

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, November 13, 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 Boatright
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. October 9, 2025, Minutes
4. Public Hearing for Peek Farm Rezone at approximately 898 East 7240 South, applicant Vern Peek and Korey Kap
5. Peek Farm Rezone at approximately 898 East 7240 South requests a zone change from A (Agricultural Zone) to RL-M (Residential Low Moderate Density Zone on 15.07 acres) R-M (Residential Moderate Density Zone on 8.60 acres) and R-P (Residential Patio Zone on 11.99 acres) on approximately 35.66 acres total. Applicant Vern Peek and Korey Kap
6. Coopers Landing Preliminary Plat, Administrative Action: Preliminary Subdivision Plat Approval. Final Subdivision Plat and Improvement Plans will be reviewed and approved by the Administrative Land Use Authority (ALUA) Board (See CC 11-5-1)
7. Private Road Section-C Code Amendment, Legislative Action: Code Amendment – Title 10, Chapter 5 (Zoning Districts) Amendment to Remove Private Roadway Section C as an option for subdivisions
8. Shipping Container Code Amendment, Legislative Action: Code Amendment – Title 10, Chapter 11 Supplementary and Qualifying Regulations and Title 10, Chapter 1-10: Definitions Amendment to Regulate the Placement and Use of Shipping and Storage Containers

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/; and Utah Public Notice website www.utah.gov/pmn/index.html.

DATE: 11/6/2025

DEPUTY RECORDER: Raelyn Boman

Raelyn Boman

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 9 October 2025

TIME COMMENCED: 6:00 p.m.

LOCATION: South Weber City Office at 1600 East South Weber Drive, South Weber, UT
Meeting streamed on YouTube on 9 October 2025 at 6:00 p.m.

PRESENT:

COMMISSIONERS:

Gary Boatright
Julie Losee
Marty McFadden
Chris Roberts
Chad Skola

DEPUTY RECORDER:

Raelyn Boman

FINANCE DIRECTOR:

Brett Baltazar

CITY ENGINEER:

Brandon Jones

**COMMUNITY DEVELOPMENT
MANAGER:**

Lance Evans

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Michael Grant, Rod Westbroek, Landon Brown, Bridgette Brown, Corey Kap, Thomas Hunt, Justin Eisert, Gordon Smith, and Scott Sorenson.

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

1. Pledge of Allegiance: Commissioner Roberts

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.

Paul Sturm of South Weber City commented on agenda item #4 and #5 spelling of “Peak” should be “Peek.” He questioned if Resolution 2024-034 or it is 2025-034 asked what the minimum lot size for R-M zone is.

Corey Smith of South Weber City suggested the city require a traffic study as part of the approval process for agenda item #4 (Peek Farm Rezone). He is concerned about how this

subdivision will increase traffic and impact city services. He added nearby property owners had their property surveyed and he questioned it.

Jared Olsen of South Weber City acknowledged he is pro private property and suggested if there is zoning, it should be followed. He voiced concern about the increased traffic this development will bring to South Weber City and the possibility of the future need to widen South Weber Drive.

Commissioner Skola closed the floor for public comment.

ACTION ITEMS:

3. Approval of Consent Agenda

- **14 August 2025 Minutes**

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

Commissioner Boatright moved to open the public hearing for Peek Farm rezone at approximately 898 E. 7240 S., applicant Vern Peek and Korey Kap. Commissioner McFarland 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 Peek Farm Rezone at approximately 898 E. 7240 S., applicant Vern Peek and Korey Kap

Community Development Manager Lance Evans explained this application is the first step toward subdividing 37 acres into three zones for a subdivision with varying residential densities consistent with the South Weber General Plan. This request is to amend the A – Agricultural Zone for 37.01 acres 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). However, he stated the developer has requested a change to the rezone request in the zones and acreage on those zones.

Commissioner Skola asked if there was any public comment.

Natalie Peek Browning of South Weber City stated she lives in the area and will be purchasing additional acreage from Korey Kap which will change the acreage.

Commissioner McFarland moved to close the public hearing for Peek Farm Rezone at approximately 898 E. 7240 S., applicant Vern Peek and Korey Kap. 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 -----

Korey Kap developer has been working with the Peeks to develop the land. He acknowledged the zoning needs to be amended with the latest information he received. Commissioner Losee

explained that the city's general plan was amended in 2020 at which time she remembers this property being highly discussed. She identified the bubble area and stated she thought it was supposed to be a buffer from Highway 84. Mr. Kap said the R-P zone area will be smaller lots to accommodate the power lines in the area. Commissioner Boatright reminded everyone the master plan is a guideline. Commissioner Roberts and McFarland agreed. Commissioner McFarland explained higher density housing is usually installed near highways.

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

Commissioner McFarland moved to table the Peek Farm Rezone located at approximately 898 E. 7240 S for applicant Vern Peek and Korey Kap This request is 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) for approximately 37.01 total acres until the next Planning Commission meeting. Commissioner Boatright seconded the motion. Commissioner Skola called for the vote. Commissioners Boatright, Losee, McFadden, Roberts and Skola voted aye. The motion carried.

6. Harvest Park Subdivision Preliminary Plat Approval at approximately 6980 S and Cobblestone Dr, applicant Layne Kap.

Layne Kap explained this parcel is zoned R-M (Residential Moderate Density Zone). The subdivision proposed to divide 11.3 acres into 10 residential single-family lots. The four lots comply with the maximum density allowed in the zone and the allowed land use. The City Engineer reviewed and recommended preliminary plat approval.

Commissioner Roberts moved to approve Harvest Park Subdivision Preliminary Plat Approval at approximately 6980 S and Cobblestone Dr, applicant Layne Kap. Commissioner Losee seconded the motion. Commissioner Skola called for the vote. Commissioners Boatright, Losee, McFadden, Roberts and Skola voted aye. The motion carried.

7. Kap Legacy Subdivision Preliminary Plat Approval at approximately 980 E South Weber Dr, applicant Korey Kap Administrative Action: Preliminary Subdivision Plat Approval

Thomas Hunt, project engineer, stated this parcel is zoned R-M (Residential Moderate Density Zone). The proposed subdivision is to divide the 31 acres into seventy-seven (77) residential single-family lots. The four lots comply with the maximum density of 2.8 dwelling units per acre, allowed in the zone and the allowed land use. The City Engineer reviewed the Kap Legacy Preliminary Plat and recommended preliminary plat approval based on the modifications required in his review memo. Commissioner Losee questioned the lot size for Lot 135, 136, 137 138 along the eastern boundary. Mr. Hunt stated Commissioner Losee is looking at an older plat.

Commissioner McFarland moved to approve Kap Legacy Subdivision preliminary plat at approximately 980 E South Weber Dr, applicant Korey Kap. Commissioner Boatright seconded the motion. Commissioner Skola called for the vote. Commissioners Boatright, Losee, McFadden, Roberts and Skola voted aye. The motion carried.

8. Riverwood Model Home Conditional Use Permit for 0.5 acres at 65 West Glen Way in the R-LM Zone. The proposal is for the model home to be managed by the owner, applicant Kameron Chancellor of Nilson Homes

City staff reviewed the application for the Model Home Conditional Use Permit and 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 Roberts moved to recommend approval to the City Council the Riverwood Model Home Conditional Use Permit for 0.5 acres at 65 West Glen Way in the R-LM Zone to be managed by owner, applicant Kameron Chancellor of Nilson Homes. The proposal is for the model home to be used for a sales office for sale of real estate within the same development and the construction management office that the model home resides in may be permitted for a period of one year provided the following conditions are met:

A. Time extensions may be granted by the Planning Commission provided that a maximum of two (2) extensions of six (6) months each may be granted. Extensions may only be granted if not more than eighty percent (80%) of the subdivision is sold.

B. Adequate off-street parking is provided for employees working in the model home, as well as at least two (2) parking spaces for visitors touring the model home.

C. A signage and lighting plan is provided showing size and location of all signs and associated lights.

D. The hours of operation must be noted and approved.

E. A model home shall not be used for a general real estate office.

F. A business license must be obtained to operate a business in a model home in the city.

G. All infrastructure should be completed as per the Subdivision Ordinance 1 requirements prior to the construction of the model home. (Ord. 98-16, 7-28-1998)

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

REPORTS:

9. Commission

Commissioner Losee: noted trash cans are being left out along 2700 East. The weeds across from Maverik and the top of 2700 East need to be trimmed. The Planning Commission identified

sidewalk areas that need to be repaired. Commissioner Losee stated there is sand on the sweeping T.

Commissioner Boatright: conveyed the Planning Commission is a recommending body and must following city code. He added the City Council and Mayor do their best.

Commissioner Skola: asked about the status of the property located east of Maverik. Mr. Evans acknowledged there is significant work that needs to take place along 2700 East. He reported the Lube and Oil Company's application has expired.

10. ADJOURN: Commissioner Boatright moved to adjourn the Planning Commission meeting at 6:53 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.

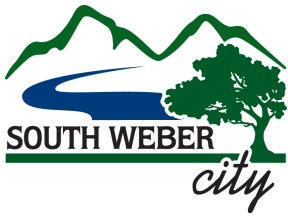
APPROVED: _____ **Date** _____

Chairperson: Chad Skola

Transcriber: Michelle Clark

Attest:

Deputy Recorder: Raelyn Boman



PLANNING COMMISSION STAFF REPORT

MEETING DATE

November 13, 2025

PREPARED BY

Lance Evans, AICP
Community Development
Manager

ITEM TYPE

Zone Change

ATTACHMENTS

Application
Projected Land Use Map
Zoning Map

AGENDA ITEM

Public Hearing

Proposed Zone change

Applicant: Vern Peek and Korey Kap

Location: approximately 898 E. 7240 South

Acreage: approximately 35.66 acres

REQUEST

A zone change from A (Agricultural Zone) to RL-M (Residential Low Moderate Density Zone on 15.07 acres) R-M (Residential Moderate Density Zone on 8.60 acres) and R-P (Residential Patio Zone on 11.99 acres) on approximately 35.66 acres total.

Property Information	
Site Location	Approximately 898 E. 7240 South
Tax ID Numbers	130210133, 130210118, 130210150
Applicant	Korey Kap
Owner	Vern Peek
Proposed Actions	Recommend approval or denial to City Council
Current Zoning	A (Agricultural)
Proposed Zone Districts	RL-M (Residential Low Moderate Density Zone) R-M (Residential Moderate Density Zone) R-P (Residential Patio Zone Density Zone)
Acreage	35.66

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.

BACKGROUND

This application is the first step toward subdividing this 35.66 acres into three zones for a subdivision with varying residential densities consistent with the South Weber General Plan. This request is to amend the A – Agricultural Zone for 35.66 acres to R-L (Residential Low Density Zone) R-M (Residential Moderate Density Zone) and R-P (Residential Patio Zone).

