

PLANNING COMMISSION AGENDA

Watch live, or at your convenience.

<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 Wednesday, August 19, 2026, 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: Brad Dopp
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. July 9, 2026, Minutes
4. **Public Hearing Stark/Dahl Rezone**
5. Stark/Dahl Rezone at approximately 1675 E 7650 S, a change from Agricultural (A) to Residential Multi-Family (R-M) on approximately 5.9 acres, applicant Russ Wilson, Symphony Development

DISCUSSION ITEMS

6. General Plan Amendment Discussion

REPORTS

7. Commission
8. 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: 8/13/2026

DEPUTY RECORDER: Raelyn Boman

Raelyn Boman

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 9 July 2026

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 July 2026 at 6:00 p.m.

PRESENT:

COMMISSIONERS:

Brad Dopp
Julie Losee
Marty McFadden
Chris Roberts
Chad Skola (excused)

DEPUTY RECORDER:

Raelyn Boman

CITY ENGINEER:

Brandon Jones

**COMMUNITY DEVELOPMENT
MANAGER:**

Lance Evans

INTERN:

Celeste Wu

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Tim Hall, and Christine Hall.

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

1. Pledge of Allegiance: Commissioner McFadden

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 Losee closed the floor for public comments.

ACTION ITEMS:

3. Approval of Consent Agenda

- June 11, 2026 Minutes

Commissioner Roberts moved to approve the minutes of 11 June 2026 as amend the minutes to include Community Development Manager Lance Evans attachment addendum and noting any reference to road to Layton to be South Weber north or south entrance. Commissioner McFadden seconded the motion. Commissioner Losee called for the vote. Commissioners Dopp, Losee, McFadden, and Roberts voted aye. The motion carried.

4. Conditional Use Permit (CUP) for an External Accessory Dwelling Unit (EADU) on 0.413 acres at 1974 E 7775 South. The property is zoned R-L (Residential Low Zone) and allows External Accessory Dwelling Units as per the Land Use Matrix. The proposal is for one 1,062 square foot residential building for use as an accessory dwelling unit.

Community Development Manager Lance Evans explained the proposed building is 1,062 square feet, single-story two bedroom home. The applicant has responded to each of the city code requirements and standards as stated in Chapter 10 of the City Code in the application in addition to the civil plans. An EADU requires a Conditional Use Permit (CUP) in the R-L Zone. Staff have reviewed the application with the city code requirements for EADUs and recommend approval with the condition that a parking space be installed to the side or rear of the primary building. Commissioner Dopp parking space must adhere to city code for hard surface cement or asphalt. Commissioner Losee appreciated that the EADU is centered in the backyard. Commissioner McFadden expressed this is an appropriate use for the property. It was noted the meeting packet states “Quirarte South Weber Tire and Service Center” and should be removed as the EADU will not be a tire and service center.

Commissioner McFadden moved to approve the Conditional Use Permit for a 1,062 square foot External Accessory Dwelling Unit (EADU) on 0.413 acres at 1974 E 7775 South with the following conditions:

1. **A hard surface cement or asphalt parking space be installed to the side or rear of the primary building.**

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

DISCUSSION ITEMS:

5. General plan discussion

Community Development Manager Lance Evans explained the purpose of tonight's discussion is to review and discuss potential amendments to the South Weber City General Plan. As the city's long-range policy document, the General Plan provides guidance for future land use, transportation, infrastructure, economic development, parks and recreation, and other community priorities. This work session is intended to identify areas where updates may be needed to reflect changes in state law, community needs, and city priorities. The Planning Commission's discussion and feedback will help establish the scope and direction of any proposed amendments before draft revisions are prepared for future public review and consideration.

Amendment/ Issue areas:

1. Amend Projected Land Use Map R-P clouds Delete the R-P clouds for 25.3 acres with the R-P Cloud on the Projected Land Use Map. (The Planning Commission agreed to allow City Engineer Brandon Jones to update the projected land use maps).

2. Annexation

A. South Bench (Evergreen/ Barlow Properties)

- ◆ Does SWC want to expand?
- ◆ What land uses and controls would the city need to put in place?
- ◆ Study - City utility costs, viability, land uses

Commissioner Roberts asked whether there would be any advantage to the city acquiring the property located on the south bench. He questioned whether obtaining it before Layton could provide South Weber with greater influence over future transportation planning, particularly regarding a potential north-south road. At the same time, he expressed uncertainty about whether the city would be able to do anything with the property, indicating he was unsure if pursuing control of it would provide any practical benefit. Commissioner McFadden said there could be strategic value in annexing the property because it might support future north-south transportation access. He explained that potential options could include either a standard public road or a toll road, noting that a city cannot operate a toll road without authorization from the Utah Department of Transportation, although a private company could manage one with the appropriate approvals. He suggested annexation could create opportunities for cross-access agreements that would facilitate a future roadway while minimizing impacts on residential neighborhoods. Mr. Evans said he has reached out to the Davis County Economic Development and the Northern Utah Economic Alliance to schedule a meeting. He explained that these organizations are experts in economic development and market conditions and will help evaluate South Weber's opportunities for generating economic growth. Their discussion will focus on the viability of annexing the property, including the potential benefits, drawbacks, and overall feasibility of pursuing annexation. Commissioner Losee asked if there have been discussions with Evergreen/Barlow Properties to see if they have any interest in being annexed. Mr. Evans said there is still interest from a potential party that may eventually submit a proposal, although similar intentions had been expressed previously without action. He described the situation as both a potential opportunity and a threat in a SWOT analysis, depending on the city's long-term goals. Evans said evaluating the costs, benefits, and tradeoffs of annexation is important because, if the city annexes the property, it will have greater control over its future use and could potentially realize benefits. If not, others may ultimately determine how the property is connected and developed. Commissioner Losee cautioned against allowing the annexation discussion to become focused solely on transportation connections. She noted that previous studies, reports, and data have already raised concerns about the viability of one commonly discussed route. Instead, she encouraged exploring other access opportunities and connection points that could make annexation feasible, rather than limiting the discussion to past transportation proposals.

3. Review/Update Transportation Map

A. Staff review and present options

- ◆ 'S' Curve
- ◆ 475 East

B. Road to Layton

Commissioner Losee recommended ensuring that maps include all roads from approved developments, so they accurately reflect new and future connection points. She noted that incorporating these approved roads would provide a more complete picture of potential transportation connections. The Commission agreed to revise agenda item B. to use broader language, replacing the specific reference to north-south access with "transportation connections." Members felt the new wording better reflects an open discussion of all potential transportation and access options throughout the city, rather than focusing on a single corridor or predetermined route.

4. Central Park/ Future Downtown

What is the vision for the area?

What are the needs that can be met? What land use options for uses?

- ◆ Master Plan/ Small Area Plan for small commercial uses and a residential hub that transitions to the surrounding land uses.
- ◆ Aesthetic Options – look at other city core areas for possible building design and features
- ◆ Create a specific zone for implementation of vision

The Commission discussed the concept of creating a future downtown or city center around Central Park and the fire station, emphasizing the need to clearly define the study area before developing a vision. Members agreed the focus area should generally be bounded by 1250 East, 1375 East, Lester Drive, and South Weber Drive, providing a clear geographic target for future planning.

The discussion centered on developing a master plan and establishing a long-term vision for the area, including the potential to designate it as a Central Business District. Commissioners explained that updating the zoning and future land use designation would provide guidance for future development and redevelopment, ensuring new projects support the city's downtown vision rather than allowing incompatible uses that could remain for decades.

Staff proposed preparing information on commercial viability, opportunities, challenges, and potential zoning amendments for the Commission's review before presenting concepts to the public. The Commission also emphasized the importance of engaging affected property owners early in the process through dedicated meetings, recognizing that their input is critical because they would be directly impacted by any future changes. Commissioners agreed the proposed approach and agenda items were appropriate with the added clarification of the study area.

5. Sensitive Lands Map

Update the area and criteria. Clarify the development standards in these areas.

The Commission discussed whether the General Plan should provide clearer direction for development in sensitive lands areas. One commissioner expressed concern that the current guidance is too vague and has made it difficult to evaluate development proposals and determine appropriate mitigation measures.

