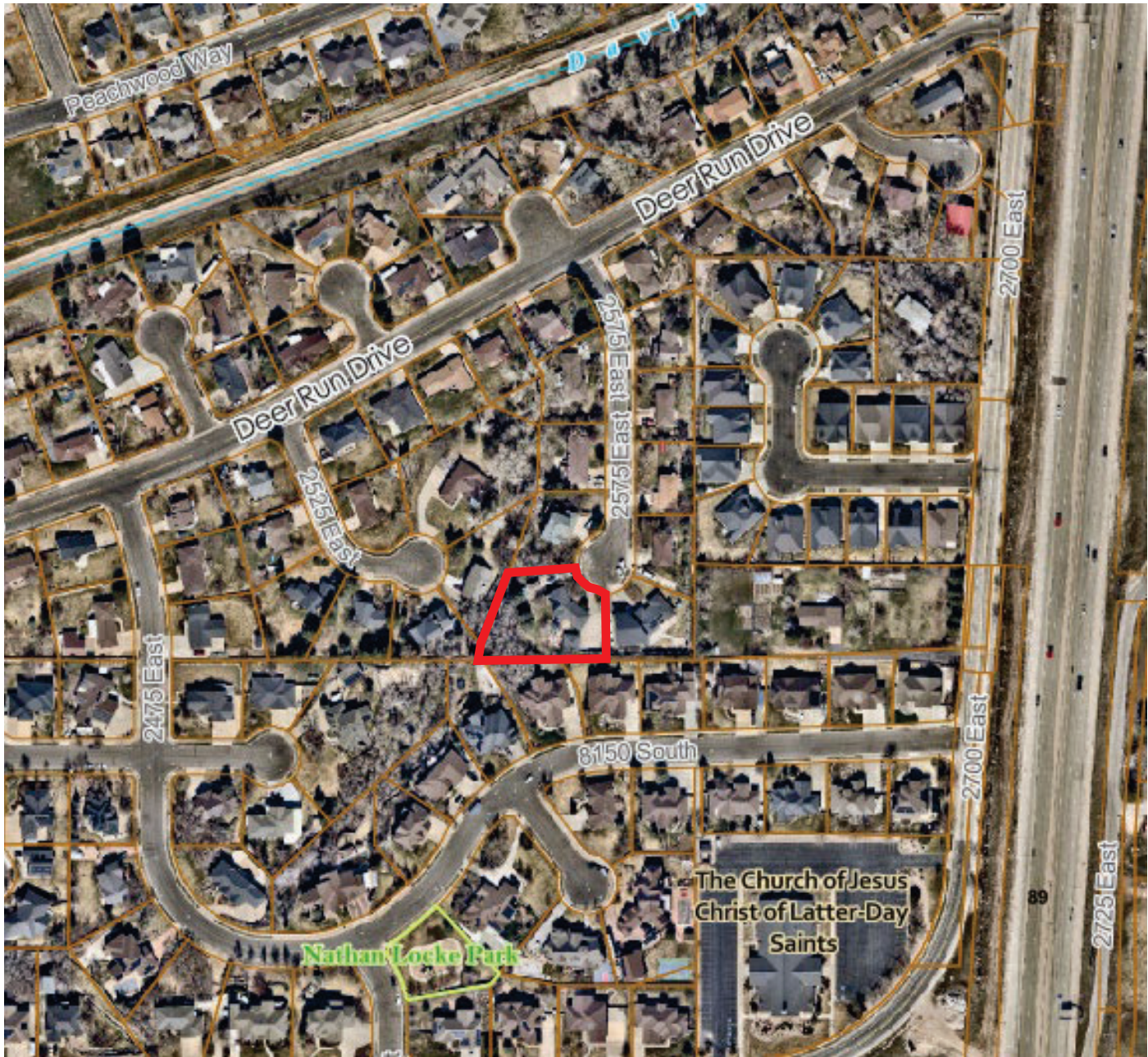
G. An annual inspection shall be conducted by the Fire Marshal to ensure compliance with fire safety provisions and occupancy requirements. (Ord. 19-12, 5-14-2019; amd. Ord. 2022-08, 5-24-2022)	Condition of Approval, annual business license requirement as well
<b>10-18-11: PROXIMITY FROM SCHOOLS:</b>	
The location of a short-term rental shall not be nearer than two thousand (2,000) feet from primary or secondary school. Such distance shall be measured as a radius originating from the center point of the property of which the school resides. (Ord. 2022-08, 5-24-2022)	Complies
<b>10-18-12: PRIMARY RESIDENCE:</b>	
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.	Complies
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)	Complies
<b>10-18-13: NUMBER OF AVAILABLE PERMITS:</b>	
The number of available permits allowed shall not exceed ten (10). Availability of permits shall be on a first-come-first-served basis according to a process established by the City Manager. (Ord. 2022-08, 5-24-2022)	Complies