ANALYSIS

Consistence with General Plan

The General Plan Projected Land Use Map identifies approximately 12 acres at the northern portion of the property as R-P, approximately 10 acres as R-M density only, and 13.63 acres as R-LM density.

The proposed zone change request is consistent with the General Plan land use designations for the property. They have shifted the R-P density to the east so that the western side is the lower density R-M zone to help transition to the adjacent property.

Surrounding uses

	CURRENT USE		ZONE	PROJECTED LAND USE
East	Currently Agricultural, zoned for Single-Family Homes	Lot Sizes from 9,000 to 20,000 square feet.	Residential Patio and Residential Moderate Density Zoning Districts	R-P and R-M
South	Single-Family Homes	Lot Sizes from 0.4 acres to 1.07 acres.	Residential Low Density Zoning District	R-L
West	Agricultural	Approx. 32 acres	Agricultural Zoning Dist.	R-P and R-M
North	I-84		None	NA

Compatibility with Surrounding Uses

The proposed rezone is consistent with the surrounding lot sizes and densities in the Projected Land Use Map and the zoning to the east. The densities and uses are consistent and should not create significant levels of noise, light or other adverse impacts to the adjacent properties or the homes to the south. The potential development of single-family residential next to existing similar uses is a compatible land use. The additional traffic will be mitigated through the development of new roads as shown in the Vehicle Transportation Map. The site design will reduce the impact to the adjacent residences and is consistent with the surrounding building height, density, traffic impacts, and visual aesthetics though compliance with city development codes.

Environmental and Infrastructure Considerations

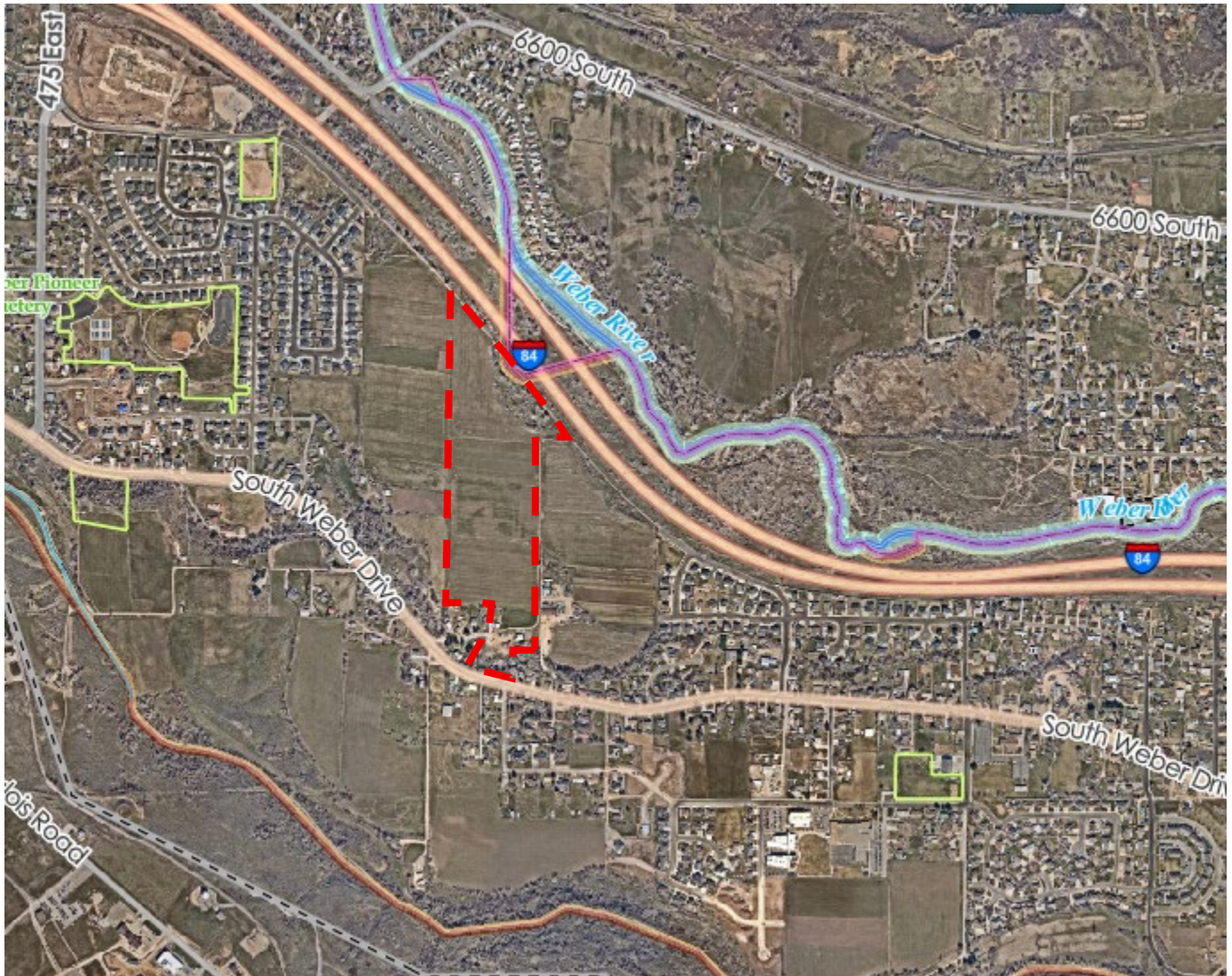
The proposed Zone change is surrounded by undeveloped property, agricultural land and an interstate highway to the east, west and north. The land use densities are factored into the infrastructure (such as roads, utilities, and public services) and the natural environment (including water resources, wildlife habitats, and air quality) and will not adversely affect the city.

Traffic Impacts

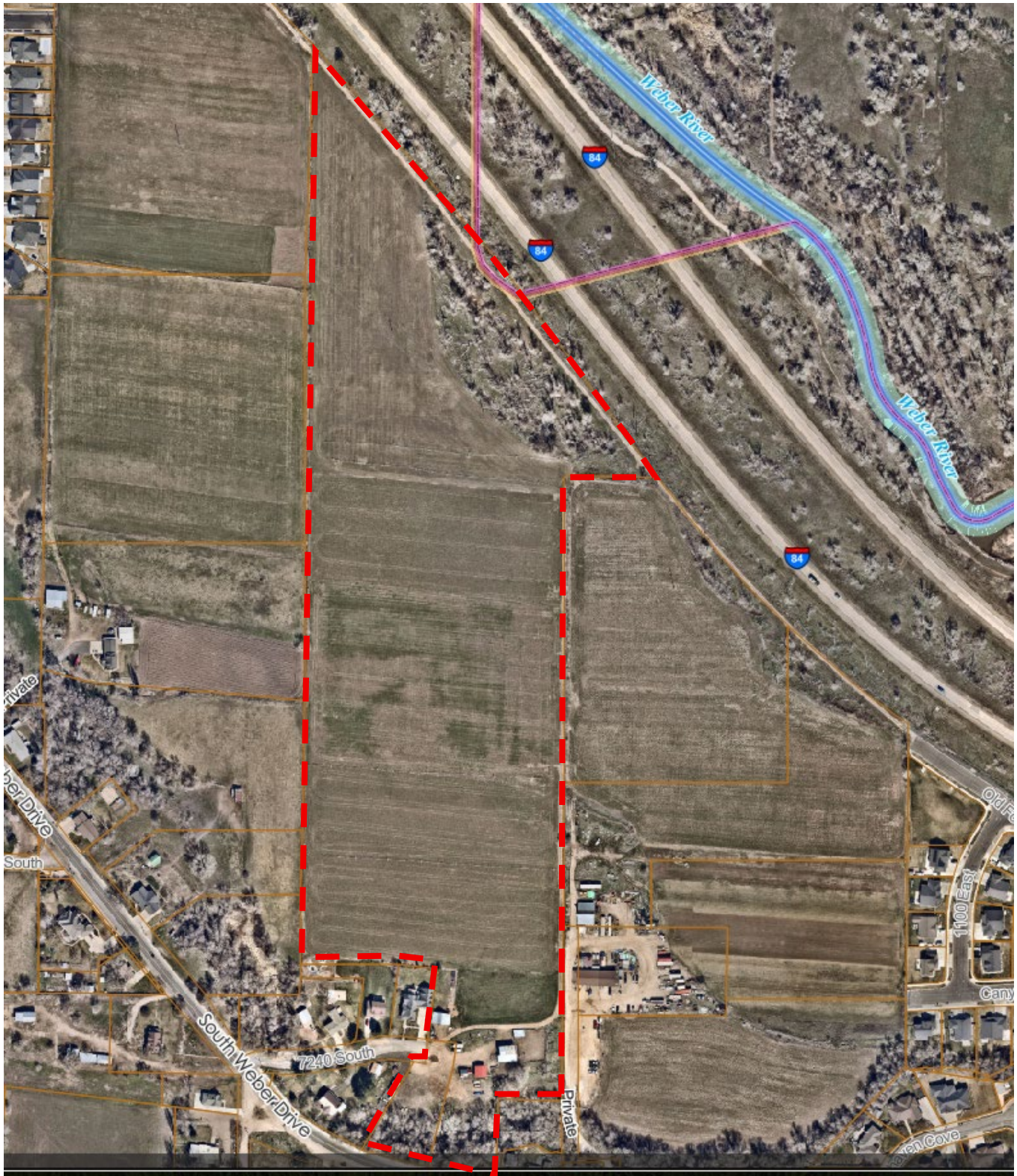
The traffic impacts of the potential development will be analyzed in detail during the subdivision process. However, the South Weber Vehicle Transportation Map shows that two east/west roadway connections will need to be constructed to provide additional travel corridors. Old Fort Road and Canyon Drive will be extended to accommodate additional traffic for potential development. A north/south collector road is also required by the general plan, connecting the Old Fort Road on the north to South Weber Drive. These travel corridors as required by the General Plan will provide additional travel routes and distribute the traffic load on to multiple roadways and lessen the overall transportation impact while providing additional routes for emergency services.

