

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, March 12, 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: Chris Roberts
2. Public Comment: Please respectfully follow these guidelines.
 - a. Individuals may speak once for 3 minutes or less: Do not remark from the audience.
 - b. State your name & city and direct comments to the entire Commission (They will not respond).

ACTION ITEMS

3. Consent Agenda
 - a. February 12, 2026, Minutes
4. **Public Hearing for Pobanz Rezone**
5. Pobanz Rezone Request at approximately 1121 E. Lester Street. A zone change from A (Agricultural Zone) to R-L (Residential Moderate Density Zone) on 1.45 acres. Applicant: John Pobanz

DISCUSSION ITEMS

6. Annual Training
 - a. Open and Public Meetings Act
 - b. Ethics

REPORTS

4. Commission
5. 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: 03/09/2026

DEPUTY RECORDER: Raelyn Boman

Raelyn Boman

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 12 February 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 12 February 2026 at 6:00 p.m.

PRESENT:

COMMISSIONERS:

**Brad Dopp
Julie Losee
Marty McFadden
Chris Roberts
Chad Skola**

DEPUTY RECORDER:

Raelyn Boman

CITY ENGINEER:

Brandon Jones

FINANCE DIRECTOR:

Brett Baltazar

**COMMUNITY DEVELOPMENT
MANAGER:**

Lance Evans

Minutes: Michelle Clark

ATTENDEES: Leslie Clifton, Paul Sturm, Barbara Shupe, Dan Shupe, Jeffery Eddings, Stacey Eddings, Tracie Wiese, Lynn Poll, Braxton Kee, Matt Wilson, Sean Reid, Amy Mitchell, Spencer Hymas, Jessica Glavas, Tani Lynch, Marci Poll, Natalie Browning, Jason Poll, Jeni Poll, Chad Rackham, and Brandon Poll.

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

1. Pledge of Allegiance: Commissioner Skola

2. Public Comment: Commissioner Skola opened the floor for public comment and reminded those in attendance of the following guidelines:

- Each speaker must go to the podium to comment.
- State your name and city of residence.
- Please address your comments to the entire Planning Commission.
- Each speaker will have 3 minutes or less to speak.
- Note the Planning Commission will not be entering into a dialogue during this portion of the meeting.
- Individuals not at the podium should refrain from speaking.

Commissioner Skola announced the city did receive public comments via email as well.

Paul Sturm of South Weber City commented on the QuikTrip proposal. He voiced frustration with the questions or concerns from staff and residents that have not been addressed by the

developer. He discussed the crosswalks and identified blind areas. He questioned if Davis School District has been contacted concerning the construction and how it will affect the bus stop.

Jeff Eddings of South Weber City thanked the Planning Commission for serving the citizens of South Weber. He commented on the QuikTrip development and opined this area does not need another gas station and suggested it would be better suited at the west end of the city. Since the proposed development is next to a residential area, he feels there needs to be a better suited development that is typically closed at night and weekends, and does not generate additional traffic, especially Class 8 trucks. He added that the Planning Commission, City Council, and city staff have an obligation to the tax-paying citizens of South Weber City and should do everything in their power to accommodate citizens concerns. He proposed to move the sign to the south as far as possible on the property and ensure the lighted portion of the sign faces north and south in line with the highway. He suggested the lighted portion of the sign be of a static nature, not switching colors back and forth.

Stacey Eddings of South Weber City commented on QuikTrip development stated with the diesel pumps being located the closest to the residential area there will be increased noise and light. She suggested planting trees along the east side of the frontage road and east of the new sidewalk to provide a visual barrier. She also suggested planting trees along the whole property line starting from the middle entrance of the business to the southern end of the property. She noted the monument sign located on frontage road should not be lit to decrease light pollution for existing residents. She added she does not favor a roundabout at the intersection and questioned if it is necessary as it will affect her driveway. *(See Attached Written Comments)*

Tracie Weiss of South Weber City commented on the Peek rezone and voiced concern with increased traffic along South Weber Drive and 925 East. She recommended access to the subdivision be moved up the road.

Lynn Poll of South Weber City discussed the racetrack between Peek's corner and Cook's corner. He said there is no safe crosswalk for children walking to the elementary school.