Staff explained that the Sensitive Lands Map is intended only to identify whether a property falls within a sensitive area. If it does, developers must provide geotechnical and geological studies prepared by qualified professionals, whose recommendations determine the required mitigation measures. Staff emphasized that the city relies on those professional evaluations but can require an independent third-party review at the developer's expense if additional verification is needed.

The discussion also addressed public concerns about potential development on contaminated or environmentally sensitive properties. Staff noted that the city has a responsibility to protect public health, safety, and welfare but must base its decisions on substantiated evidence rather than unverified claims. Commissioners agreed that the city has historically made decisions using the best available information while allowing developers to complete the necessary due diligence.

Ultimately, the Commission concluded that this General Plan discussion should remain focused on reviewing and updating the Sensitive Lands Map and its criteria, rather than revising detailed development standards or code requirements. Members agreed that any changes to development regulations should be addressed through a separate code amendment process, while the General Plan review should determine whether the mapped sensitive land areas remain accurate or need to be expanded, reduced, or otherwise updated.

6. 2100 E South Weber Drive

What is the best use for this property balancing community needs, market viability, and property owner desires?

♦ Projected Land Use Map (PLUM): Highway Commercial/ ZONE: CH/ 3 acres

The Commission discussed the large parcel near 2100 East and South Weber Drive, located west of the storage units, east of the apartments, and south of the residential area along the bluff. The discussion focused on the property's future land use and whether its current Commercial Highway designation remains appropriate. Commissioners noted that the property is already zoned commercial, and the key question for the General Plan update is whether the city wants to continue supporting commercial development in that area or consider other future uses. One concern raised was whether the current Commercial Highway zoning allows uses that residents may not want in that location, but staff clarified that reviewing permitted uses would be more of a zoning code discussion rather than a General Plan amendment. The group discussed challenges with the property, particularly access. Because Utah Department of Transportation is unlikely to approve direct access from South Weber Drive and the hillside creates significant development challenges, commissioners felt access limitations may naturally restrict what can be built there. Potential past proposals, including an ice cream shop and other uses, were discussed, but access remained the primary obstacle. Commissioners also discussed the nearby storage unit property and the possibility that future changes, such as expansion or redevelopment, could affect the area. Staff noted that the storage facility owners have been working cooperatively with the city but have experienced issues with blowing sand impacting their business.

The Commission ultimately decided to keep this item on the General Plan discussion list but narrowed the focus to whether the future land use designation should remain Commercial Highway or whether another designation, such as residential or another use, should be considered. The purpose is not to redesign the property now, but to determine the long-term vision for the area.

7. Gravel Pit

A. Development timeline – over 20 years.

B. Determine future uses via market and needs analysis.

The Commission discussed the future of the South Weber gravel pit area and whether it should be the focus of the current General Plan update. The property is still actively used for gravel operations, and staff noted the operators are likely to have many years of remaining use. Some commissioners questioned whether it was practical to spend significant time studying future uses when development may not occur for decades. Others emphasized that the gravel pit is a major community priority and that the General Plan provides an opportunity to establish a long-term vision before redevelopment occurs. It was noted that the property owners may be open to future discussions, and creating a city vision could help guide potential redevelopment opportunities when the time comes. The Commission discussed whether the area could eventually become a master-planned community, with possibilities such as residential, commercial, recreation, trails, or other mixed uses. Members suggested gathering community input through an open house.

exercise where residents could identify preferred future uses through interactive tools such as maps, stickers, or voting activities.

The discussion clarified that the purpose would not be to determine immediate development plans but to identify the community's long-term vision and evaluate whether the current Commercial Highway future land use designation remains appropriate. The Commission agreed to keep the item on the list but place it lower in priority and revisit it after addressing other General Plan amendments. Members acknowledged that, even if redevelopment is decades away, establishing a future direction now could help guide decisions when opportunities arise.

8. Entrance to City

- A. Commercial use south of carwash
- B. S-curve uses
- C. 475 East/ Old Fort Road

The Commission discussed Item #8: Entrance to the City, focusing on future commercial uses near 2600 East, the S-curve area, 475 East, and Old Fort Road. They requested clarification on the exact areas being considered and discussed whether the current zoning and future land use designations still reflect the community's desired vision for these gateway areas. Staff explained that the area includes undeveloped property near the S-curve, including land owned by the city, primarily west of South Weber Drive and near the Cedar Cove area. The property is currently designated for commercial use, and the discussion is intended to determine whether that designation remains appropriate or if a different future use should be considered. The Commission noted that this area represents an important entrance into the city and should be evaluated for what type of development would best serve the community. The discussion also connected to the broader question of whether additional commercial or industrial areas should be considered east of Highway 89, including areas previously identified by city leadership. The Planning Commission agreed this item is worth further discussion to determine the desired long-term character of these gateway areas and whether existing future land use designations align with the city's vision.

The Commission discussed the undeveloped area near 2700 East, south of the car wash and near Maverik. The discussion of potential hotel development in the area and the potential revenue benefits, including transient room taxes generated from hotel stays. Commissioners noted that this conversation ties into the broader need to identify future revenue opportunities for the city and consider how key entry points should be developed. The Commission consensus was that these entrance areas should continue to be envisioned for commercial development rather than residential uses, and the items could remain lower on the priority list for further discussion.

9. Commercial uses east of Highway 89/ future industrial or commercial area?

The Commission discussed an additional undeveloped area identified by Mayor Westbroek, located east of Highway 89 near 2800 East. The property has historically had proposals for development, including a gymnasium or gymnastics facility, but none of the proposals moved forward. Commissioners discussed whether this area should continue to be considered for future development and whether the city's vision for the property remains appropriate. The Commission noted that Mayor Westbroek specifically requested this area be reviewed as part of the General Plan discussion, but there was limited additional information available regarding past proposals or why previous plans did not proceed.

Mr. Evans summarized the Commission's priorities for the General Plan discussion items. He stated that:

1. **Item #1** – Staff will review and make the necessary changes before bringing it back for Commission review.
2. **Item #2 (Annexation)** – Considered a higher-priority discussion item requiring further analysis and follow-up.
3. **Item #3 (Transportation Connections)** – Also a high-priority topic requiring a larger discussion.
4. **Item #4 (Central Core/Future Downtown Area)** – Considered a mid-level priority. The area needs to be better defined, with options and potential planning approaches explored.
5. **Item #5 (Sensitive Lands)** – Staff will review the sensitive lands map for technical updates or boundary changes and provide recommendations; major changes are not anticipated.
6. **Item #6 (2100 East Commercial Area)** – The current commercial designation will remain for now. Future discussion should focus on the long-term vision and viable uses for the area.
7. **Gravel Pits** – Considered a lower-priority item due to the long timeline for potential redevelopment, but it may remain on the list for future discussion.

Mr. Evans noted that the first six items generally fall into similar priority levels, with annexation and transportation connections among the most important topics to address first.

REPORTS:

6. Commission

Commissioner Losee: asked whether the landscaping company operating farther up the road toward Layton had completed the required approvals and requirements. He noted that the business appeared to be operating out of a residential area and suggested confirming whether all necessary conditions had been addressed. Losee indicated that the question could potentially be handled under general discussion. Mr. Evans reported the landscaping company is complying with city requirements and has made significant improvements to clean up the property. He noted that the business has addressed previous concerns and is operating in a more acceptable condition. The discussion briefly shifted to the trout farm and annexation status, with clarification that the area being referenced is south and appears to be within the designated green area.

Commissioner Roberts: raised the idea of improving the 475 East entrance to the city by adding a more welcoming and attractive entry feature, such as signage or landscaping improvements. He suggested a "Welcome to South Weber" type of feature to create a better first impression for visitors entering the city. Roberts acknowledged this could involve additional spending but wanted to discuss whether enhancing city gateways should be a priority or something the city does not pursue. The Commission discussed the possibility of researching options for improving the city entrance appearance, including signage or a landmark feature welcoming visitors to South Weber. The idea was prompted by the earlier discussion about entrance improvements and creating a more attractive first impression. Commissioners referenced existing examples, such as the large flag display at General RV, and noted appreciation for prominent community identity features. They discussed whether an existing monument or landmark near the entrance could be

enhanced or incorporated into a “Welcome to South Weber” feature. The group agreed that staff would research potential options and costs for entrance signage or improvements. The discussion was informal, with members acknowledging the need to balance community enhancements with budget considerations.