Conclusion

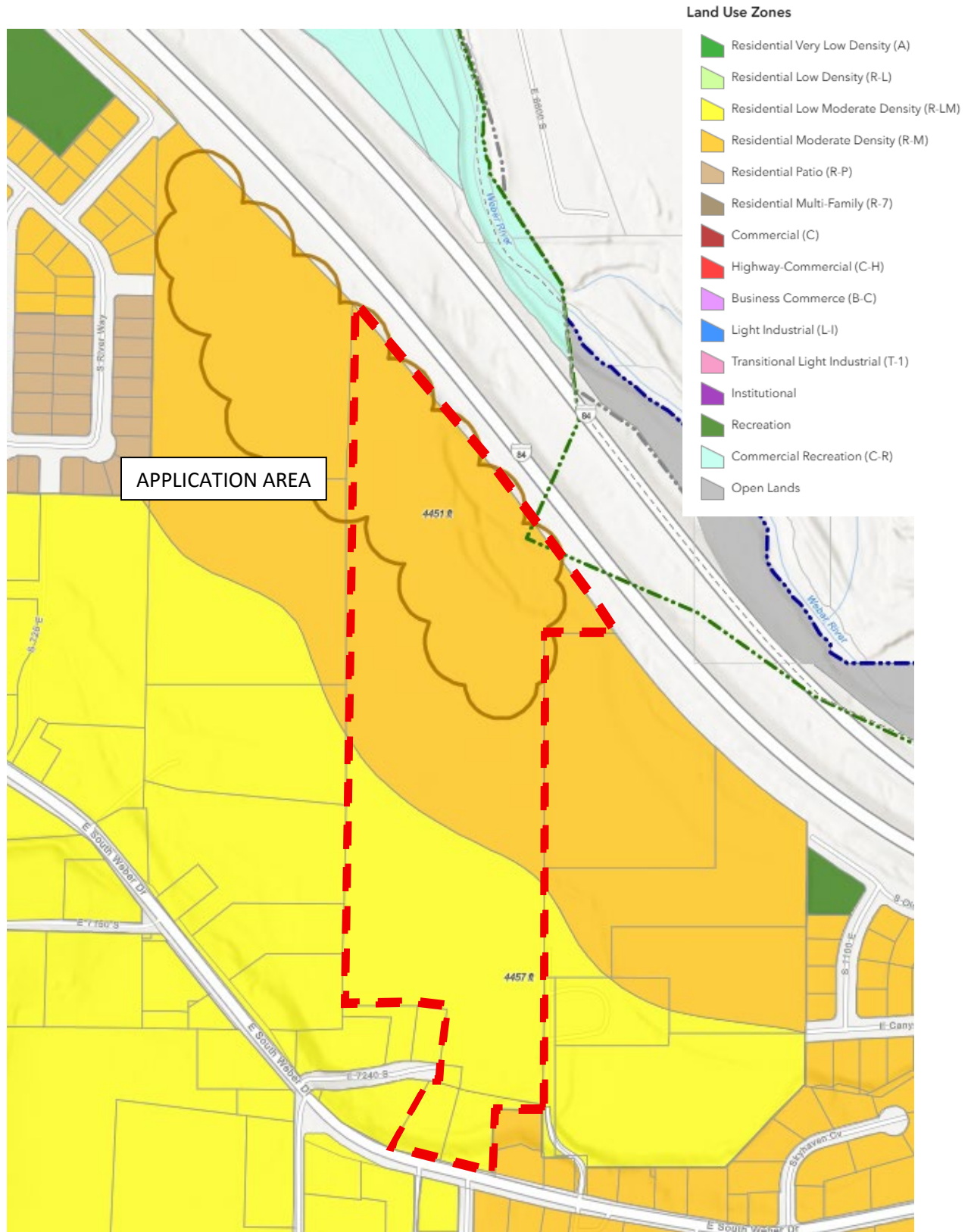
The proposed zone change is consistent with the goals and objectives of the General Plan as stated in the staff report. Staff recommends approval of the zone change for the 35.66 acres from A – Agricultural to R-L (Residential Low Density Zone) R-M (Residential Moderate Density Zone) and R-P (Residential Patio Zone).



[Vicinity Map](#)



[Property Map](#)



Projected Land Use Map

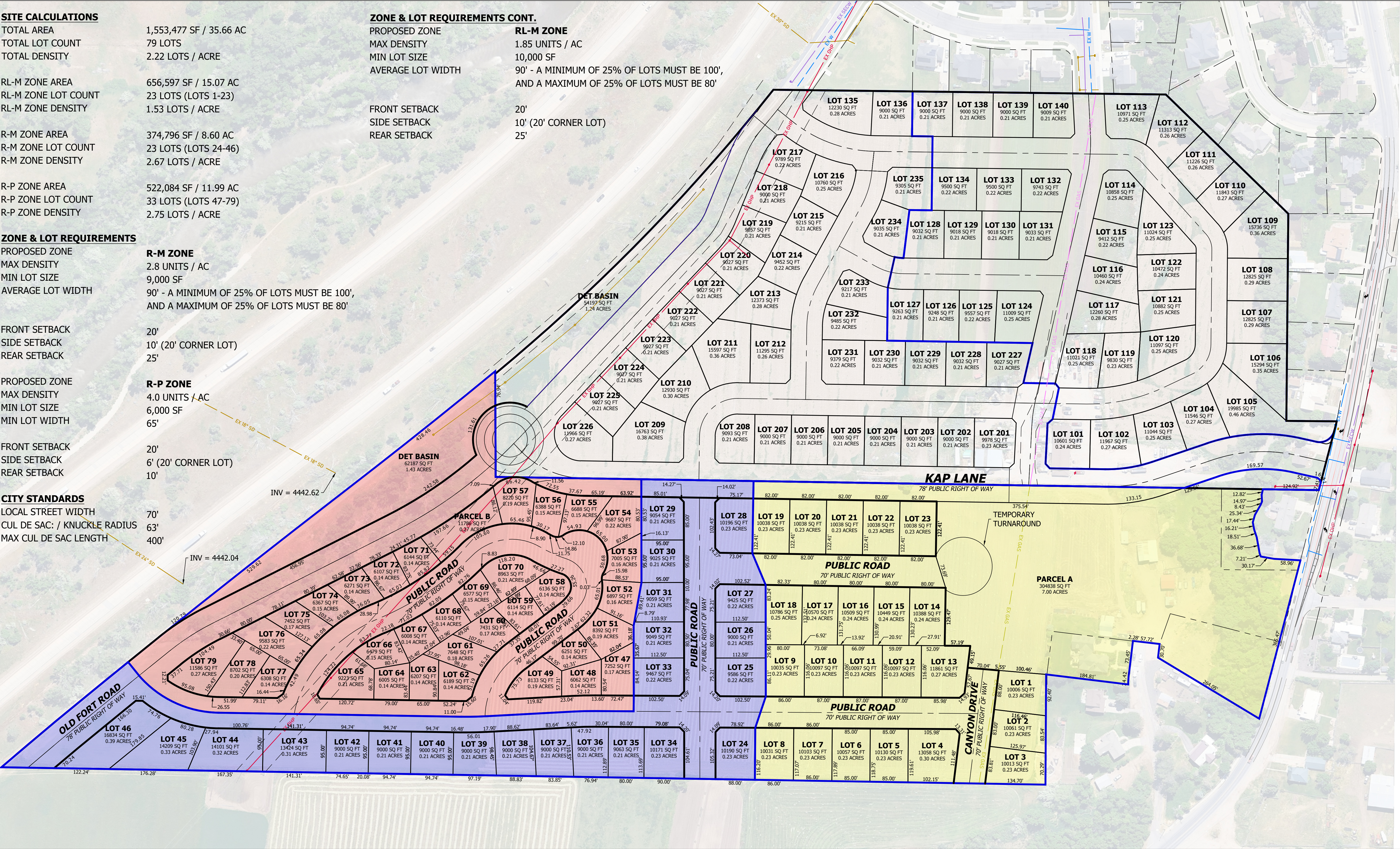


SITE CALCULATIONS	
TOTAL AREA	1,553,477 SF / 35.66 AC
TOTAL LOT COUNT	79 LOTS
TOTAL DENSITY	2.22 LOTS / ACRE
RL-M ZONE AREA	656,597 SF / 15.07 AC
RL-M ZONE LOT COUNT	23 LOTS (LOTS 1-23)
RL-M ZONE DENSITY	1.53 LOTS / ACRE
R-M ZONE AREA	374,796 SF / 8.60 AC
R-M ZONE LOT COUNT	23 LOTS (LOTS 24-46)
R-M ZONE DENSITY	2.67 LOTS / ACRE
R-P ZONE AREA	522,084 SF / 11.99 AC
R-P ZONE LOT COUNT	33 LOTS (LOTS 47-79)
R-P ZONE DENSITY	2.75 LOTS / ACRE

ZONE & LOT REQUIREMENTS	
PROPOSED ZONE	R-M ZONE
MAX DENSITY	2.8 UNITS / AC
MIN LOT SIZE	9,000 SF
AVERAGE LOT WIDTH	90' - A MINIMUM OF 25% OF LOTS MUST BE 100', AND A MAXIMUM OF 25% OF LOTS MUST BE 80'
FRONT SETBACK	20'
SIDE SETBACK	10' (20' CORNER LOT)
REAR SETBACK	25'
PROPOSED ZONE	R-P ZONE
MAX DENSITY	4.0 UNITS / AC
MIN LOT SIZE	6,000 SF
MIN LOT WIDTH	65'
FRONT SETBACK	20'
SIDE SETBACK	6' (20' CORNER LOT)
REAR SETBACK	10'

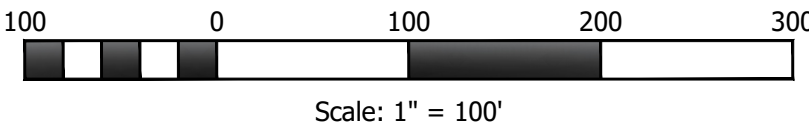
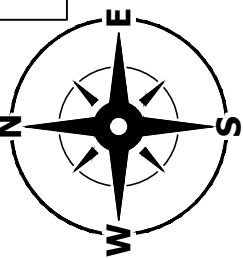
CITY STANDARDS	
LOCAL STREET WIDTH	70'
CUL DE SAC: / KNUCKLE RADIUS	63'
MAX CUL DE SAC LENGTH	400'

ZONE & LOT REQUIREMENTS CONT.	
PROPOSED ZONE	RL-M ZONE
MAX DENSITY	1.85 UNITS / AC
MIN LOT SIZE	10,000 SF
AVERAGE LOT WIDTH	90' - A MINIMUM OF 25% OF LOTS MUST BE 100', AND A MAXIMUM OF 25% OF LOTS MUST BE 80'
FRONT SETBACK	20'
SIDE SETBACK	10' (20' CORNER LOT)
REAR SETBACK	25'



Legend

	= R-P ZONE
	= R-M ZONE
	= RL-M ZONE



HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724

SOUTH WEBER PROPERTY
CONCEPTUAL SITE PLAN
CITY OF SOUTH WEBER, DAVIS COUNTY

Drawn: T. Hunt
Proj. No. 101 - 06
Date: 16 October 2025

APPLICABLE CITY CODE

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. Items H-K will be required at the zoning administrator's discretion based on the estimated cost:
 - 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.

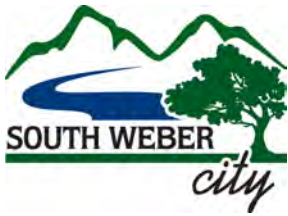
10-3-5: POWERS AND DUTIES:

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, 3-12-2019; amd. Ord. 2021-01, 2-23-2021)



PLANNING COMMISSION MEETING STAFF REPORT

MEETING DATE

November 13, 2025

PREPARED BYLance Evans
Community Development
ManagerBrandon Jones, P.E.
City EngineerITEM TYPE

Administrative

ATTACHMENTS

Preliminary Plat

AGENDA ITEM

Coopers Landing Preliminary Plat

PURPOSE

Administrative Action: Preliminary Subdivision Plat Approval. Final Subdivision Plat and Improvement Plans will be reviewed and approved by the Administrative Land Use Authority (ALUA) Board (See CC 11-5-1).

