

# **SOUTH WEBER CITY PLANNING COMMISSION MEETING**

**DATE OF MEETING:** 8 May 2025

**TIME COMMENCED:** 6:00 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**

**FINANCE DIRECTOR:**

**Brett Baltazar**

**COMMUNITY DEVELOPMENT  
MANAGER:**

**Lance Evans**

**Minutes:** Michelle Clark

---

**ATTENDEES:** Paul Sturm, Layne Kap, Rod Westbroek, Michael Grant, Shane Turner, Jon Wall, and Larry Williams.

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

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

**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 comment.**

**ACTION ITEMS:**

**3. Approval of Consent Agenda**

- **10 April 2025 Minutes**

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

Commissioner McFadden moved to open the public hearing for rezone of Coopers Landing property located at approximately 6525 S 475 E. Commissioner Boatright seconded the motion. Commissioner Skola called for the vote. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

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

**4. Public Hearing for Rezone of Coopers Landing Property Located at Approximately 6525 S 475 E**

Community Development Manager Lance Evans presented a brief overview of the rezone request. He explained the rezone from Agricultural (A) and (R-7) to Residential Moderate (R-M) would allow for the potential development of approximately 6 dwelling units on the 2.2-acre parcel if approved. The property configuration and access may limit the number of units. This is consistent with the general plan and traffic impact should be minimal.

Commissioner Skola asked if there was any public comment. There was no public comment.

Commissioner Boatright moved to close the public hearing for rezone of Coopers Landing property located at approximately 6525 S 475 E. Commissioner Losee seconded the motion. Commissioner Skola called for the vote. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

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

**5. Rezone of Coopers Landing property located at approximately 6525 S 475 E. The purpose is to review an application to change the zoning on approximately 2.2 acres from A (Agricultural) to R-M (Residential Moderate Density). Applicant: Shane Turner**

Shane Turner of Westpoint City is the owner of the property and stated he met with UDOT concerning access on 475 East as well as a special meeting with the City Council, and this is the plan that came out of those meetings.

Commissioner McFadden moved to recommend to the City Council the rezone of Coopers Landing property located at approximately 6525 S 475 E to change the zoning on approximately 2.2 acres from A (Agricultural) to R-M (Residential Moderate Density) for applicant Shane Turner with the condition the property revert to Agricultural if nothing is done on this property in two years. Commissioner Losee seconded the motion. Commissioner Skola called for the vote. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

Commissioner Boatright moved to open the public hearing for rezone of Williams property located at approximately 1162 E South Weber Drive. Commissioner Losee seconded the

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

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

**6. Public Hearing for Rezone of Williams Property Located at Approximately 1161 E South Weber Drive**

Community Development Manager Lance Evans reported this is a rezone request from Agricultural (A) to Residential Moderate Density (RM) for approximately 2.8 acres. He noted the area proposed for the rezone is only a portion of two parcels.

Approximately 0.65 acres are already zoned R-M on the two parcels included in the project. The R-M designation allows for a density up to 2.8 dwelling units per gross acre. The 3.13 acres would allow for up to 8 single-family dwelling lots.

Commissioner Skola asked if there was any public comment.

**Paul Sturm of South Weber City** questioned the access from this property onto South Weber Drive.

**Commissioner Boatright moved to close the public hearing for rezone of Williams property located at approximately 1161 E South Weber Drive. Commissioner Roberts seconded the motion. Commissioner Skola called for the vote. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.**

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

**7. Rezone of Williams property located at approximately 1161 E South Weber Drive. The purpose is to review an application to change the zoning on approximately 3.4 acres from A (Agricultural) to R-M (Residential Moderate Density). Applicant: Layne Kap**

**Layne Kap of South Weber City** and applicant expressed the existing home on the north end of the property will come down and this parcel does have access to South Weber Drive. He added the remaining property will access Lester Drive.

**Commissioner Roberts moved to recommend to the City Council the rezone of the Williams property located at approximately 1161 E South Weber Drive to change the zoning on approximately 3.4 acres from A (Agricultural) to R-M (Residential Moderate Density). Applicant: Layne Kap. Commissioner McFadden seconded the motion. Commissioner Skola called for the vote. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.**

Layne Kap thanked the Planning Commission and Lance Evans for their time and service.

**REPORTS:**

**8. Commission (None)**

**9. ADJOURN:** Commissioner Losee moved to adjourn the Planning Commission meeting at 6:19 p.m. Commissioner Boatright seconded the motion. A roll call vote was taken. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

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

Date

7/10/2025

Chairperson: Gary Boatright

\_\_\_\_\_  
Michelle Clark

Transcriber: Michelle Clark

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

\_\_\_\_\_  
Raelyn Boman

Deputy Recorder: Raelyn Boman