7. ADJOURN:

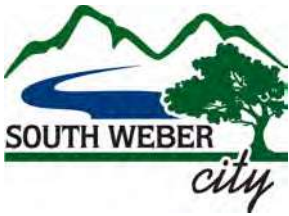
Commissioner McFadden moved to adjourn the Planning Commission meeting at 7:25 p.m. Commissioner Roberts seconded the motion. A roll call vote was taken. Commissioners Dopp, Losee, McFadden, and Roberts voted aye. The motion carried.

APPROVED: _____ **Date** _____

Co-Chairperson: Julie Losee

Transcriber: Michelle Clark

Attest: _____
Deputy Recorder: Raelyn Boman



PLANNING COMMISSION STAFF REPORT

MEETING DATE

August 19, 2026

PREPARED BY

Lance Evans, AICP
Community Development
Manager

ITEM TYPE

Zone Change

ATTACHMENTS

Concept Plan

AGENDA ITEMPublic Hearing

Resolution 2026-00X: Stark/Dahl Property Zone change

Location: 1675 East, 7650 South

Acreage: approximately 5.9 acres

REQUEST

A zone change from Agricultural (A) to Residential Multi-Family (R-M) on
5.9 acres

Property Information	
Site Location	1675 East 7650 South
Tax ID Number	130300107 and 132930002
Applicant	Russ Wilson, Symphony Development
Owner	Wayne and Linda Stark, Brad Dahl
Proposed Actions	Recommend approval or denial to City Council
Current Zoning	Agricultural (A)
Proposed Zone District	Residential Multi-Family (R-M)
Acreage	5.9

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 5.9 acres for a single-family home development. The proposed development is for 12 single-family lots which is a density of 2.0 dwelling units per acre and matches the Projected Land Use Map density of R-M. The southern portion of the property will not be rezoned or developed at this time.

ANALYSIS

Consistence with General Plan

The property is designated Residential Moderate Density (R-M) on the Projected Land Use Map. Under the Projected LU Map density of 1.86 to 2.8 dwelling units per gross acre the 5.9 acres would allow for up to 16 dwelling lots. The proposed subdivision concept is for 12 lots. The building lot requirements of lot width and the lot layout prevent higher density development on the 5.9 acres. There will be a remainder parcel to the north that will require further subdivision in order to be developed.

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

Compatibility with Surrounding Uses

The rezone would allow for 16 lots at a density of 2.8 units per acre. The proposed development is for approximately 12 single-family dwelling units. This is very similar to and compatible with the lots to the east and west. The lots to the west are around 10,000 square feet per lot. 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 property to the west and east is developed. 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

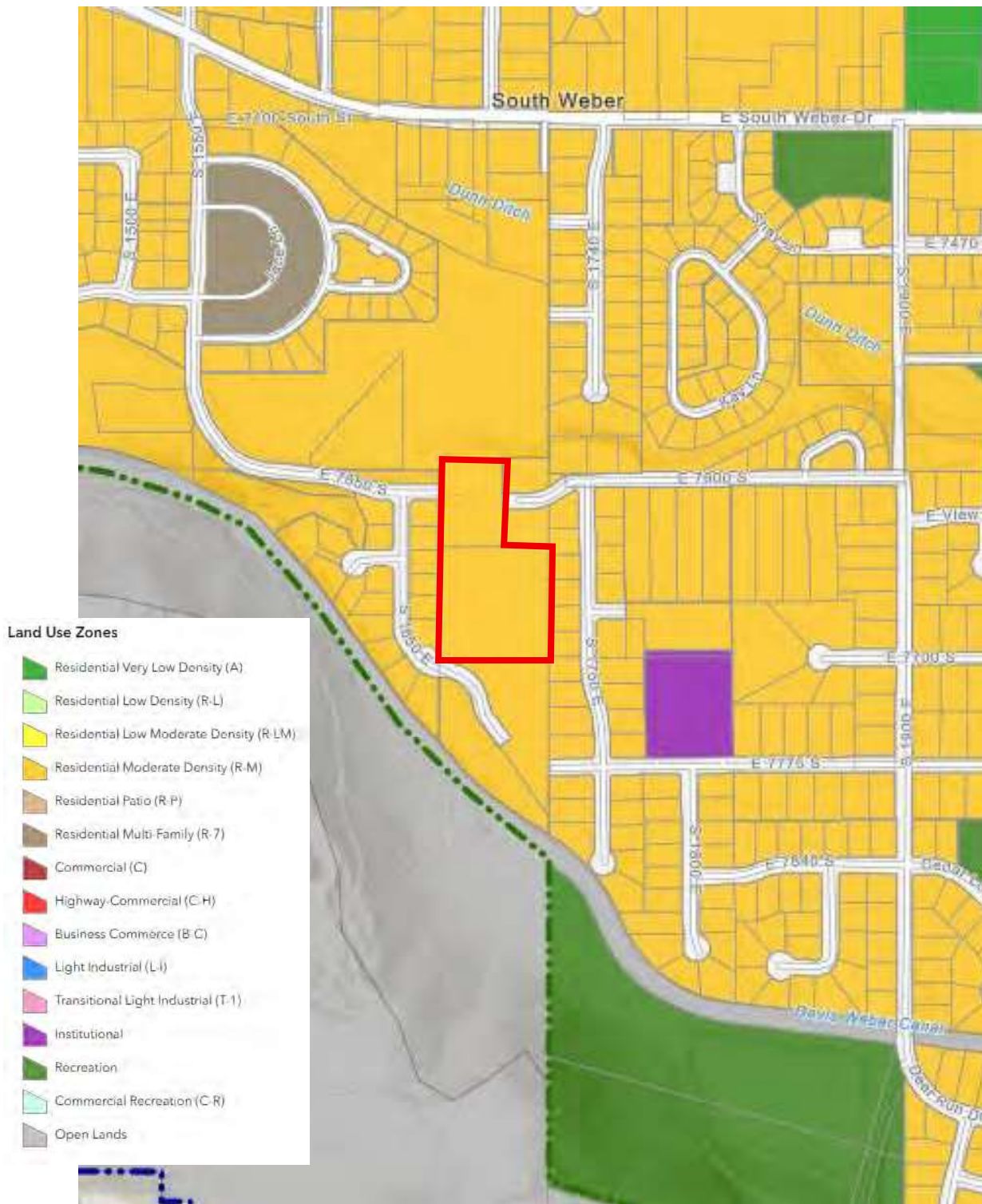
The rezone area will develop and connect 7600 South Street to residential development. This will create a needed east/west connection in the southern portion of South Weber. The proposed 12 lots on the cul-de-sac do not create a significant impact to the overall traffic numbers for the area.

