



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, September 11, 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. August 14, 2025, Minutes
4. **PUBLIC HEARING Peak Farm Rezone at approximately 898 E. 7240 S, applicant Vern Peek and Korey Kap**
5. Peek Farm Rezone, at approximately 898 E. 7240 S, applicant Vern Peek and Korey Kap
Request for zone changes from A (Agricultural Zone) to R-L (Residential Low Density Zone on 15 acres) R-M (Residential Moderate Density Zone on 10 acres) and R-P (Residential Patio Zone on 12 acres) on approximately 37.01 acres total
6. Harvest Park Subdivision Preliminary Plat Approval at approximately 6980 S and Cobblestone Dr, applicant Layne Kap
Administrative Action: Preliminary Subdivision Plat Approval
7. Kap Legacy Subdivision Preliminary Plat Approval at approximately 980 E South Weber Dr, applicant Korey Kap
Administrative Action: Preliminary Subdivision Plat Approval
8. Riverwood Model Home CUP 0.5 acres at 65 West Glen Way
Request for a Model Home Conditional Use Permit in the R-LM Zone
The proposal is for the Model Home to be managed by the owner, Applicant Kameron Chancellor, Owner Nielson Homes

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://www.southwebercity.com/); and Utah Public Notice website www.utah.gov/pmn/index.html.

DATE: 9/8/2025

DEPUTY RECORDER: Raelyn Boman

Raelyn Boman