Each of these items and the sub-elements have been addressed in the application submittal. Staff has reviewed the elements and believes that the Condition Use Permit follows the standards and recommends approval Short Term Rental CUP with the recommended conditions of approval.

#### BACKGROUND

Project Information	
Project Name	Quail Manor Short Term Rental
Site Location	8081 S 2575 E
Tax ID Number	131250030
Applicant	Kimball Johnson
Owner	Kimball and Toni Johnson
Proposal Summary	Short Term Rental
Current Zoning	R-M (Residential Moderate Density Zone)
General Plan Land Use Classification	Residential Low Moderate Density (R-M)
Gross Site	0.5 acres
Number of Units	one





VICINITY MAP

## Short Term Rental Conditional Use Application

Property Owner: Kimball JohnsonOwner Email: johnsonkimball@gmail.comFull Mailing Address: 9452 S Medallion Cir. South Jordan Ut 84095Daytime Phone: 435-630-6363Nighttime Phone: sameProperty Address: 8081 S. 2575 E. South Weber, UT 84405Is Property to be Owner Occupied: No (If "NO" fill out Local Responsible Party Lines Below)Local Responsible Party: Kymber BrockbankLocal Party Email: akbrockbank@gmail.comLocal Responsible Party Mailing Address: 9452 S Medallion CirLocal Party Daytime Phone: 937-286-4336

Nighttime Phone: \_\_\_\_\_

Proposed Use: Short Term Rental

Parcel Number(s): \_\_\_\_\_

Total Acres: .5

Current Zone: \_\_\_\_\_ Surrounding Land Uses: \_\_\_\_\_

Business Name (if applicable): Quail Manor, Caveart99 LLCAnticipated # of Employees: 3 Anticipated # of Customers (Daily): 1-13Hours of Operation: 24 Days of Operation: 7# of Bedrooms: 5 # of Parking Stalls: 7 # of Smoke Detectors: 7# of Carbon Monoxide Detectors: 2 # of Fire Extinguishers: 2



### APPLICANT'S AFFIDAVIT

State of Utah )  
County of Salt Lake )

I, \_\_\_\_\_, the sole owner or Authorized Agent of the Owner of the property involved in this application, swear the statements and answers contained herein, in the attached plans, and other exhibits, and that the statements and information above referred to are in all respects true and correct to the best of my knowledge and belief. By signing below, I am agreeing to abide by ALL terms and conditions set forth in: **South Weber City Code Chapter 10.18 Enacting Regulations Pertaining to Short-Term or Vacation Rentals.**

I do also hereby give permission to South Weber City to place a city "public notice" sign on the property contained in this application for public notification of the conditional use application and to enter the property to conduct any inspections related to this application.

Date 24 Feb 2025 Owner or Agent's Signature \_\_\_\_\_

Subscribed and sworn to before me on 24 Feb 2025

Notary Public \_\_\_\_\_



If someone will be acting on behalf of the owner, fill out the information below.

### AGENT AUTHORIZATION

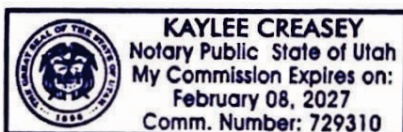
State of Utah )  
County of Salt Lake )

I, \_\_\_\_\_, the sole owner(s) of the real property in this application hereby appoint \_\_\_\_\_ as my agent with regard to this application and authorize said agent to appear on my behalf before any city commission, board or council considering this application.