Tawni Lynch of South Weber City agreed with the safety issues on South Weber Drive. She suggested UDOT install a streetlight on South Weber Drive.

Amy Mitchell of South Weber City expressed her concerns with the QuikTrip development and the construction of a roundabout at 2700 East. She noted Maverik and Morty's Car Wash both operate safely with full left and right turn access. She is concerned that the QuikTrip's development removes that access and forces vehicles leaving Maverik and Morty's to right-turn only onto the frontage road. As a result, the city is considering a roundabout to manage traffic issues. She conveyed her concerns with how this will affect residents – light noise, traffic, property values, etc. She stated infrastructure decisions should not be an advantage for one business, while a disadvantage to others, especially residents of the city. She asked the Planning Commission to reject the roundabout concept, preserve the existing left-turn access, require a full traffic analysis of U-turns and neighborhood diversion, and protect the property rights and livability of South Weber residents. *(See Attached Written Comments)*

Commissioner Skola closed the floor for public comments.

PRESENTATION:

3. Swearing in of Chad Skola to the Planning Commission 2026-2029

- Administered by Deputy City Recorder Raelyn Boman

ACTION ITEMS:

4. Approval of Consent Agenda

- 11 December 2025 Minutes
- 15 January 2025 Minutes

Commissioner Losee moved to approve the minutes of 11 December 2025 minutes. Commissioner McFadden seconded the motion. Commissioner Skola called for the vote. Commissioners Losee, McFadden, Skola, and Roberts voted aye. The motion carried.

Commissioner Roberts moved to approve the minutes of 15 January 2025 minutes. Commissioner Losee seconded the motion. Commissioner Skola called for the vote. Commissioners Dopp, Losee, and Roberts voted aye. Commissioners McFadden and Skola abstained as they were excused from the meeting.

5. Appointment of Chair and Vice Chair to the Planning Commission

Commissioner McFadden moved to approve Chad Skola for Chairperson and Julie Losee for Vice-Chairperson. Commissioner Roberts seconded the motion. Commissioner Skola called for the vote. Commissioners Dopp, Losee, McFadden, Skola, and Roberts voted aye. The motion carried.

6. QuikTrip Conditional Use Permit (CUP) and Commercial Site Plan Approval at approximately 7716 S 2700 East, Applicant: Galloway and Company, QuikTrip Corporation

Community Development Manager Lance Evans explained the Planning Commission has reviewed the CUP and Site Plan application on January 15, 2026. They heard concerns from the public regarding light pollution, noise, oversized truck traffic, pedestrians accessing the site, and the proposed medians in 2700 East limiting access to existing businesses. The commission had concerns about the traffic impacts, access points, median design, crosswalk, lighting levels, negative impacts to existing businesses, site plan configuration for large trucks, sign location, existing bus stop location, and landscaping.

The proposed building is 5,023 square feet, with eight pumps stations for small vehicles and five stations for large vehicles. The applicants have revised their application to address the city's concerns from the January 15th meeting.

Pole Sign Location and Fencing Material

There are two items that require the Planning Commission's direction. First is the pole sign location. The adjacent property owner raised a concern that the sign would be close to their property. An Alternate High Rise Pole Sign Exhibit has been provided showing 3 separate locations. The Planning Commission should determine which location they would recommend to the City Council.

Second, a 6' high wood slat painted fence is being proposed along the east property line. The existing chain link fence along the north property line is proposed to remain as is. The Planning Commission should determine if this is acceptable or make different recommendations to the City Council. Each of these items and the sub-elements required by the city code have been shown on the site plan and addressed in the application submittal.

Mr. Evans acknowledged public comments and noted the City's master plan identifies this area for commercial and the Planning Commission and city staff are following city code.