Conclusion

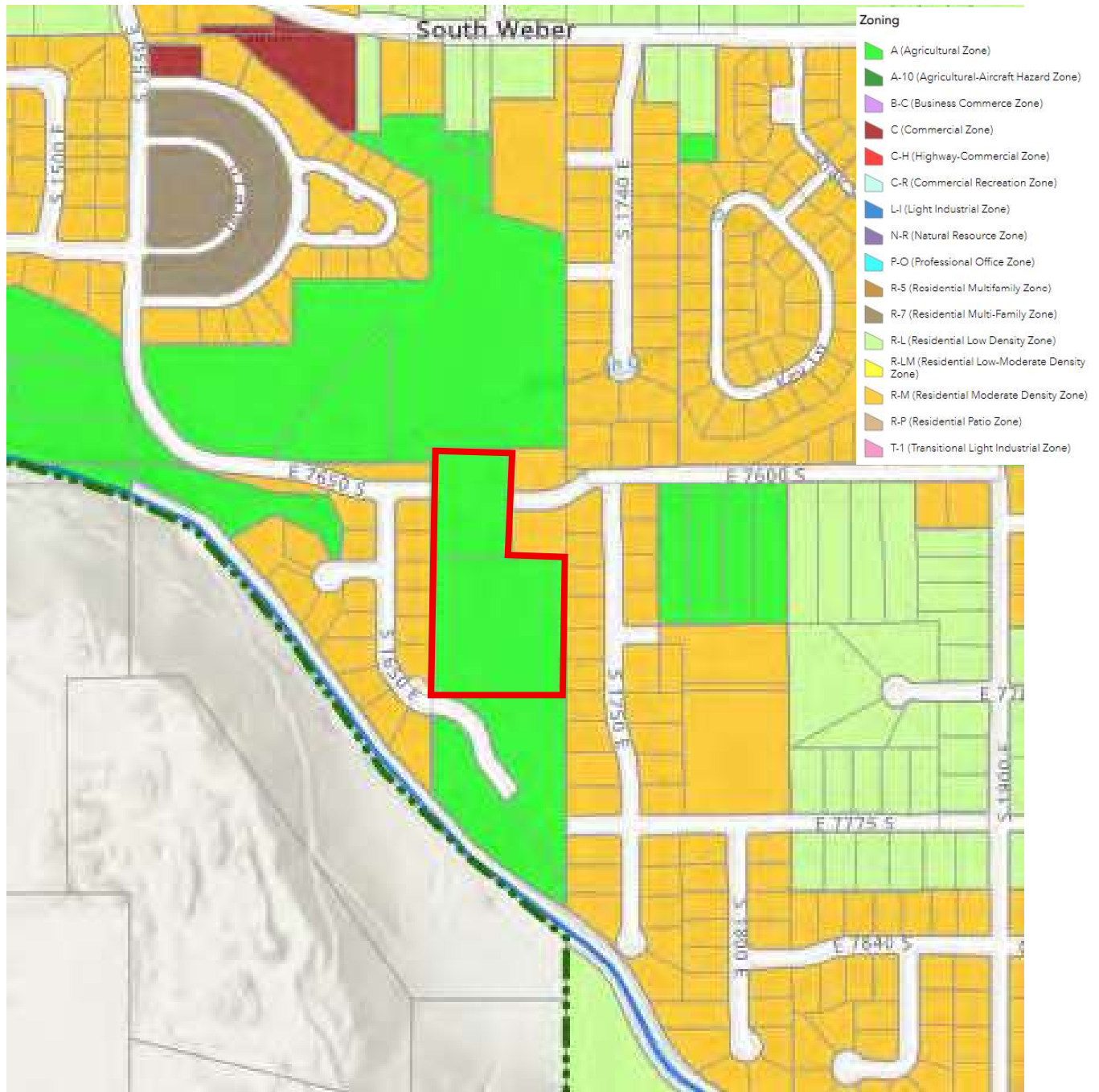
The proposed zone change is consistent with the goals and objectives of the General Plan. Staff recommends approval of the zone change for the 5.9 acres from Agricultural (A) to Residential Multi-Family (R-M).



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;

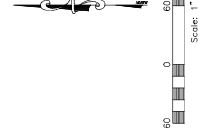
C. Public Hearings; Reports and Recommendations: For purposes of holding public hearings, the Planning Commission is recognized as the Land Use Authority for South Weber City, as defined by Utah Code Annotated 10-9a-103; 10-9a-404, 10-9a-502, 10-9a-503, 10-9a-602, and 10-9a-608, or as otherwise required. 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, 3-12-2019; amd. Ord. 2021-01, 2-23-2021)

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING 7.8' ALONG BEING 204.78' FEET NORTH
 89°52'11" EAST, POINT BEING 2026.18' FEET NORTH
 127°31.4' EAST, POINT BEING 0706.30' EAST FROM THE
 NORTH QUARTER CORNER OF SAU SECTION 34;
 THENCE NORTH 89°54'44" EAST 243.19' FEET; THENCE
 SOUTH 02°24'58" WEST 74.61' FEET; THENCE
 SOUTH 02°24'58" WEST 74.61' FEET; THENCE
 SOUTH 04°10'46" WEST 20.49' FEET; THENCE
 SOUTH 02°27'15" WEST 20.49' FEET; THENCE
 SOUTH 03°33'18" WEST 14.34' FEET; THENCE
 SOUTH 03°33'18" WEST 31.23' FEET; THENCE
 SOUTH 03°33'18" WEST 31.23' FEET; THENCE
 NORTH 89°54'44" EAST 107.10' FEET; THENCE
 SOUTH 07°05'42" EAST 428.78' FEET; THENCE
 NORTH 89°55'02" WEST 141.25' FEET; THENCE
 NORTH 03°33'46" WEST 76.17' FEET TO THE POINT
 OF BEGINNING.

CONTAINING 258,518 SQUARE FEET OR 5.935 ACRES.



VICINITY MAP
NO SCALE

ZONE DATA

PROPOSED ZONE: R-1M

FRONT YARD SETBACK: 25 FEET

FRONT YARD SETBACK: 10 FEET MINIMUM ON EACH SIDE, EXCEPT 20 FEET MINIMUM ON A STREET

REAR YARD SETBACK: 25 FEET

REAR YARD SETBACK: 25 FEET

LOT WIDTH REQUIREMENTS:

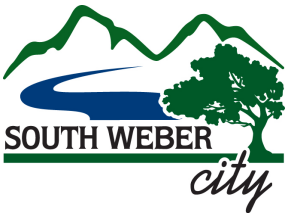
1. A MINIMUM OF TWENTY FIVE PERCENT (25%) OF ALL LOTS WITHIN ANY DEVELOPMENT PHASE MAY BE A MINIMUM OF EIGHTY FEET (80') IN WIDTH.
2. TWENTY FIVE PERCENT (25%) OF ALL LOTS WITHIN ANY DEVELOPMENT PHASE SHALL BE A MINIMUM OF ONE HUNDRED FEET (100') IN WIDTH.
3. THE WIDTH OF ALL LOTS WITHIN ANY DEVELOPMENT PHASE SHALL EXCEED A MINIMUM OF NINETY FEET (90') IN WIDTH.

LEGEND

- BOUNDARY LINE
 ——— LOT LINE
 - - - ADJOINING PROPERTY
 - - - CENTERLINE
 - - - SETBACK LINE
 - - - EASEMENT

Design Specs.

Design Specs.
DAHL PROPERTY AREA.....5.94 AC.
DENSITY:
5.94 AC. X 2.8/AC. = 16 LOTS
TOTAL LOTS PROPOSED.....12 LOTS



PLANNING COMMISSION MEMO

MEETING DATE

August 19, 2026

PREPARED BY

Lance Evans, AICP
Community Development
Manager

ITEM TYPE

Legislative discussion

AGENDA ITEM

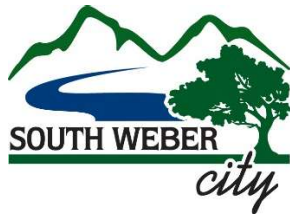
Discussion of General Plan Amendments and process.

Continuing the General Plan Amendment process attached are a summary of the amendments that the Planning Commission discussed at the July 9th meeting and two draft documents for review and discussion.

First, is a summary of the South Bench Annexation issues. With past concepts and the minutes of City Council meeting from February of 2024.

Second, is a future downtown Central Park draft General Plan Element. It is an aspirational draft that lists issues, designs, and uses to help develop the community vision and desired policy for gradual implementation.

PLEASE NOTE: These documents are all working drafts for discussion purposes only. Several ideas are listed to provide options for consideration, but several drafts will be required to distill the critical elements for the amendments.



PLANNING COMMISSION MEETING

August 19, 2026

2026 General Plan Amendments **DRAFT**

During the July Planning Commission meeting the following list of potential General Plan amendments were established. They are listed in order of priority.