RECOMMENDATION

Staff has reviewed the proposed preliminary plat and phasing plan and recommends approval with the modifications to the plat as outlined in the staff report.

BACKGROUND

Project Information	
Project Name	Coopers Landing Preliminary Subdivision
Site Location	6525 S 475 East
Tax ID Number	130060020, 133260112, 130060040, 130060004
Applicant	Shane Turner
Owner	Shane Turner
Proposed Actions	Preliminary Plat Approval
Current Zoning	R-M – Residential Moderate Density Zone
General Plan Land Use Classification	Residential Moderate Density (R-M)
Gross Site	2.2 Acres
Number of Lots	5
Gross Density Calculation	2.27 dwelling units per acre

Zoning: This parcel is zoned R-M – Residential Moderate Density Zone. The proposed subdivision proposed to divide the 2.2 acres into five (5) residential single-family lots. The five lots comply with the maximum density of 2.27 dwelling units per acre, allowed in the zone and the allowed land use.



Subdivision Plat Process- The preliminary subdivision plat is being reviewed tonight by the Planning Commission. The preliminary subdivision contains a significant level of detail, and the improvement plans for the development of the utility and road infrastructure. The final plat will complete the subdivision process when it is reviewed, approved, and recorded. Construction of the proposed utilities and site improvements may begin after the preliminary plat approval by the Planning Commission and final approval of the plat and improvement plans by the ALUA Board, but lot sales may not begin until the final plat is recorded.

Rear Setback Variance Required for Existing Home

Lot 1-R contains the existing home that the owners are remodeling. The rear setback is only ten feet because of the wider ROW requirements in Road Section B. A plat note will be required to indicate that a variance will be required for the reduced rear setback to retain the existing home on Lot 1-R.

Staff believes that keeping the home meets the hardships and conditions for the granting of a rear yard setback variance. The property is uniquely shaped, will not have an impact on the adjacency to a townhome development to the west. Lastly, Road Section B is required to serve the other lots in the subdivision and is required to have a sidewalk creating the smaller rear setback.

Engineering Comments: The City Engineer reviewed the Coopers Landing Preliminary Plat and recommends preliminary plat approval based on the modifications required in his review memo.

STAFF REVIEW

COOPERS LANDING PRELIMINARY SUB	COMMENTS
11-4-1: Preliminary Plat and Improvement Plans	
11-4-1: PRELIMINARY PLAT AND IMPROVEMENT PLANS:	
A. Purpose: For the Administrative Land Use Authority to complete an initial Subdivision Ordinance Review and an initial Subdivision Plan Review.	Completed
B. Application Required: The Applicant shall submit the required Preliminary Subdivision Plat Application for review and approval by the Administrative Land Use Authority.	Submitted/complies
1. Exception: When a proposed Subdivision does not involve the development of new public infrastructure, an exception may be granted by the	NA



City Engineer to waive, in writing, the need for the review of the Preliminary Improvement Plans.	
C. Complete Application: An application shall be considered complete and begin the first review cycle when the following items are Submitted/complies:	Submitted/complies
1. A completed Preliminary Subdivision Plat Application as provided by the City.	Submitted/complies
2. Additional studies and information as listed on the application form and as necessary to show feasible compliance with applicable codes and regulations (see subsection 11-7-1D).	Geotechnical report has been completed, additional elements need to be addressed as outlined in the Engineering Review Memo dated November 5, 2025
3. A signed Owner-Agent Affidavit (if the Owner is being represented by another party).	Submitted/complies
4. Current Davis County ownership plat depicting property proposed for subdivision and all contiguous property around land proposed to be subdivided.	Submitted/complies
5. A recent Title Report covering the proposed subdivided property identifying ownership, easements of record, liens or other encumbrances and verifies payment of taxes and assessments.	Title and tax information confirmed. An updated report will be required prior to final plat submittal.
6. Will serve letters from all applicable service providers.	Submitted/final approvals required by City Engineer prior to final plat submittal
7. A digital copy of the preliminary plat as outlined in the Public Works Standards.	Submitted/revisions required by City Engineer prior to final plat submittal
8. A digital copy of the preliminary improvement plans to include at a minimum the following:	Submitted/complies
a. Grading and drainage plan.	Submitted/complies
(1) Storm Drain calculations.	Submitted/complies
(2) Low Impact Design (LID) analysis and Water Quality Report.	Submitted/complies
b. Utility plan.	Submitted/complies
(1) Payment of fees as stated in the City's current adopted Fee Schedule.	Submitted/complies

EXHIBIT A: Coopers Landing Subdivision –Preliminary Plat, October 28, 2025

EXHIBIT B: Coopers Landing Subdivision –Improvement Plans Revised, October 28, 2025

EXHIBIT C: Engineering Review Memo, November 5, 2025

REVISIONS	DESCRIPTION
DATE	ROAD SHORTENED
7/30/2025	

Reeve & Associates, Inc. - Solutions You Can Build On

Cooper's Landing

PART OF THE SE 1/4 OF SECTION 20 T.5N. R.1W. S.L.B. & M., U.S. SURVEY
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Preliminary Plan

Project Info.

Engineer:
N. Reeve

Planner:
C. Cave

Designer:
S. Simrayh

Begin Date: 6-26-2025

Name:
COOPER'S LANDING

Number: 5102-02

Sheet	1
1	Sheets

Revised: 10/28/2025



VICINITY MAP
NO SCALE

BOUNDARY DESCRIPTION

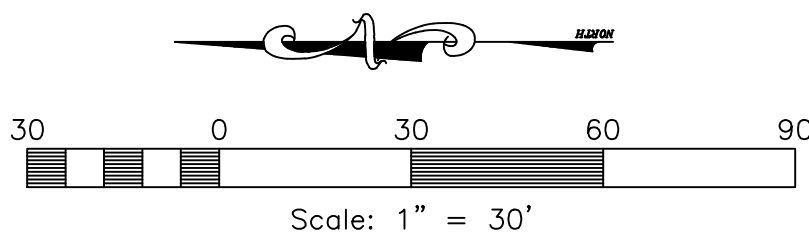
PART OF THE SOUTHEAST OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD MAPLE ROAD, SAID POINT BEING 97.50 FEET NORTH 00°24'14" WEST AND 229.51 FEET SOUTH 89°34'59" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°14'00" WEST 99.63 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 215.00 FEET, AN ARC LENGTH OF 124.18 FEET, A DELTA ANGLE OF 33°05'36", A CHORD BEARING OF NORTH 72°41'12" WEST, AND A CHORD LENGTH OF 122.46 FEET TO THE EAST LINE OF FREEDOM LANDING TOWNHOMES PHASES 2 AND 3; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 23°52'39" EAST 58.24 FEET; (2) NORTH 01°11'30" EAST 555.47 FEET; THENCE SOUTH 51°09'11" EAST 152.30 FEET; THENCE SOUTH 60°07'06" EAST 71.93 FEET; THENCE SOUTH 05°04'43" EAST 89.63 FEET; THENCE SOUTH 01°09'27" WEST 171.08 FEET; THENCE SOUTH 00°40'09" WEST 87.13 FEET; THENCE SOUTH 00°56'29" WEST 57.20 FEET; THENCE SOUTH 84°20'20" WEST 152.61 FEET; THENCE SOUTH 00°00'00" EAST 85.10 FEET; THENCE NORTH 90°00'00" EAST 150.00 FEET; THENCE SOUTH 01°16'23" WEST 10.23 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF OLD MAPLE ROAD AND TO THE POINT OF BEGINNING.

CONTAINING 96525 SQUARE FEET OR 2.216 ACRES.

LEGEND

- SECTION CORNER
- PP = POWER POLE
- M.U.E. = MUNICIPAL UTILITY EASEMENT
- BOUNDARY LINE
- SECTION TIE LINE
- ADJOINING PROPERTY
- EASEMENT
- EXISTING FENCE LINE
- EXISTING POWER LINE
- EXISTING STRUCTURE
- BUILDABLE AREA



NOTES

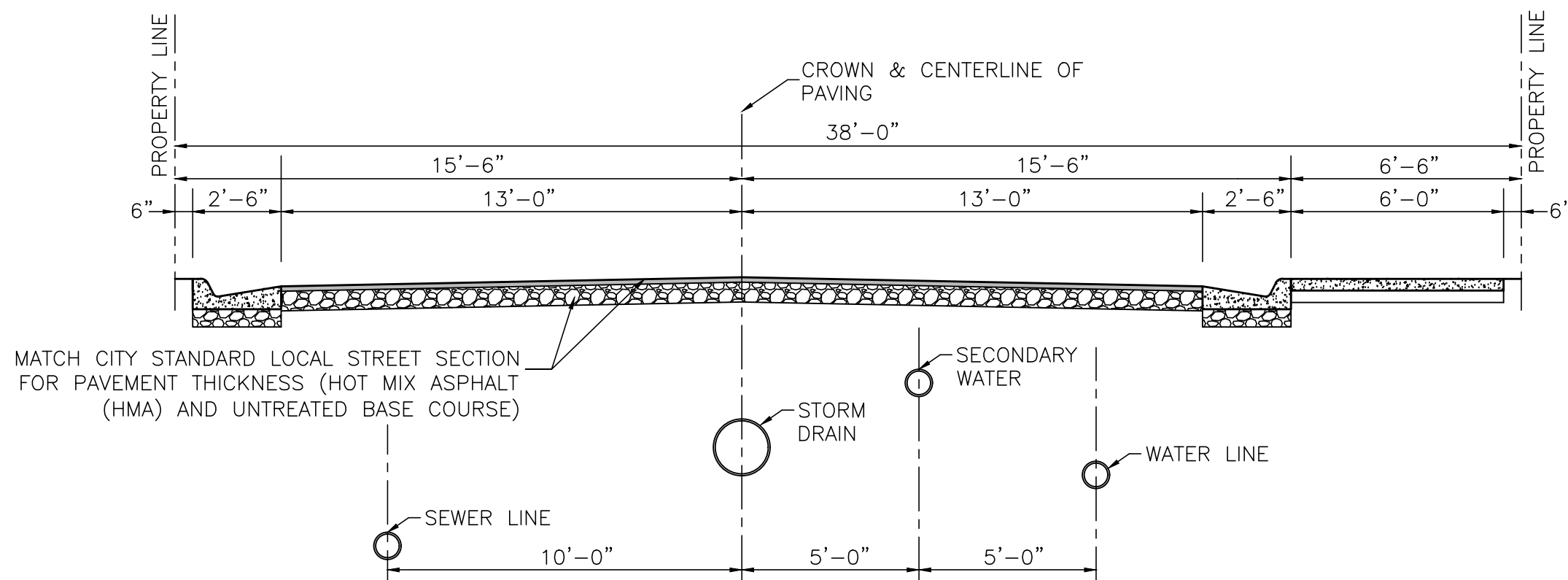
- A 6 FOOT MASONRY FENCE MUST BE INSTALLED ALONG THE NORTH PROPERTY LINE OF LOT 5 AND EAST PROPERTY LINES OF LOTS 2-5 AND ALONG 475 EAST (OLD FORT ROAD) AND THE LINE ALONG I-84 IN ACCORDANCE WITH THE REQUIREMENTS OF CC 11-7-4.B3.
- NO PARKING WILL BE ALLOWED ON STREET "A".
- R = RESTRICTED TO ACCESS OFF STREET "A".