Date Feb 24<sup>th</sup> 2025 Owner's Signature \_\_\_\_\_

Subscribed and sworn to before me on Feb 24<sup>th</sup> 2025

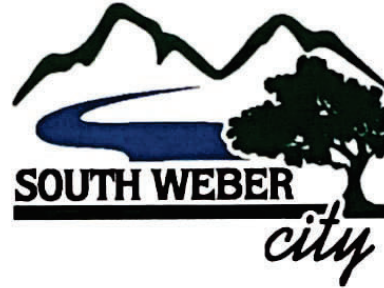
Notary Public \_\_\_\_\_





**For Office Use Only**

Application/License #: \_\_\_\_\_  
 Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
 License Fee: \$ \_\_\_\_\_ Receipt #: \_\_\_\_\_  
 Fire Inspection Fee: \$ \_\_\_\_\_ Receipt #: \_\_\_\_\_  
 Initial Fire Inspection: \_\_\_\_\_ Next: | Annually  
 PC Meeting Date: \_\_\_\_\_  
 Conditional Use Permit Approval Date: \_\_\_\_\_



## SHORT TERM RENTAL BUSINESS LICENSE APPLICATION

### Applicant

Name: Kimball Johnson or Kymber Brockbank  
 Mailing Address: 9452 S Medallion Cir  
 City/State/Zip: South Jordan, Ut 84095  
 Phone: 937 286-4336 Fax: \_\_\_\_\_  
 Email: akbrockbank@gmail.com

#### Best Way/Preferred Method of Contact:

Email ☒ Phone ☐ Mail ☐

### Business

Name: Caveart99 LLC  
 Brief Description: Short Term Property Rental  
 Owner's Name: Kimball and Toni Johnson  
 State License #: \_\_\_\_\_ Entity #: 5893782-0142  
 State Sales & Use Tax #: 1-681-076-544  
 Federal ID#: 87-0667760  
 Address: 9452 South Medallion Cir  
 City/State/Zip: South Jordan, UT  
 Parcel #: 131250030 Zone: \_\_\_\_\_  
 Phone: 435-630-6363 Fax: \_\_\_\_\_  
 Email: johnsonkimball@gmail.com

Emergency Contact: Kymber Brockbank 937-286-4336  
 Name Phone

### Short Term/Vacation Rentals Only:

Square Footage of Business: .59 Acre

Total Square Footage of Residence: 3495

Will this business include a part-time full-time (circle one) employee (other than applicant)? ☒ Yes ☐ No

➤ If yes, is the employee a bona fide resident of the dwelling? Yes ☒ No ☐

➤ Number of hours part-time employee will work: 10-15 hrs per week

Return to South Weber City with Application

**ASSESSOR'S USE ONLY**

DIST \_\_\_\_\_ ACCOUNT # \_\_\_\_\_ PARCEL \_\_\_\_\_ AREA \_\_\_\_\_

**DAVIS COUNTY ASSESSOR  
NEW BUSINESS INFORMATION RECORD  
PHONE (801)451-3249 FAX (801)451-3134**

BUSINESS NAME: Caveart99 LLCMAILING ADDRESS 9452 S Medallion Cir  
Type text hereBUSINESS LOCATION: 8081 S. 2575 E. South Weber, UT 84405BUSINESS LICENSE #: 5893782-0142 NATURE OF BUSINESS: Short Term RentalFEDERAL TAX ID # (NO SOCIAL SECURITY #): 87-0667760PHONE NUMBER: 435-630-6363/ 937-286-4336 DATE OPENED: 1-15-2025 registered with State,  
waiting approval from Davis County  
to begin operation.

TYPE OF BUSINESS (CHECK ONE):

\_\_\_\_\_ SOLE PROP. \_\_\_\_\_ PARTNERSHIP \_\_\_\_\_ CORPORATION X L.L.C

STATE THE VALUE OF PERSONAL PROPERTY USED IN YOUR BUSINESS: \$  
(DO NOT INCLUDE INVENTORY FOR SALE)

OWNER OR REGISTERED AGENT: Kymber Brockbank

OWNER/AGENT ADDRESS: 9452 S Medallion Cir  
South Jordan, UT 84095

STAMP

PLEASE RETURN THIS FORM WITHIN TEN DAYS TO:  
DAVIS COUNTY ASSESSOR  
PERSONAL PROPERTY DIVISION  
P.O. BOX 618  
FARMINGTON, UT 84025-0618