Amendment/ Issue areas

1. General Plan Map Amendments
 - A. Amend Projected Land Use Map, Vehicle Transportation Map, Active Transportation/Parks Map, Annexation Map, Sensitive Lands map.
 - B. Staff will update five General Plan maps and present them to the Planning Commission and public to review and incorporate them into the amendment process.
 - C. Critical issues and changes will be identified on the maps.
 - D. The proposed changes will provide a recommendation with discussion of cost and benefits of the proposed changes.
 - E. Amend Projected Land Use Map R-P clouds
Delete the R-P clouds for 25.3 acres with the R-P Cloud on the Projected Land Use Map.
2. Annexation
 - A. South Bench (Evergreen/ Barlow Properties).
 - ◆ Does SWC want to expand?
 - ◆ What land uses and controls would the city need to put in place?
 - ◆ Study - City utility costs, viability, land uses
 - B. Pros and Cons of annexation of South Bench.
3. Transportation Connections
 - A. A "North-South" Road.
 - B. Old Fort Road, new collector road running generally east-west north of South Weber Drive.
 - C. Central road network concept map.
4. Central Park/ Future Downtown
 - A. Location: Area surrounding Central Park and Fire Station
 - B. Develop a central business district that reflects the community character and provides a vision for the core of South Weber.
 - ◆ Master Plan/ Small Area Plan for small commercial uses and a residential hub that transitions to the surrounding land uses.

- ◆ Aesthetic Options – look at other city core areas for possible building design and features.
- ◆ Create a specific zone for implementation of vision.
- ◆ Consult with city core design experts for development and implementation of downtown master plan.

5. 2800 and Cornia Drive

- A. Develop area plan for continued light industrial and commercial uses.

6. Gravel Pit

- A. Development timeline – over 20 years.
- B. Determine future uses via market and needs analysis.
- C. Develop long term land use area plan to meet South Weber's commercial needs.

7. State Required General Plan Amendments

- A. Transportation Connectivity Element

SOUTH WEBER CITY

SOUTH BENCH ANNEXATION SUMMARY

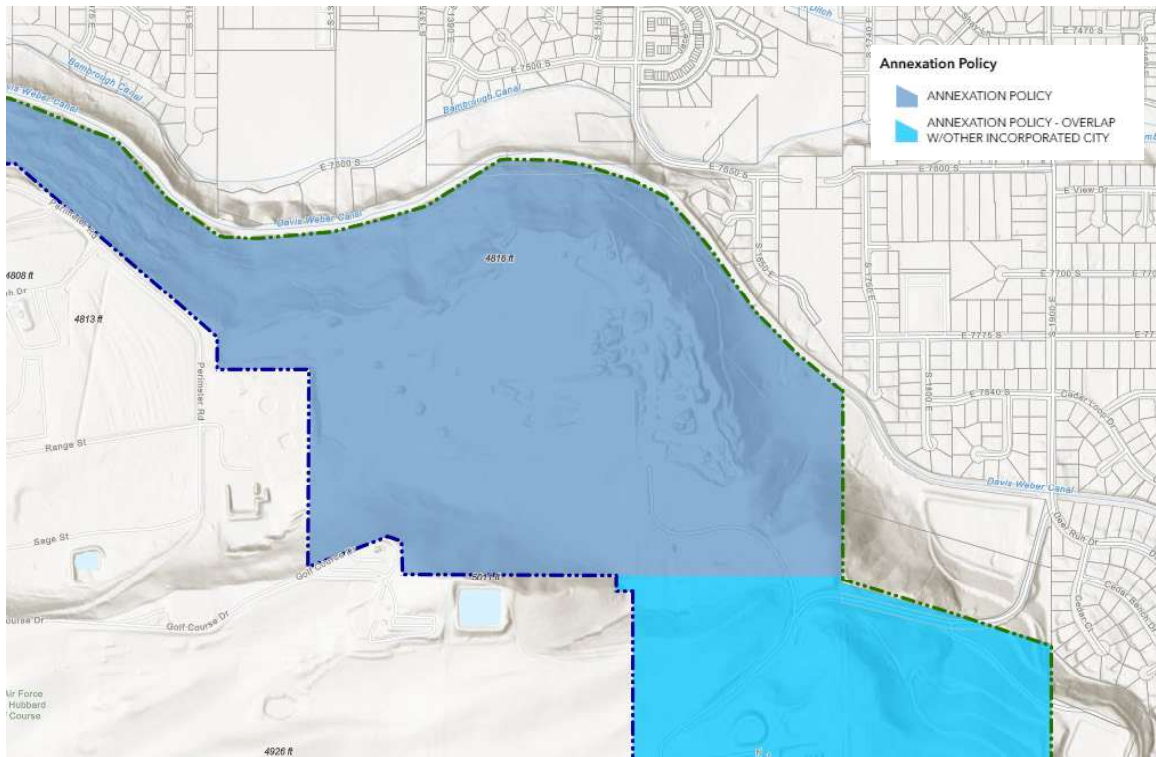
The South Bench is a significant long-term planning area because of its location, topography, visibility, infrastructure needs, and relationship to existing neighborhoods.

The City should evaluate the South Bench as a coordinated planning area rather than through individual parcel-by-parcel decisions.

A South Bench planning framework should address:

- Future land use and development intensity;
- Transportation and emergency access;
- Water and sewer capacity;
- Stormwater;
- Open space and sensitive lands;
- Trails and active transportation;
- Viewsheds and hillside development;
- Neighborhood compatibility;
- Development phasing; and
- Fiscal impacts.

PRO/CON LIST (for discussion)		
Issue	Annex	Do Not Annex
Control over future development	Strong advantage	Weak
Protection from incompatible county development	Strong advantage	Weak
Long-term tax base	Potential advantage	Lost opportunity
Infrastructure cost	Disadvantage	Advantage
Traffic impacts	Potential disadvantage	Advantage
Open-space preservation	Depends on zoning	Potential advantage
Development revenue	Moderate	None
Ability to coordinate roads/utilities	Strong advantage	Weak
Long-term control of south edge	Very strong advantage	Weak



SOUTH WEBER CITY ANNEXATION MAP – SOUTH BENCH AREA

SOUTH WEBER CITY GENERAL PLAN UPDATE 2020

SECTION 6: ANNEXATION POLICY PLAN

This section is set forth to comply with Section 10-2-400 Utah Code Annotated. This section generally identifies areas the City may consider for annexation at some point in the future and defines the criteria that will guide the City's decision to grant or deny future annexation petitions.

(See Annexation Map #4 for more detail on the recommendations of this Section.)

CHARACTER OF THE COMMUNITY:

South Weber is a community to some extent isolated from the communities surrounding it. This isolation is due to its geographic location in the Weber River drainage basin, the Weber River and I-84 to the north, high bluffs to the south, the Wasatch Mountains to the east, and a narrowing band of land between the I-84 freeway and the bluff to the

west. This isolation fosters cohesiveness to the community which promotes a safe, neighborly environment.

The City was founded on an agricultural economy. Agriculture is a diminishing land use but remains an important factor in the character of South Weber. There is an emerging commercial center near the intersection of South Weber Drive and US-89 and a planned future commercial center near the I-84 interchange. If build-out projections are accurate, South Weber will always be a small city. With careful planning, the City will retain its charm and rural character.

EAST & SOUTH BENCH AREAS

The East & South Bench areas of the annexation plan should be considered differently than other annexation areas due to their steep slopes and designation as open space in the Projected Land Use Map #1. South Weber is interested in annexing these areas into city boundaries to leave them as open space.

SOUTH BENCH ANNEXATION AREA

NEED FOR MUNICIPAL SERVICES IN UNDEVELOPED OR UNINCORPORATED AREAS:

The areas considered for annexation are illustrated on Annexation Area Map (Map #4). If annexed to South Weber, these lands would likely accommodate some type of development requiring full municipal services and possibly those from Weber Basin Water Conservancy District, South Weber Irrigation District, and Davis School District. Infrastructure expansion (i.e. water, sewer, and storm drain systems) could be extended into these areas on an as needed basis.

Financing for infrastructure expansion would primarily be carried by developers of these properties. There may be the need for the City to participate in the financing of some facilities to improve service to an existing development. These costs will be met through various means. The City may choose to use general funds, impact fees, special improvement districts, bonding, or other types of funding.

There are no existing developed areas within the expansion area, so adequacy or purchase of existing service systems is not an issue.

TAX CONSEQUENCES OF ANNEXATIONS:

It is well known that property taxes from residential properties generally do not cover the full costs of services provided to those residents. If the development in these areas

was limited to residential use, the annexation and development of these properties would result in an increase in the City's financial burden for the required services.