Design Specs.

Total Area.....2.22 ac.
Total Units Proposed.....5 Lots

CURVE TABLE

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	215.00'	124.18'	122.46'	S72°41'12"E	33°05'36"
C2	215.00'	81.38'	80.90'	S78°23'21"E	21°41'17"
C3	215.00'	22.04'	22.03'	S64°36'31"E	5°52'23"
C4	215.00'	16.01'	16.01'	S59°32'18"E	4°16'04"
C5	215.00'	4.74'	4.74'	S56°46'20"E	1°15'52"
C6	84.00'	39.78'	39.41'	N14°45'35"E	27°08'10"
C7	122.00'	57.78'	57.24'	N14°45'35"E	27°08'10"
C8	13.50'	21.21'	19.09'	S43°48'30"E	90°00'00"
C9	13.50'	21.21'	19.09'	S46°11'30"W	90°00'00"
C10	100.00'	47.36'	46.92'	N14°45'35"E	27°08'10"



Street Section (38' R.O.W.)

SCALE: NONE
*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

Cooper's Landing

South Weber City, Davis County, Utah

1. 07/28/2025 CK - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
2. 08/07/2025 CK - UPDATED ROADWAY.
3. 10/28/2025 CK - ROADWAY WIDTH UPDATED.

Reeve & Associates, Inc. - Solutions You Can Build On

SOUTH WEBER CITY, DAVIS COUNTY, UTAH
JULY 2025



Sheet Index

- 

Jason Felt
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100

Jeremy Draper
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100

Engineer's Notice To Contractors:
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WAS OBTAINED FROM THE BEST AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.



Engineer:
JEREMY A. DRAPER, P.E.
Drafter:
C. KINGSLEY
Begin Date:
JULY 2025
Name:
COOPER'S LANDING
Number: 5102-02

1	
10	Total Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc. - Solutions You Can Build On

Notice to Contractor:

- | | |
|-----------|--------------|
| 10 | Total Sheets |
|-----------|--------------|

REVISIONS	DATE	DESCRIPTION
08-07-25	CK	Roadway Update
10-28-25	CK	Roadway Update

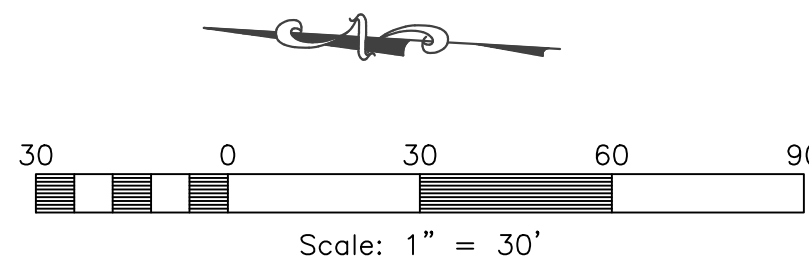
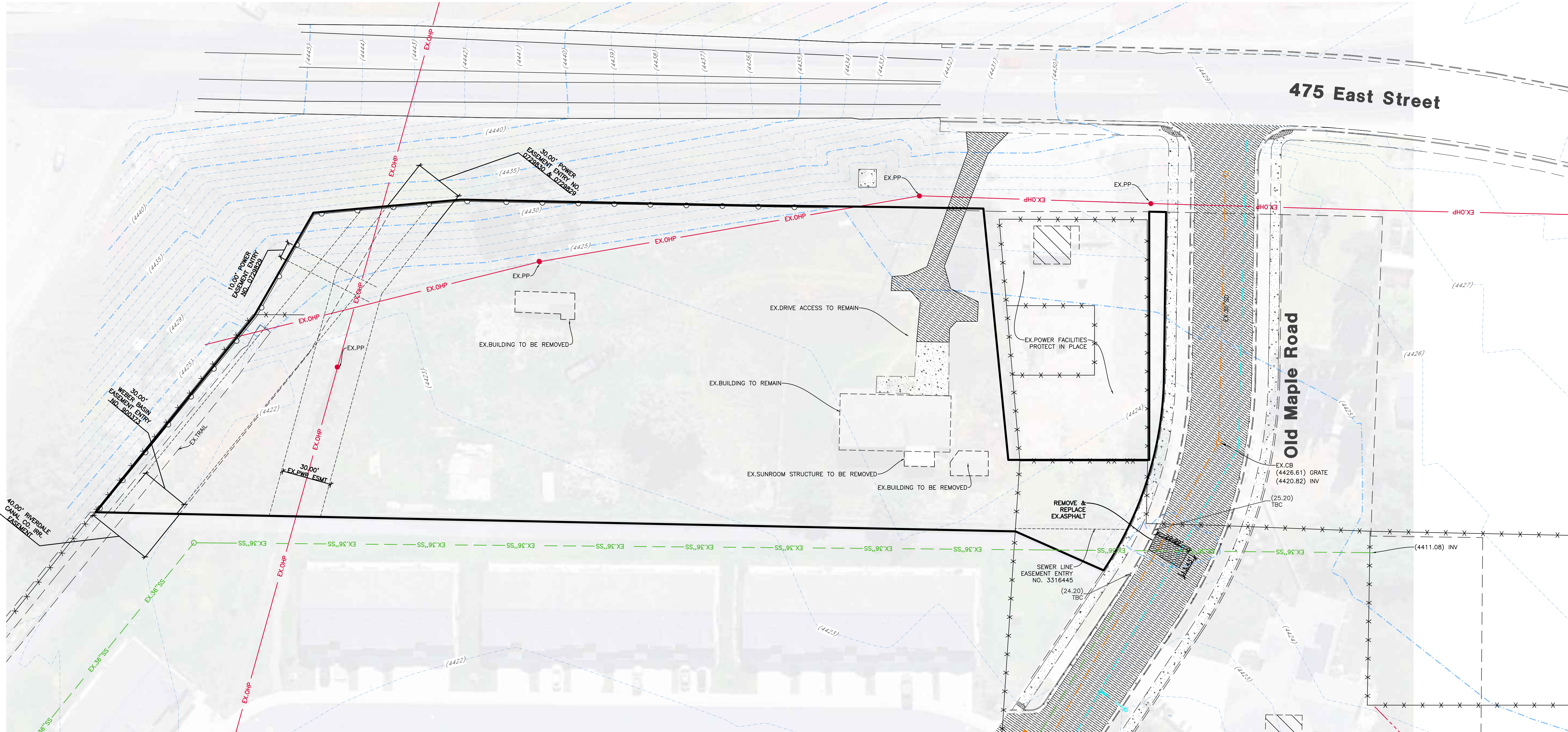
Cooper's Landings

PART OF THE SE 1/4 OF SECTION 20 T.5N. R.1W. S.L.B. & M., U.S. SURVEY
WEBER COUNTY, UTAH

Existing Site & Demolition Plan



Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: C. KINGSLEY
Begin Date: JULY 2025
Name: COOPER'S LANDING
Number: 5102-02

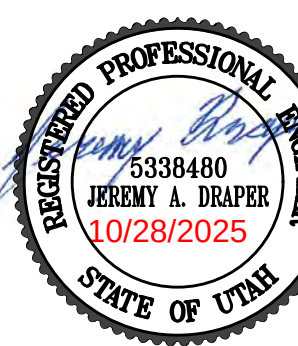




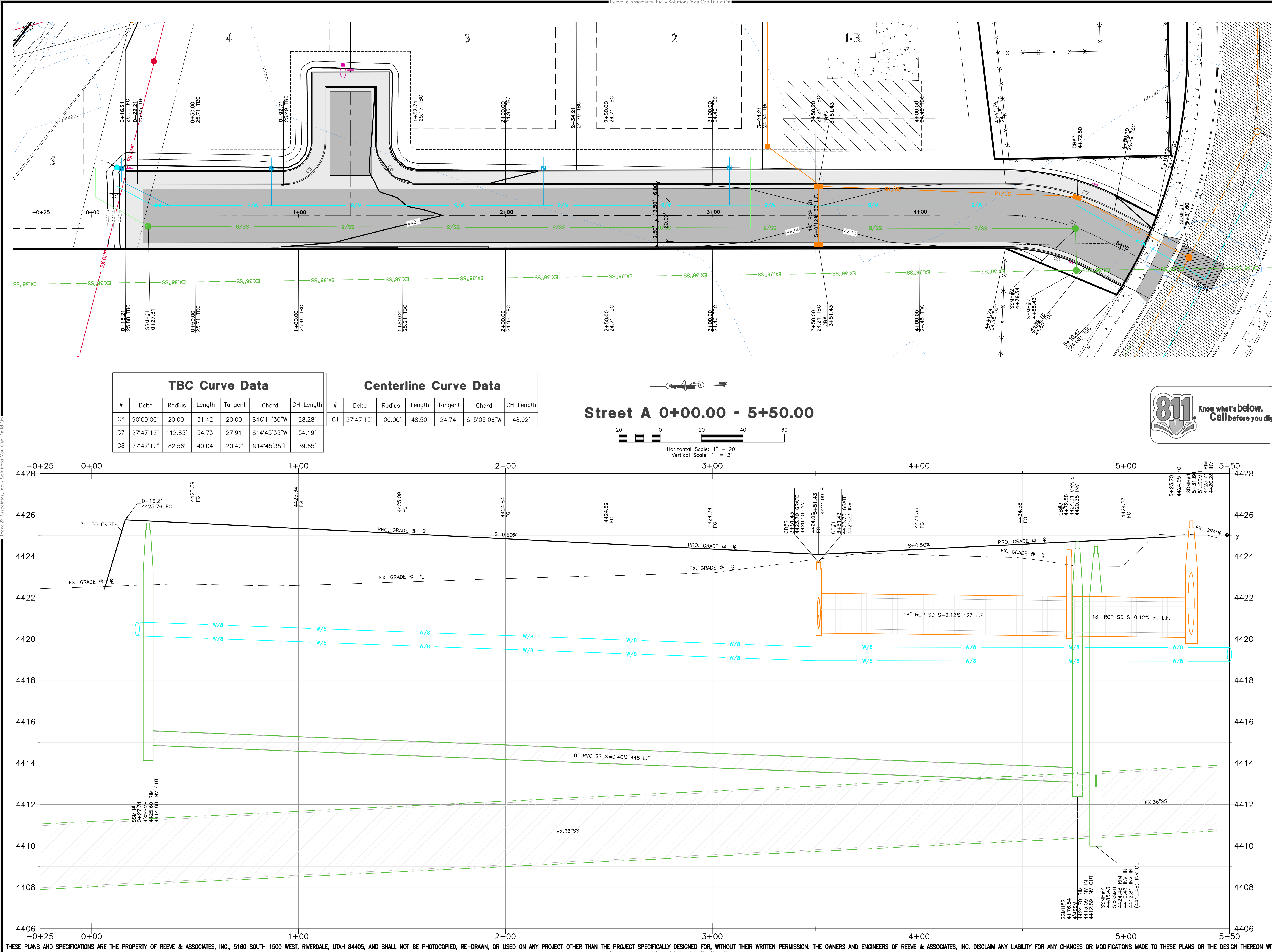
REVISIONS	DATE	DESCRIPTION
08-07-25	CK	Roadway Update
10-28-25	CK	Roadway Update

