

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, July 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: Marty McFadden
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. May 8, 2025, Minutes
4. Landscape Ordinance, Legislative Action: Code Amendment Title 10, Chapter 15, Water efficient Landscape Requirements
5. Rezone Application Requirements Ordinance, Legislative Action: Code Amendment Title 10 Chapter 2-7, Adoption and Amendments

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: 7/3/25

DEPUTY RECORDER: Raelyn Boman

Raelyn Boman

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:

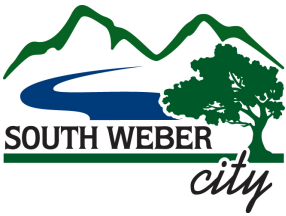
8. Commission (None)

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** _____
Chairperson: Chad Skola

Transcriber: Michelle Clark

Attest: _____
Deputy Recorder: Raelyn Boman



PLANNING COMMISSION STAFF REPORT

MEETING DATE

July 10, 2025

PREPARED BY

Lance Evans, AICP
Community Development
Manager

ITEM TYPE

Legislative

AGENDA ITEM

Legislative Action: Code Amendment Title 10, Chapter 15, **Water efficient Landscape Requirements**

REQUEST - LEGISLATIVE ACTION

Amend the South Weber Land Use Code by modifying Title 10, Chapter 15, Water efficient Landscape Requirements.

BACKGROUND

This proposed code amendment to the City's Landscape Ordinance is to become compliant with Weber Basin Water Conservancy District's requirements for the Incentive Program "Landscape Lawn Exchange". This Incentive Program allows lawn areas anywhere in a resident's yard to be removed and replaced with low-water landscaping to qualify for an incentive.

The incentive for this program will be \$2.50 per square foot for any area in the yard that is currently grass (lawn) that is removed and replaced with a more water-efficient alternative.

The following changes to our code will allow us to be compliant so that our residents can receive these incentives and save money and water. This a part of the broader "landscape conversion incentive program" throughout the state.

PLANNING CODE

South Weber City Code

Code Amendment Title 10, Chapter 15, Water efficient Landscape Requirements

The following additions (**bold underlined**) and deletions (~~red strikethrough~~) of are proposed for the South Weber City Code to comply with regional water conservation standards:

10-15-3: DEFINITIONS:



~~Bubbler: An irrigation head that delivers water to the root zone by “flooding” the planted area, usually measured in gallons per minute. Bubblers exhibit a trickle, umbrella, or short stream pattern.~~

10-15-6: IRRIGATION DESIGN STANDARDS

C. Drip emitters or a bubbler shall be provided for each tree. ~~Bubblers shall not exceed 1.5 gallons per minute per device. Bubblers for trees shall be placed on a separate valve unless specifically exempted by the City due to the limited number of trees on the project site.~~

D. Drip irrigation ~~or bubblers~~ shall be used to irrigate plants in non-turf areas. Pop-up spray heads shall be at a minimum of four (4) inches in height to avoid blockage from lawn foliage.

I. Drip irrigation lines require additional filtration at or after the zone valve at a minimum of ~~200~~ **150** mesh and end flush valves are required as necessary for drip irrigation lines.

~~The Maximum Applied Water Allowance shall be calculated using the following equation:~~

$$\text{MAWA} = (\text{ET}_o) (0.62)(1.15)[(0.8 \times \text{LA}) + (0.3 \times \text{SLA})]$$

~~MAWA = Maximum Applied Water Allowance (gallons per year)~~

~~ET_o = Reference Evapotranspiration (inches per year) as calculated from weather data at the closest available weather station.~~

~~0.62 = Conversion Factor (to gallons)~~

~~1.15 = Delivery Inefficiency Factor (sprinkler system uniformity etc.)~~

~~0.8 = ET Adjustment Factor (ETAF), plant factor or crop coefficient (.8 standard for cool season turf)~~

~~LA = Landscape Area including SLA (square feet)~~

~~0.3 = Additional Water Allowance for SLA~~

~~SLA = Special Landscape Area (square feet)~~

~~ET_o values can be obtained directly from the USU Climate Center where a database of weather data from local stations is collected, analyzed, and stored. If you cannot find the ET data you need, please contact the City.~~

~~Additional details and examples of calculations are found in Appendix A~~

10-15-7: LANDSCAPES IN NEW SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS

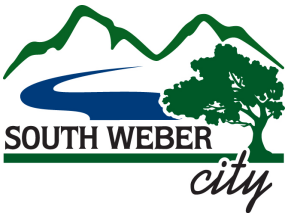
F. The use of lawn in new single-family residential landscapes shall be restricted as follows:

- **Lawn shall be prohibited in park strips.**
- **Lawn shall be prohibited in landscape areas that are less than eight (8) feet in width at their narrowest point.**
- **The total area of lawn shall not exceed thirty-five percent (35%) of the total landscaped area on the lot.**



10-15-8: PROHIBITION ON RESTRICTIVE COVENANTS REQUIRING UNIFORM PLANT MATERIAL IRRIGATED WITH SPRAY IRRIGATION

1. Require the use of any uniform plant material requiring overhead spray irrigation in landscape areas less than 8 feet wide or require any uniform plant material requiring overhead spray irrigation in other areas that exceed ~~40%~~ 35% of the landscaped area;



PLANNING COMMISSION STAFF REPORT

MEETING DATE

July 10, 2025

PREPARED BY

Lance Evans, AICP
Community Development
Manager

ITEM TYPE

Legislative

AGENDA ITEM

Legislative Action: Code Amendment Title 10 Chapter 2, **Adoption and Amendments**

REQUEST - LEGISLATIVE ACTION

Amend the South Weber Land Use Code by modifying Title 10, Chapter 2-7 Adoption and Amendments to require a concept development plan as part of an amendment to the zoning map.