It is anticipated that development of planned commercial areas within the City will produce enough tax revenues to offset remaining deficiencies in tax revenue from existing and potential future residential properties. The consequences of annexation of expansion areas, when considered alone, will increase the tax burden for all City residents. But, when considered with potential commercial development, the entire City should receive either a reduction in tax burden or an increase in quality and quantity of services from the City.

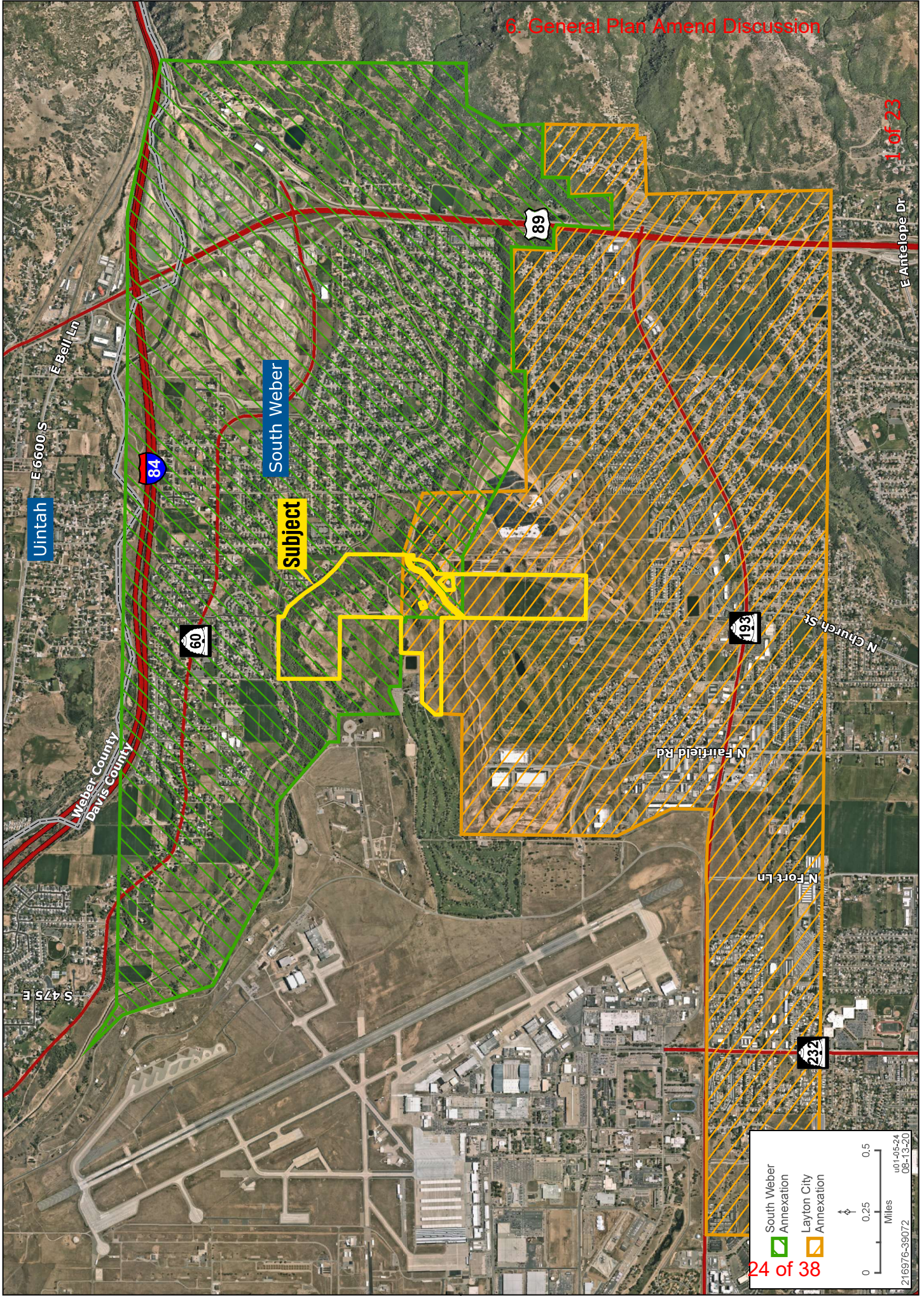
INTEREST OF ALL AFFECTED ENTITIES:

Prior to adoption of this section of the South Weber General Plan, discussions were held with representatives of Davis County, Uintah City, and Layton City. The Davis School District likely has interest in residential development as it relates to an increase in student population. The Central Weber Sewer District may also be impacted due to a possible increased sewage volume from South Weber. Some of these areas may also require services of the Weber Basin Water Conservancy District.

All affected entities as defined in the Utah Code Annotated, Section 10-2-401(1)(a) may review the proposed annexation policy plan or any amendments thereto and may submit oral or written comments and recommendations to the City. The City shall address any comments made by affected entities prior to adoption.

URBAN DEVELOPMENT EXCLUDED FROM EXPANSION AREA:

The Utah State Code Annotated, Section 10-2-401.5 encourages all urban development within proximity of a city's boundary to be included in that city's expansion area. There are no areas of urban development within proximity to South Weber's boundary that are not already within an existing city except for that found on HAFB. Land within HAFB is not under the jurisdiction of South Weber even if it were within the City limits; therefore, none of that urban development was included in the expansion area.



South Weber Annexation
Layton City Annexation

0 0.25 0.5 Miles

216976-39072
u01-05-24
08-13-20

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 27 February 2024

TIME COMMENCED: 6:00 p.m.

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

PRESENT: MAYOR:

Rod Westbroek

COUNCIL MEMBERS:

Jeremy Davis
Joel Dills
Blair Halverson
Angie Petty
Wayne Winsor

CITY MANAGER:

David Larson

CITY ATTORNEY:

Jayme Blakesley

CITY ENGINEER:

Brandon Jones

CITY RECORDER:

Lisa Smith

COMMUNITY RELATIONS:

Shaelee King

COMMUNITY DEV. MGR:

Lance Evans

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Sally Petty, Bill Petty, Merv Taylor, Lynn Poll, Gary Boatright, Zach Hartmann, Michael Grant, Amy Mitchell, and Mike Poll.

1. Pledge of Allegiance: Councilman Winsor

2. Prayer: Councilman Halverson

Mayor Westbroek acknowledged there are individuals in attendance tonight who are concerned about item #4 (Barlow Property Annexation & Development Concept) on the agenda. He explained this developer has the right to address the council tonight and discuss his ideas for the unincorporated property located in Davis County between the borders of South Weber and Layton City. He noted this is a discussion item and it does not suggest the city is pushing for a road connection from South Weber to Layton City. There are several entities involved before any decisions are made.

3. 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 directing comments to the entire Council (They will not respond).

Brent Poll of South Weber City reviewed his position on pollution within the city.

Amy Mitchell of South Weber City thanked Mayor Westbrook for his comments and Councilwoman Petty for help with parked trailers in her neighborhood. She addressed the unincorporated Davis County property up for discussion tonight and suggested this property be a part of Layton City. She opposes a road from Layton City to South Weber City.

Lynn Poll of South Weber City conveyed he owns 40 acres next to the unincorporated Davis County property and relayed the difficulty in getting utilities to service the property. He suggested the city install a gravel path for children using the road west of South Weber Elementary.

Paul Sturm of South Weber City expressed concern for the “Road to Layton” concept and suggested denying any annexation request into South Weber City.

Michael Grant of South Weber City queried when the City’s general plan will be revised. He believes the public needs a six-month lead time so citizens can be actively involved.

Mike Poll of South Weber City disagreed in having South Weber City request a study on the unincorporated property in Davis County as the land is not located in South Weber.

PRESENTATIONS

4. Barlow Property Annexation & Development Concept

The property is a portion of what has been referred to as the “south bench”, which is a large flat area of unincorporated Davis County between the borders of South Weber and Layton City. The property is currently outside the City limits but is within the city’s annexation map. The General Plan shows this property as open space. Developer Zach Hartman of Land Advisors represented the Barlow family. South Weber City and Layton City’s annexation plans overlap. He acknowledged as a planner there are three options (1) a cohesive project connecting South Weber and Layton City, (2) annex property into South Weber City and construct a cul-de-sac, or (3) annex property to Layton City with a cul-de-sac. He is willing to investigate the HAFB pollution. He identified on the map an area for a park and bicycle trails with housing. Councilman Dills asked Mr. Hartman what he plans on developing. Mr. Hartman preferred residential development because of the financial benefits and physical geography of the land.