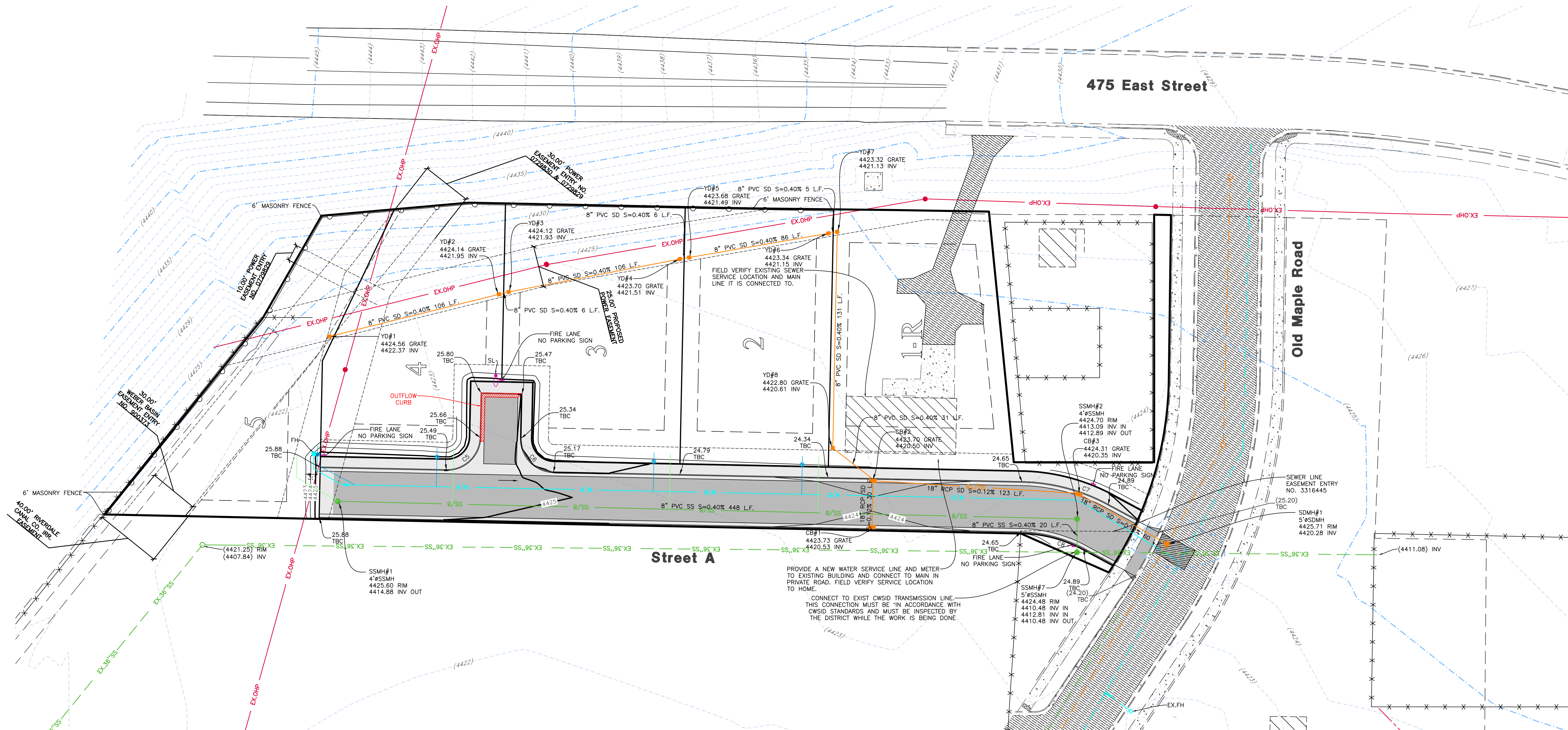
Cooper's Landings
PART OF THE SE 1/4 OF SECTION 20 T.5N, R.1W, S.L.B & M., U.S. SURVEY
WEBER COUNTY, UTAH

Street A 0+00.00 - 5+50.00



Project Info.
Engineer:
JEREMY A. DRAPER, P.E.
Drafted:
C. KINGSLEY
Begin Date:
JULY 2025
Name:
COOPER'S LANDING
Number: 5102-02





Construction Notes:

- 1) ALL CONSTRUCTION IS TO CONFORM TO SOUTH WEBER CITY STANDARD DRAWINGS AND SPECIFICATIONS.
- 2) CONSTRUCT RAMPS PER ADA AND CITY REQUIREMENTS.

CULINARY WATER

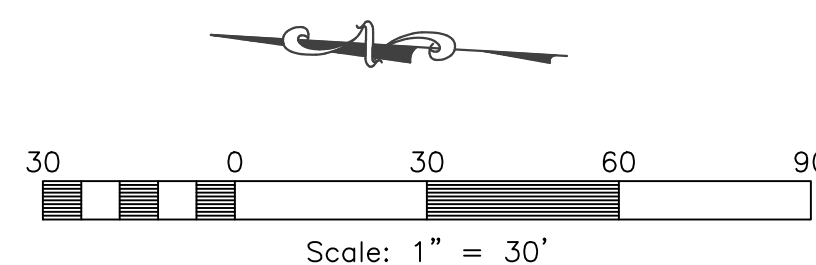
NOTE: 5" MIN. COVER REQUIRED OVER CW LINES
 W/8 - 8" WATER LINE PVC C-900 DR-14
 W LAT - 1" SERVICE LATERAL POLY CTS PIPE
 200 PSI W/STAINLESS STEEL INSERTS

SANITARY SEWER

SS LAT - 4" PVC SDR-35 SERVICE LATERAL
 SS/8 - 8" PVC SDR-35 SEWER LINE

STORM DRAIN

SD/12 - 12" RCP CLASS III STORM DRAIN
 SD/15 - 15" RCP CLASS III STORM DRAIN
 SD/18 - 18" RCP CLASS III STORM DRAIN



REVISIONS	DATE	DESCRIPTION
08-07-25	CK	Roadway Update
10-28-25	CK	Roadway Update

Cooper's Landings

PART OF THE SE 1/4 OF SECTION 20 T.5N. R.1W. S.L.B. & M., U.S. SURVEY
 WEBER COUNTY, UTAH

Grading, Drainage, & Utility Plan



Project Info.

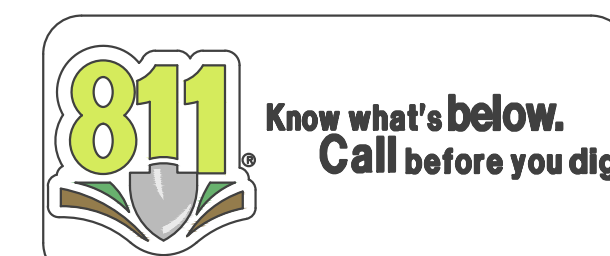
Engineer:
 JEREMY A. DRAPER, P.E.