BACKGROUND

The purpose of this section is to ensure that rezoning decisions are made with a clear understanding of the intended development, to protect the community from speculative zoning changes, and to ensure consistency with the South Weber City General Plan and the orderly development of the city.

The Planning Commission and City Council have been concerned about approving zoning map amendments without a better vision of future development.

The Code Committee developed the following draft code to require additional information at the zoning map amendment stage to provide this assurance.

PLANNING CODE

South Weber City Code

Code Amendment SECTION 10-2-7 C. REZONING APPLICATIONS AND CONCEPT DEVELOPMENT PLANS

A. PURPOSE

The purpose of this section is to ensure that rezoning decisions are made with a clear understanding of the intended development, to protect the community from speculative zoning changes, and to ensure consistency with the South Weber City General Plan and the orderly development of the city.

B. APPLICABILITY



This section shall apply to all applications seeking a zoning map amendment (rezoning) within the corporate limits of South Weber City.

C. CONCEPT PLAN REQUIREMENTS

1. **Application Timing:** All applications for zoning map amendments shall be accompanied by a concept development plan. Applications submitted without a concept plan shall be deemed incomplete and shall not be processed until such time as the required concept plan is submitted.
2. **Application Requirements:**
 - a. Proposed land uses and zoning districts.
 - b. A written narrative explaining how the proposal aligns with the South Weber General Plan.
3. **Concept Plan Content:** The concept plan shall include the following, as applicable:
 - a. Lot layout and dimensions, including minimum lot sizes.
 - b. Location and configuration of streets, access points, and circulation systems.
 - c. Proposed residential densities and building square footage estimates.
 - d. Pedestrian and bicycle pathways.
 - f. Proposed open spaces, parks, and recreational amenities.
 - g. Phasing plans.
 - h. Conceptual utility layout, including water, sewer, and stormwater systems.
 - i. General landscape buffers, screening, and berming.
 - j. Parking layout and ratio estimates.
 - k. Building scale and massing diagrams.

This section shall not be interpreted to require engineering or architectural drawings.

4. **Plan Review:** The concept plan shall be reviewed by city staff and forwarded to the Planning Commission and City Council as part of the rezone application.

D. BINDING NATURE OF CONCEPT PLAN

1. Upon approval of the zoning map amendment, the concept plan shall be deemed binding. Any future development on the rezoned property shall substantially conform to the approved concept plan.
2. **Significant Deviations.** Any significant deviation from the approved concept plan shall require an amendment to the zoning map amendment and shall be subject to the same review and approval procedures as the original rezone application, including public notice and hearings. Significant deviations include, but are not limited to:
 - a. **Land Use Alterations:** Introducing new land uses not identified in the approved concept plan.
 - b. **Density Modifications:** An increase or decrease in residential units or floor area by more than ten percent (10%).
 - c. **Layout Adjustments:** A reconfiguration of the site affecting more than twenty percent (20%) of the building placements, street alignments, or open space distribution.
 - d. **Changes in the phasing schedule** that materially impact infrastructure or amenity delivery.



3. **Review Process.** Amendments required under this section shall follow the same Planning Commission recommendation and City Council approval process as a new zoning map amendment.

E. ZONING REVERSION

1. **Conditions for Reversion.** The zoning of the property shall revert to its prior classification under the following conditions, unless the landowner requests and receives an extension of the zoning approval following the process outlined in subsection 2:
 - a. Failure to obtain preliminary subdivision or site plan approval within twenty-four (24) months of rezoning approval.
 - b. Abandonment of development activity for a period exceeding twelve (12) consecutive months.
 - c. Initiation of development is inconsistent with the approved concept plan without approval under Section D.
2. **Reversion Process.** The landowner shall notify the City, in writing, of its request to extend the zoning approval. Such notice shall occur at least 60 days prior to the date on which the zoning would otherwise revert to its prior classification. The request to extend it shall follow the procedures for a zoning map amendment, including Planning Commission recommendation and City Council decision following a public hearing pursuant to Utah Code §10-9a-205.

F. MINOR MODIFICATIONS

Minor modifications to an approved concept plan that do not meet the thresholds for significant deviation may be approved administratively by the Zoning Administrator. Such modifications may include minor adjustments in building placement (up to ten feet), utility realignment, or similar changes that do not materially affect the layout, density, or public infrastructure commitments of the plan.