Fire Chief Derek Tolman expressed city code allows only 30 homes with a single entrance to a development. He voiced safety concerns with limited access to this property and noted the grade of the hill makes for difficult access for emergency service vehicles. City Engineer Brandon Jones added the grade is close to 14%. He explained if the road is used it would need to be re-graded.

Councilman Davis noted citizens are concerned with a road to Layton City and suggested the development be in Layton. He questioned the safety of the hillside. City Engineer Brandon Jones affirmed there would need to be studies completed on the hillside, and noted where the current road is located is stable but also does not have a lot of traffic. He added the developer would be responsible for the construction of the road. Councilman Halverson relayed if the property is annexed into South Weber City, Layton City will be frustrated if there is a cul-de-sac and traffic into their city with no benefits to them. Mr. Hartmann clarified if property is annexed into South Weber City, the cul-de-sac

can be into South Weber and vice versa for Layton City. He added utilities may need to come from South Weber City regardless of which city the property is annexed into.

Mr. Hartmann asked if the City Council would consider a regional park or suggested large estates could create a blockade. Chief Tolman noted any home over 3,600 sq. ft. would need sprinklers installed. Councilman Dills would like to see this property developed but is not sure South Weber City can service this property. Councilman Winsor opposed any type of development as this property was meant to be open space, and the hillside, pollution, utilities, access, are all issues.

Mayor Westbrook expressed that if the city does not consider this development, and it goes into Layton City, it opens the option for them to install a highway coming down into South Weber. If the property is annexed into South Weber, the city will have more control over what is developed on it. He was concerned Layton City will bring industrial development this way. By installing residential, he believed it could help eliminate dust and debris coming from Evergreen. Councilman Davis agreed with Mayor Westbrook and opined the city should explore all possibilities. Mr. Hartmann discussed the option of a three-way agreement between the developer, South Weber City, and Layton City.

ACTION ITEMS

~~5. Consent Agenda~~

~~a. February 3, 2024, Minutes~~

~~Councilman Halverson moved to approve the consent agenda as written. Councilman Davis seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.~~

~~6. Petty Family Property Damage Compensation Request~~

~~City Attorney Jayme Blakesley spoke with Councilwoman Petty prior to this meeting, and she will recuse herself from this agenda item.~~

~~Dusty Petty reviewed photos of the damaged property from water and debris being washed into the family pond. He explained Tonceo was awarded the contract to complete the east bench waterline project. Under the direction of Weber Basin Water (who holds an easement through the property) they changed the grade in the road and that created the problems being discussed tonight. Mr. Petty identified the route of the water drainage, lay of the land, spring to the pond, and washed out road to the spring. He noted the flooding started with the change of grade at the Job Corp property. There is now a safety concern for the animals drinking this water. He presented a sample of the dirt before and the sand after the damage, and expressed the sand is killing the grass. He explained after a family meeting with city staff and Tonceo in November 2023, a temporary solution was implemented but not signed off by the family. The spring is still full and tiny rock dams were installed that provided no water percolation or drainage benefit of any kind. In early February they sent an email to Weber Basin and culverts have been installed with no more issues. The family is requesting over \$10,000 in compensation for damage to their pond and property they believe resulted from the city's East Bench Transmission Line Project.~~

~~Councilman Halverson asked if Whitaker reimbursed the Petty's. Mr. Petty replied they negotiated with them and were reimbursed. Bill Petty of South Weber City added they were given funds, but there is still a need to haul all the piled up debris.~~

DOWNTOWN AND CENTRAL PARK DISTRICT

“Downtown / Central Park District” General Plan Element

The Downtown and Central Park District General Plan Element will provide a clear long-term vision while allowing the eventual zoning, street network, development standards, and financing mechanisms to be developed later through a small-area plan.

South Weber’s current General Plan was adopted in November 2020, to establish the long-range framework for growth and development. Utah law also allows a municipality to include additional General Plan elements beyond the required elements, making a future downtown element appropriate.

Introduction

South Weber City has an opportunity to establish a long-term city center around Central Park that provides a recognizable civic, commercial, residential, and recreational destination for residents and visitors. This area should evolve into a future Downtown District that reflects South Weber's character while providing services, gathering places, employment opportunities, housing choices, and civic amenities that are currently distributed throughout the community.

The Future Downtown should not be viewed as an attempt to replicate a traditional urban downtown. Rather, it should become a South Weber-style community center with a walkable, attractive, mixed-use area organized around Central Park and connected to surrounding neighborhoods, civic facilities, transportation corridors, and future development.

The City should plan for this area incrementally. Development should occur as property becomes available, infrastructure is improved, and market conditions support investment. The City should establish the desired land-use pattern and public infrastructure framework now so that individual development decisions contribute to a cohesive long-term district.

Vision

Central Park will become the heart of a future South Weber Downtown: a connected, walkable, attractive community center where residents can gather, conduct business, obtain services, live, work, recreate, and participate in civic activities.

The Future Downtown should:

- Create a recognizable center and identity for South Weber City.
- Reinforce Central Park as the principal public gathering place.
- Encourage a compatible mixture of commercial, civic, residential, recreational, and institutional uses.
- Provide opportunities for small businesses, restaurants, professional services, offices, and neighborhood-oriented retail.

- Provide additional housing choices, including moderate-income and multifamily housing where appropriate.
- Create attractive pedestrian and bicycle connections between Central Park, businesses, civic facilities, and surrounding neighborhoods.
- Improve the appearance and function of streets surrounding the district.
- Protect the quality and character of adjacent residential neighborhoods.
- Encourage development that produces sustainable property and sales tax revenues without compromising community character.
- Establish a framework for future public-private partnerships and phased investment.

PURPOSE

The purpose of the Future Downtown and Central Park District Element is to establish a long-term framework for the development of a community center surrounding Central Park.

The element is intended to:

1. Establish a clear vision for the future downtown.
2. Identify appropriate land-use categories and development patterns.
3. Establish principles for future zoning and development regulations.
4. Guide future transportation and pedestrian improvements.
5. Coordinate private development with public infrastructure.
6. Identify opportunities for civic and community facilities.
7. Encourage economically sustainable development.
8. Protect adjacent neighborhoods from incompatible development.
9. Provide a framework for a future Central Park Small Area Plan.
10. Create measurable implementation actions for the City.

This element is a policy framework, not a development proposal. Specific property boundaries, zoning districts, densities, building heights, street alignments, and development standards should be established through subsequent planning and public processes.

DOWNTOWN BOUNDARY AND PLANNING AREA

The future Downtown should be centered on Central Park and should include the properties immediately surrounding the park and the principal streets and development areas that provide access to it.

The exact boundary should be established through a future Central Park/Downtown Small Area Plan.

The planning area should generally include:

- Central Park;
- existing and future civic facilities;
- properties capable of supporting commercial and mixed-use development;

- key transportation corridors providing access to the district;
- pedestrian and bicycle connections to surrounding neighborhoods;
- redevelopment opportunities adjacent to the park; and
- properties where coordinated development can establish a cohesive downtown environment.

The boundary should be based on the functional relationship of properties to Central Park rather than solely on existing parcel boundaries or zoning districts.

3. CORE PRINCIPLES

3.1 Central Park as the Heart of the Downtown

Central Park should serve as the physical and symbolic center of the district.

Future development should reinforce the park by:

- orienting buildings and pedestrian activity toward the park;
- providing attractive entrances and connections;
- locating complementary commercial and civic uses near the park;
- creating gathering spaces adjacent to the park;
- improving landscaping, seating, lighting, pathways, and public amenities;
- providing opportunities for festivals, concerts, markets, community events, and civic activities; and
- creating visual connections between surrounding streets, buildings, and the park.

The goal should be to make Central Park a place people intentionally visit rather than simply an open space located within a neighborhood.

3.2 A Walkable Community Center

The Future Downtown should be designed around people as well as vehicles.