Drafter:
 C. KINGSLEY

Begin Date:
 JULY 2025

Name:
 COOPER'S LANDING

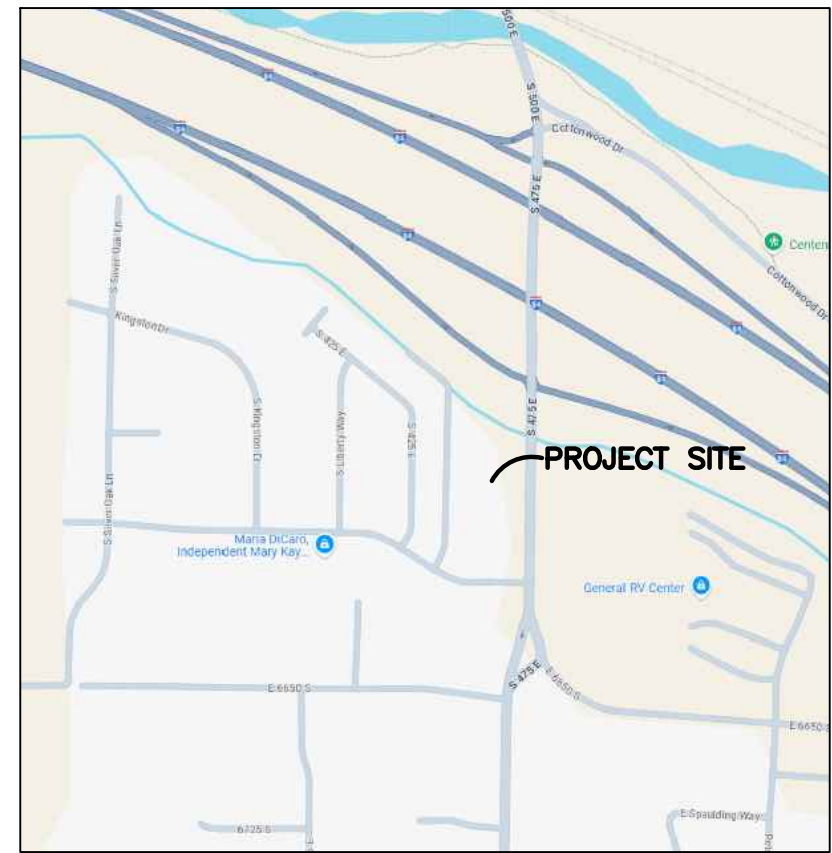
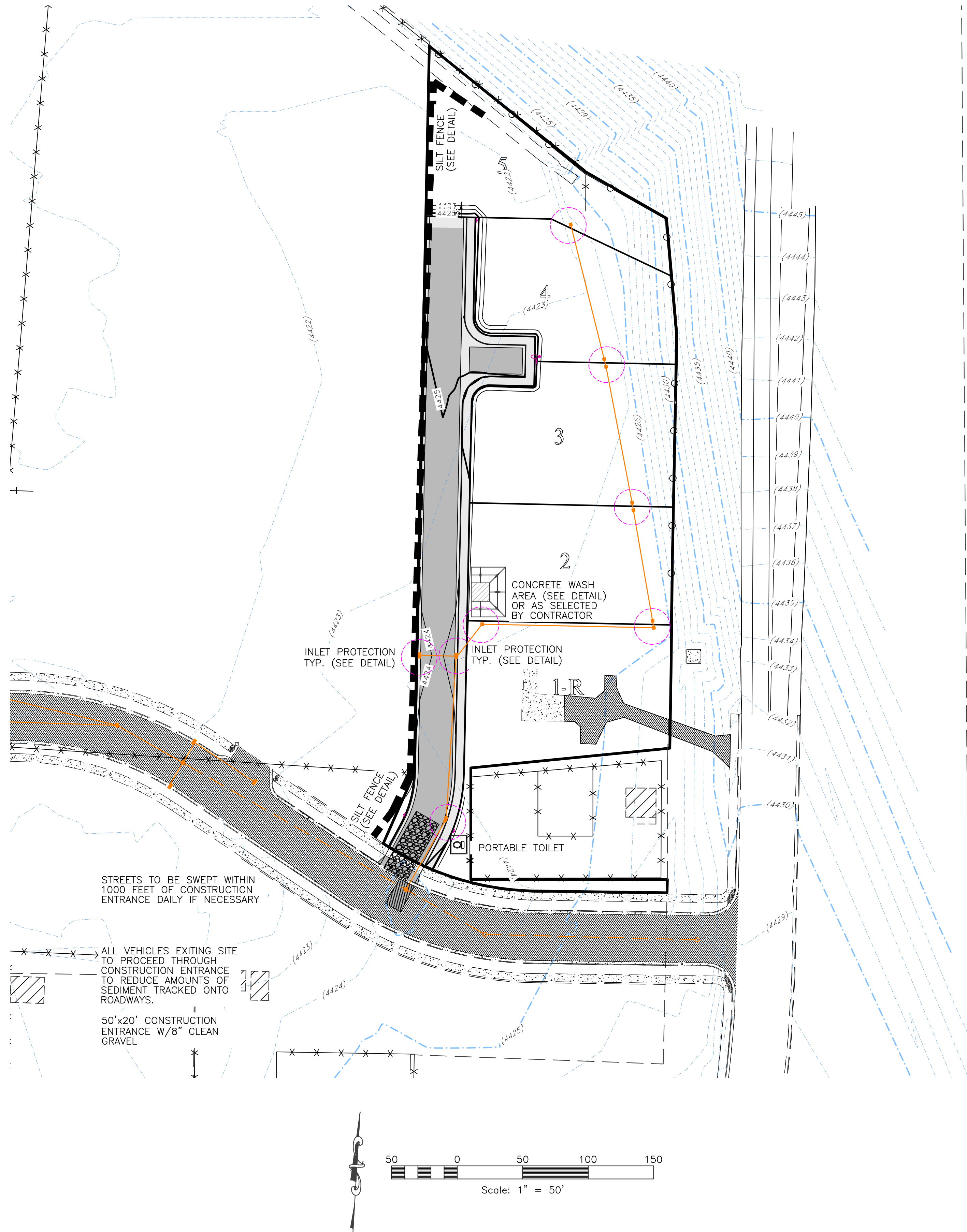
Number: 5102-02



Cooper's Landing

Storm Water Pollution Prevention Plan Exhibit

SOUTH WEBER CITY, DAVIS COUNTY, UTAH
JULY 2025



VICINITY MAP
NO SCALE

SWPPP Legend

- = PORTABLE TOILET
- = INLET PROTECTION TYP. (SEE DETAIL)
- = SILT FENCE (SEE DETAIL)
- = 50'x20' CONSTRUCTION ENTRANCE W/8" CLEAN GRAVEL
- = CONCRETE WASH AREA (SEE DETAIL) OR AS SELECTED BY CONTRACTOR

- SWPPP NOTES:
- ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.
 - STREETS TO BE SWEEPED WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY

Construction Activity Schedule

- PROJECT LOCATION.....SOUTH WEBER CITY, DAVIS COUNTY, UTAH
- PROJECT BEGINNING DATE.....JULY 2025
- BMP'S DEPLOYMENT DATE.....JULY 2025
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

REVISIONS	DATE	DESCRIPTION
08-07-25	CK	Roadway Update
10-28-25	CK	Roadway Update

Cooper's Landings
PART OF THE SE 1/4 OF SECTION 20 T.5N. R.1W. S.L.B. & M., U.S. SURVEY
WEBER COUNTY, UTAH

Storm Water Pollution Prevention Plan Exhibit



Project Info.

Engineer:
JEREMY A. DRAPER, P.E.
Drafter:
C. KINGSLEY
Begin Date:
JULY 2025
Name:
COOPER'S LANDING
Number: 5102-02

MEMORANDUM

TO: Shane Turner, Applicant
Chris Cave (Reeve & Associates), Engineer

FROM: Brandon K. Jones, P.E.
South Weber City Engineer 

CC: Lance Evans
South Weber City Community Development Manager

RE: **COOPER'S LANDING SUBDIVISION**
Preliminary – Engineering Review #1 (Update #1)

Date: September 30, 2025
November 5, 2025

--- RESUBMITTAL REQUIRED ---
--- PRELIMINARY – RECOMMEND APPROVAL ---

Our office has completed a review of the Preliminary Plat and Improvement Plans for Cooper's Landing Subdivision, dated 7/30/2025 and 8/7/2025. [A revised preliminary plat and the associated improvement plans were submitted on 10/28/2025, were subsequently reviewed, and comments provided below. We recommend approval of the preliminary plat and associated improvement plans contingent upon the comments below being addressed prior to final approval with the Administrative Land Use Authority \(ALUA\) Board.](#)

GENERAL

E1. Studies. (CC 11-4-1.C2, C8)

A. **PENDING** - Geotechnical Report

- i. Most of the recommendations are standard and expected. The one unique condition of this site that must be addressed is shallow groundwater.
 1. Section 10.2 (Foundation Subdrains) states, "If floor slabs will be placed deeper than approximately 3 feet below the existing ground surface, we recommend that perimeter foundation subdrains be installed." This is only possible if there is enough elevation to discharge to a storm drain or land drain.
 2. The final plat will need to have notes that reference the CMT study, acknowledge the presence of shallow groundwater, and list the elevation of the lowest floor slab for each lot. These elevations need to be established by CMT in coordination with Reeve & Associates.
 - a. The elevation of the lowest floor slab to be installed for each home will need surveyed verification before the concrete is poured. This will be part of the Building Permit inspections.

B. **PENDING** - Traffic Study – Not Provided

- i. We recommend that a basic TIS be provided due to its access location. Based on the access requirements found in the City Transportation Master Plan (dated October 2023), the only access option is the one being proposed. The sight distance to the east appears to be compromised. Also, the road crosses a sidewalk and is configured more like a driveway. This could be problematic for pedestrians. Please make sure that the report addresses these issues and provides recommendations to mitigate any detrimental impacts.
- C. **NOT COMPLETE** - Storm Drainage Report – Not Provided
 - i. Storm Runoff Calculations were provided on Sheet 6, but more detail is needed on subbasins and what areas contribute to which catch basin. The runoff from the road will be drained into the storm drain. However, there are low points on the lots (especially to the north) that will not drain to the road, and no drainage system is being proposed. Every lot needs the ability to discharge surface water without draining onto adjacent properties.
 - ii. The design storm intensities need to match what is provided in the City Standards (Appendix A, Exhibit 1).
 - iii. All new developments are required to provide storm water detention. However, the Old Maple Farms Regional Detention Basin is located nearby and has sufficient capacity to accommodate the direct discharge of storm water flows from this development. Therefore, in lieu of providing on-site storm water detention, this development has the option of buying into the excess capacity of this basin. If the developer desires to exercise this option (rather than providing on-site detention), an agreement will be created that will establish the fee associated with the volume required. This is based on the original costs of constructing this detention basin and the associated excess capacity.
- D. **NOT COMPLETE** - LID and Storm Water Quality Report – Not Provided
 - i. The Storm Runoff Calculations on Sheet 6 provide an LID volume, but the 80th percentile storm is listed as 0.6 inches, where South Weber is 0.43 inches. This should be revised.
 - ii. There is no LID BMP being proposed. If determined to be feasible, the specific LID BMP should be stated and all design elements must be shown. Please see Appendix A (especially Sections A6-A8 and Exhibit 3) in the City Standards. Additional design support for the selected BMP can be found in *A Guide to Low Impact Development within Utah*, which can be found under “Resources” on the State’s DEQ Low Impact Development webpage.
- E2. **COMPLETE** - Will Serve Letters. (CC 11-4-1.C6)
 - A. Central Weber Sewer District – Received
 - B. South Weber Irrigation Company – Received
 - C. Enbridge Gas – Received
 - D. Rocky Mountain Power – Received
 - E. Comcast – Received
- E3. **NOT COMPLETE** - Title Report. (CC 11-4-1.C5)
 - A. The Riverdale Bench Canal crosses the north end of the property. However, we did not see an easement for this in the title report. *If the easement does not exist, an approval letter from the RBCC will be required.*
- E4. **PENDING** - Approval Letters. (CC 11-5-1.C6-C7) – not required until final
 - A. South Weber Irrigation Company – An approval letter will need to be provided before final approval.

PRELIMINARY PLAT

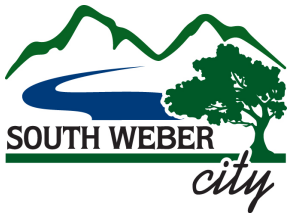
- E5. **COMPLETE** - Easements. (CC 11-4-1.C7 and PWS 3.01.A1.j)
The following easements need to be shown and labeled.
- A. Utah Power & Light (RMP), Entry #729829, lists a 30' and 10' right of way
 - B. Utah Power & Light (RMP), Entry #729830, lists a 30' right of way
 - C. Weber Basin Water Conservancy District, Entry #900374, lists a 30' permanent easement
 - D. Central Weber Sewer Improvement District, Entry #3316445, lists an easement crossing a portion of Parcel B, Old Maple Farms Subdivision Phase 1.
 - E. Riverdale Bench Canal Company – find and show easement
- E6. Private ROW Cross Section. (PWS Sheet R3 and R8)
- A. **COMPLETE** - Section B is the applicable cross section required, which requires a pavement width of 26'. With the required sidewalk on the east side, the total ROW width must be 38'. The cross section provided in the plans only shows a pavement width of 20'. This needs to be revised and updated.
 - B. **NOT COMPLETE** - Additional ROW needs to be shown on the north end of the road to provide for curb, gutter, and sidewalk. **This needs to be addressed and shown on the final plat.**
- E7. General Comments.
- A. **COMPLETE** - A Municipal Utility Easement (MUE) will need to be provided adjacent to the east and north edges of the road to provide for dry utilities (power, gas, communications), plus meters, fire hydrants, etc.
 - B. **COMPLETE** - There is a small portion of ground on the west side of the road at the entrance that is not connected to a lot. We would recommend making this owned and maintained by the HOA, along with the road.
 - C. **COMPLETE** - All existing structures should be shown and indicated if they are being removed or will remain.
 - D. **NOT COMPLETE** - It appears that the existing home on lot 1-R is intended to remain. The footprint of the structure needs to be shown and cannot exceed the required setbacks.
 - i. **The existing home on Lot 1-R does not meet the rear yard setback. However, since the private road can only be located where it is being shown and the private ROW width does not allow for sufficient rear yard setback, we feel that there is justification to request a variance. All five items required by State Code must be met and the variance approved prior to final approval from the ALUA Board.**
 - E. **NOT COMPLETE** - No parking is allowed on the street. We recommend that the following note (or something similar) be added to the final plat, "No parking is allowed on Street A. All property owners must provide for all vehicles to be parked on their lot."
 - F. **NOT COMPLETE** - Lot 1 is shown with an "R" restriction, but there is no explanation of what is being restricted. Please add a note describing the restriction.