Development should establish:

- sidewalks on both sides of major downtown streets where appropriate;
- safe pedestrian crossings;
- connected pedestrian pathways;
- bicycle connections;
- short and convenient walking routes;
- pedestrian-scale lighting;
- street trees and landscaping;
- benches and gathering areas;
- attractive building entrances; and
- connections between businesses, residences, civic facilities, and Central Park.

The City should avoid creating isolated commercial developments surrounded by parking lots that function independently from the rest of the district.

3.3 Mixed and Compatible Uses

The Future Downtown should accommodate a mixture of uses that support activity throughout the day and week.

Potential uses include:

Commercial

- Restaurants and cafes
- Local retail
- Professional services
- Financial services
- Personal services
- Small businesses
- Medical and professional offices
- Specialty retail
- Entertainment and community-oriented businesses

Civic and Institutional

- City facilities
- Public meeting spaces
- Community facilities
- Libraries or similar community services
- Cultural facilities
- Public safety or administrative facilities where appropriate

Residential

- Townhomes
- Apartments
- Condominiums
- Mixed-use residential
- Senior-oriented housing
- Moderate-income housing
- Upper-story residential above commercial uses

Recreational

- Central Park
- Public plazas
- Walking and bicycle facilities

- Community gathering areas
- Outdoor event spaces
- Children's recreational areas

Not every use should be permitted on every property. The future downtown should use appropriate transitions between more intensive commercial or mixed-use areas and existing residential neighborhoods.

4. LAND USE FRAMEWORK

The Future Downtown should generally transition from the most active and mixed-use development adjacent to Central Park and major streets toward lower-intensity development at the edges.

A conceptual land-use pattern should include four general areas:

A. Central Park Core

The Central Park Core should contain the highest concentration of civic, commercial, recreational, and mixed-use activity.

Buildings should generally face streets and public spaces rather than parking lots.

B. Downtown Mixed-Use Area

The surrounding mixed-use area should accommodate commercial, office, residential, civic, and institutional uses.

This area should provide flexibility for development while maintaining appropriate building design, pedestrian connections, landscaping, and parking standards.

C. Neighborhood Transition Area

Where the downtown meets existing residential neighborhoods, development should transition in scale, height, intensity, and building form.

Appropriate transitions may include:

- lower building heights;
- increased setbacks;
- landscaping;
- open space;
- buffering;
- lower-intensity residential uses; and
- carefully designed street connections.

D. Civic and Community Facilities

Existing and future civic facilities should be located and designed to contribute to the downtown rather than function as isolated institutional sites.

5. DEVELOPMENT INTENSITY AND BUILDING FORM

The Future Downtown should provide opportunities for greater development intensity than surrounding residential neighborhoods while remaining compatible with South Weber's community character.

The City should consider:

- moderate building heights;
- mixed-use buildings;
- townhomes and multifamily housing in appropriate locations;
- smaller commercial buildings;
- shared parking where appropriate;
- reduced front setbacks;
- buildings oriented toward sidewalks;
- parking located behind or beside buildings where feasible; and
- upper-story residential or office uses.

The Future Downtown should generally favor **building form and design over minimum separation of uses**.

Higher-intensity development should be concentrated around Central Park and major streets, with lower-intensity development used as a transition to established neighborhoods.

6. CENTRAL PARK DESIGN

Central Park should be planned as the City's primary civic gathering space.

Future improvements should consider:

- a central gathering area;
- event space;
- permanent or flexible performance areas;
- shaded seating;
- picnic areas;
- children's play areas;
- walking paths;
- landscaping;
- water features where feasible;
- public art;
- monuments or community identity features;

- attractive lighting;
- seasonal decorations;
- food-truck or temporary vendor opportunities;
- community markets;
- outdoor dining opportunities; and
- flexible spaces for community festivals and celebrations.

The park should be designed to support both everyday neighborhood use and larger community events.

7. STREET AND TRANSPORTATION NETWORK

The Future Downtown should be supported by a connected transportation network that balances vehicle movement with pedestrian access.

The City should:

1. Maintain appropriate vehicle access to downtown businesses.
2. Avoid unnecessary expansion of streets that would make the downtown difficult to cross on foot.
3. Establish a connected local street network.
4. Provide multiple access points where feasible.
5. Improve pedestrian crossings.
6. Provide bicycle connections.
7. Coordinate downtown transportation improvements with the City's Transportation Master Plan.
8. Evaluate traffic circulation before approving major development.
9. Preserve opportunities for future street connections.
10. Coordinate transportation improvements with development timing.

The City should consider narrower, pedestrian-oriented downtown streets where traffic volumes and emergency access allow.

8. PARKING

Parking should support downtown businesses without allowing parking lots to dominate the district.

The City should consider:

- shared parking;
- coordinated parking between adjacent developments;
- parking behind or beside buildings;
- on-street parking where appropriate;
- reduced parking requirements for mixed-use developments where justified;
- bicycle parking;

- accessible parking;
- loading areas; and
- parking standards that recognize the walkable nature of the district.

Parking requirements should be evaluated based on actual downtown needs rather than applying suburban commercial standards without modification.

9. ARCHITECTURE AND COMMUNITY CHARACTER

The Future Downtown should have a recognizable South Weber identity.

Development standards should encourage:

- high-quality materials;
- durable construction;
- pedestrian-oriented building entrances;
- architectural variety;
- attractive storefronts;
- covered entrances;
- appropriate building articulation;
- street-facing windows;
- landscaping;
- attractive signage;
- coordinated lighting;
- public art; and
- consistent but flexible design themes.

The City should avoid requiring a single architectural style. Instead, design standards should establish a consistent level of quality and pedestrian orientation.

10. ECONOMIC DEVELOPMENT

The Future Downtown should contribute to the City's long-term financial sustainability.

The City should encourage development that produces:

- sales tax revenue;
- property tax revenue;
- employment;
- local business opportunities;
- professional services;
- restaurants and entertainment;
- community-serving retail; and
- development that increases the value of surrounding properties.

The City should prioritize uses that complement rather than compete unnecessarily with existing commercial areas.

Potential downtown development should be evaluated for:

1. Market demand;
2. anticipated sales and property tax generation;
3. infrastructure costs;
4. traffic impacts;
5. long-term maintenance obligations;
6. compatibility with surrounding neighborhoods; and
7. contribution to the City's overall economic development objectives.

11. HOUSING

Residential development should be incorporated into the Future Downtown where it supports the City's broader housing objectives.

Appropriate downtown housing may include:

- apartments;
- condominiums;
- townhomes;
- senior housing;
- mixed-use residential;
- upper-floor residential; and
- moderate-income housing.

Housing should be concentrated in areas where it can support downtown businesses, parks, services, and pedestrian activity.

Residential development should not eliminate the commercial and civic function of the downtown. The objective is a balanced district where housing supports a vibrant community center.

12. CIVIC IDENTITY

The Future Downtown should provide a location where residents can experience a stronger sense of community identity.

The City should consider locating or integrating:

- civic buildings;
- public meeting spaces;
- community gathering areas;
- public art;

- historical markers;
- community events;
- festivals;
- local business events; and
- other public activities.

The downtown should become a place that residents associate with **South Weber's identity and community life**.

13. DEVELOPMENT TRANSITIONS

Because the Future Downtown will be adjacent to established neighborhoods, development transitions are critical.

The City should establish standards addressing:

- building height;
- setbacks;
- building orientation;
- lighting;
- noise;
- parking;
- loading;
- landscaping;
- fencing;
- service areas;
- trash and recycling facilities; and
- hours of operation where appropriate.

The most intensive development should be located toward the interior of the downtown district and along appropriate major corridors.

14. PUBLIC INFRASTRUCTURE

Downtown development should be coordinated with the City's Capital Facilities Plan, transportation planning, utility planning, and available funding.

Priority infrastructure may include:

- sidewalk improvements;
- street improvements;
- pedestrian crossings;
- drainage;
- culinary water;
- sanitary sewer;
- secondary water;

- street lighting;
- landscaping;
- public parking;
- park improvements; and
- public gathering spaces.

The City should avoid extending infrastructure solely to facilitate isolated development that does not contribute to the broader downtown framework.