IMPROVEMENT PLANS

- E8. **COMPLETE** - Easements. The existing easements do not appear to be correctly shown or labeled on Sheet 3. Please make sure all easements are correctly shown and labeled.
- E9. **COMPLETE** - Utilities to Lot 1. The existing water meter is difficult to access and has other existing problems. Therefore, a new service line and meter need to be provided from the

new line in the private road. Also, please verify where the existing sewer service is located and what main line it is connected to.

- E10. **COMPLETE** - Ownership of Utilities. The new culinary water and sewer will be public and the storm drain will be private.
- E11. **COMPLETE** - Sewer Connection to CWSID. A direct connection is being proposed to the CWSID transmission line. The plans should indicate this connection must be “in accordance with CWSID standards and must be inspected by the district while the work is being done” and the standard detail included with the drawings.
- E12. **COMPLETE** - Sewer Manholes. SSMH #1 needs to be moved to the south so that it is located in the private ROW.
- E13. **NOT COMPLETE** - North end of road. Curb, gutter, sidewalk need to be extended along the north end of the road.
- E14. **COMPLETE** - Grading / Yard Drain. Lots 2-5 sit below the road grade. This will be problematic for drainage. Every lot needs to provide means for each lot to drain without running surface drainage across an adjacent lot (e.g. yard drain boxes for each lot connected to the storm drain).
- E15. **COMPLETE** - Fencing. A 6’ masonry fence must be installed along the north property line of Lot 5 and east property lines of Lots 2 – 5 in accordance with the requirements of CC 11-7-4.B3. The NA line along 475 East (Old Fort Road) is associated with I-84 and therefore is included with this requirement.
- E16. **NOT COMPLETE** - Street Lighting. Street lights need to be provided. They will need to be privately owned and maintained. [A street light needs to be located at the Private Road entrance at Old Maple Road.](#)



PLANNING COMMISSION STAFF REPORT

MEETING DATE

November 13, 2025

PREPARED BY

Lance Evans, AICP
Community Development
Manager

ITEM TYPE

Legislative

AGENDA ITEM

Legislative Action: Code Amendment – Title 10, Chapter 5 (Zoning Districts) Amendment to Remove Private Roadway Section C as an option for subdivisions.

REQUEST - LEGISLATIVE ACTION

Amend the South Weber Land Use Code by modifying Private Roadway Street Section C as an approved roadway standard (Title 10, Chapter 5 and Public Works Standard Drawings).

BACKGROUND

The City's Public Works Standards currently include Private Roadway Street Section C as an allowable private road design. In practice, Section C functions more like a driveway section, and developers often later need to add curb, gutter, and sidewalk—features already included in Section B.

To simplify standards and ensure consistency with long-term infrastructure goals, staff recommends removing Section C as an allowable roadway section. Section A and Section B would remain.

This change removes unnecessary complexity and aligns with how private streets are actually designed and constructed in the City.

PROPOSED CODE AMENDMENT

Title 10, Chapter 5 – Zoning Districts

Remove References to "Private Roadway Street Section C"

Public Works Standards:

- Remove *Private Roadway Street Section C* from Standard Drawing Sheet R3.
- Retain Sections A and B; no note changes required.

City Code:

Amend the following sections to delete references to "Section C":

- 10-5A-9A (R-M Zone)
- 10-5B-9A (R-LM Zone)

- 10-5D-9A (R-L Zone)
- 10-5E-9A (A Zone)

Current Language:

"Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section C, B, or A."

Proposed Amendment:

"Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section B or A."

All other sections remain unchanged.

CODE REDLINES

CHAPTER 5: Zoning Districts

ARTICLE A. RESIDENTIAL MODERATE DENSITY ZONE (R-M)

SECTION:

10-5A-9: Private Right-Of-Way

10-5A-9: PRIVATE RIGHT-OF-WAY:

A. Private rights-of-way shall be permitted in compliance with [11-4-4](#) and Public Works Standard Drawings - Private Roadway Street Section ~~C~~ B or A.

B. A maximum of four (4) dwelling units or lots shall be permitted utilizing private rights-of-way. (Ord. 2021-14, 1-11-2022)

10-5B-9: PRIVATE RIGHTS-OF-WAY:

A. Private rights-of-way shall be permitted in compliance with [11-4-4](#) and Public Works Standard Drawings - Private Roadway Street Section ~~C~~ B or A.

B. A maximum of four (4) dwelling units or lots shall be permitted utilizing private rights-of-way. (Ord. 2021-14, 1-11-2022)

10-5D-9: PRIVATE RIGHTS-OF-WAY:

A. Private rights-of-way shall be permitted in compliance with [11-4-4](#) and Public Works Standard Drawings - Private Roadway Street Section ~~C~~ B or A.

B. A maximum of four (4) dwelling units or lots shall be permitted utilizing private rights-of-way. (Ord. 2021-14, 1-11-2022)

10-5E-9: PRIVATE RIGHTS-OF-WAY:

A. Private rights-of-way shall be permitted in compliance with [11-4-4](#) and Public Works Standard Drawings - Private Roadway Street Section ~~C~~ B or A.

B. A maximum of four (4) dwelling units or lots shall be permitted utilizing private rights-of-way. (Ord. 2021-14, 1-11-2022)

ANALYSIS

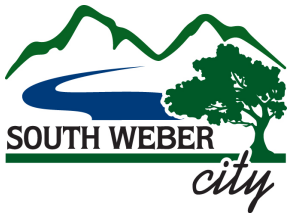
These amendments promote transparency, improve development predictability, and align zoning actions with long-term infrastructure and community goals.

- The removal of Private Road Section C simplifies code administration and ensures developers use appropriate roadway standards.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to:

Approve the removal of Private Roadway Section C from the South Weber City Code and Public Works Standard Drawings.



PLANNING COMMISSION STAFF REPORT

MEETING DATE

November 13, 2025

PREPARED BY

Lance Evans, AICP
Community Development
Manager

ITEM TYPE

Legislative

AGENDA ITEM

Legislative Action: Code Amendment – Title 10, Chapter 11 Supplementary and Qualifying Regulations and Title 10, Chapter 1-10: Definitions.

Amendment to Regulate the Placement and Use of Shipping and Storage Containers

REQUEST - LEGISLATIVE ACTION

Amend the South Weber Land Use Code Title 10, Chapter 11 Supplementary and Qualifying Regulations of the South Weber City Land Use Code to establish standards governing the placement, appearance, and use of shipping and storage containers within the City.

BACKGROUND

South Weber City has received inquiries regarding the use of shipping or cargo containers for storage in various zoning districts. The City's current code does not specifically address these containers, leading to uncertainty about where and how they may be used.

The proposed amendment provides standards to regulate shipping and storage containers to protect neighborhood character, ensure safety, preserve property values, and maintain consistency with the City's zoning, building, and land-use objectives.

This amendment also distinguishes between **permanent and temporary** container use, outlines allowable zoning districts, and specifies placement, screening, and duration requirements.

PROPOSED CODE AMENDMENT

T10-11-3: Main And Accessory Buildings

K. Shipping Containers

Purpose: To regulate the placement, appearance, and use of shipping / storage containers to protect neighborhood character, ensure safety, preserve property values, and maintain consistency with South Weber City's zoning, building, and land-use codes.

(1) Shipping or Cargo Containers are not allowed in Residential Zones.

- (2) Shipping or Cargo Containers may be allowed in Commercial and Industrial Zones through Chapter 12: Architectural Site Plan Review but are not use by right.
- (3) Shipping or Cargo Containers may be used in Agricultural Zones provided the following conditions are met:
- a. The Container shall be located in the Rear Yard and meet the minimum required setbacks;
 - b. The Container shall be painted a solid neutral color such that all insignia, writing, or numbers on the Cargo Container are masked;
 - c. The Container is used for storage purposes only;
 - d. A minimum of one acre is required for each Container, with a maximum of two Shipping/ Cargo Containers allowed per Lot.
 - e. Shipping/Cargo Containers shall comply with all applicable building codes.
- (3) Temporary Shipping/Cargo Containers are prohibited Residential Zones except for moving purposes or construction and remodeling purposes. When a Temporary Residential Storage Container is used, it shall be:
- a. Located out of the public Right-of-way.
 - b. Located on the subject property's private driveway, unless used for new home construction or remodeling where the storage container may be located anywhere on the subject property provided it is not located on existing Landscaping.
 - c. Used for a maximum of 2 weeks (14 days) for moving purposes.

Add the following Definitions to Section 10-1-10.

10-1-10: Definitions

Shipping Container / Cargo Storage Container/ Container: A metal or other rigid container originally designed for transporting goods (by ship, rail, or truck) that is used for storage of materials, goods, equipment, or other items on a property. Includes intermodal containers, portable storage units (PODS), etc.

Temporary Container: A container placed on a property for a limited duration (e.g. loading/unloading, construction, or moving), not intended for permanent use beyond *[30 to 90 days]* unless extended by permit.

Permanent Container: A container intended to remain indefinitely, or beyond the temporary permit period; used in a storage capacity accessory to the principal use.

Screening: Physical method (fence/wall, landscape buffer, berm) to obscure or reduce visual impact of container(s) from public view, adjacent residential properties, and from the street.

ANALYSIS

The proposed amendment:

- Clarifies where shipping and storage containers are permitted.
- Establishes conditions to minimize aesthetic and safety concerns.
- Provides clear administrative guidance for enforcement and site plan review.
- Balances flexibility for agricultural and commercial operations with neighborhood preservation in residential areas.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to approve the proposed amendment to Title 10, Chapter 1, Section 3 of the South Weber City Code to regulate the use and placement of shipping and storage containers as outlined above.