Braxton Kee with QuikTrip addressed citizens concerns and stated (1) There are three options for the sign location., (2) From the second drive southbound they are open to discussion for landscaping., (3) Moment sign on 2700 East can be removed., and (4) The roundabout is the city's proposal. Commissioner Roberts questioned if there will be an RV dump. Mr. Kee replied there will not be an RV dump area. Mr. Kee stated they can control brightness of the signs. The size of the sign is 386.9 ft. City Engineer Brandon Jones acknowledged knowing this property is zoned commercial and knowing at one time there was interest on the property south of the carwash, the city staff was concerned about how that would affect traffic and therefore, hired a consultant to conduct a master plan traffic study. The consultant identified an option for a roundabout at 7800 South and raised medians to control movements for safety reasons. There are valid concerns that have been discussed tonight which include safety. The city has tried to plan and be proactive about the traffic concerns. QuikTrip has provided information regarding the impact their development will have on traffic. A roundabout allows for traffic to turn around and minimize vehicles wandering through neighborhoods. The traffic plan was adopted by the City Council in 2023. He discussed with the construction of QuikTrip the medians will be installed on 2700 East; however, the roundabout will be phased. Commissioner McFadden questioned the permitted use for this property and whether it is considered a truck stop. Mr. Evans replied this project is not a truck stop. Spencer Hymas of Galloway pointed out the southernly access is very wide and can accommodate a future roundabout. Mr. Kee added they are willing to install signage to help with traffic flow. Discussion took place regarding entrance only, exit only, etc. Commissioner Losee noted the square footage of the building needs to be corrected from 2,023 sq. ft. to 5,023 sq. ft. in the packet. She also noted it was discussed that fencing would be masonry. Mr. Hymas discussed landscaping and said they are willing to work with the city concerning landscape with most of the area being xeriscape. Commissioner McFadden favored more trees. Discussion took place regarding the sign and no flashing lights, flashing crosswalk signage on 7800 S. & 2700 E. and 2700 E. & South Weber Drive.

Commissioner Losee moved to approve QuikTrip CUP and Commercial Site Plan Approval at approximately 7716 S 2700 East, Applicant: Galloway and Company, QuikTrip Corporation with the following conditions:

- 1. The sign placement option #1 (as designated in the packet) and the removal of the middle entrance sign.**
- 2. Landscape buffers be improved to include as many additional trees as possible.**
- 3. South entrance designated "entrance only" signage.**
- 4. Complete items from City Engineer's memo of 15 February 2026 prior to City Council meeting in March.**

Commissioner McFadden seconded the motion. Commissioner Skola called for the vote. Commissioners Dopp, Losee, McFadden, and Skola voted aye. Commissioner Roberts voted nay. The motion carried 4 to 1.

Commissioner Roberts moved to open the public hearing for the Peek Rezone at approximately 898 E. 7240 S., zone change from A (Agricultural Zone) to RL-M (Residential Low Moderate Density Zone), and R-M (Residential Moderate Density Zone) Applicant: Korey Kap. Commissioner Losee seconded the motion. Commissioner Skola

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

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

7. Public Hearing for Peek Rezone

Community Development Manager Lance Evans explained this is a rezone request for RL-M and R-M Zones. Since the application, the acreage has decreased by four tenths of an acre. This is just a concept and there may be portions of the property that will not be developed. He noted there are concerns about the access point on 925 East, but UDOT is requiring this access point.

Commissioner Skola asked if there were any public comments.

Natalie Browning of South Weber City voiced safety concerns for the change in the access road to this property. She added that the site line is limited at the access point. She is also concerned that the road will be constructed up a steep hill where there are wetlands. She suggested looking for more east and west connections.

Jeni Poll of South Weber City stated she sent a letter through the city website and wanted to make sure it was received.

Barbara Shupe of South Weber City voiced her concern with the UDOT's designated location of the access road to South Weber Drive. She questioned why a road is being constructed closer to a big curve with limited site distance. She expressed concern for residents on 925 East as the new road will line up with and create more traffic on 925 East.

Commissioner McFadden moved to close the public hearing for the Peek Rezone at approximately 898 E. 7240 S., zone change from A (Agricultural Zone) to RL-M (Residential Low Moderate Density Zone), and R-M (Residential Moderate Density Zone) Applicant: Korey Kap. Commissioner Roberts seconded the motion. Commissioner Skola called for the vote. Commissioners Dopp, Losee, McFadden, Skola, and Roberts voted aye. The motion carried.

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

8. Peek Rezone request at approximately 898 E. 7240 South, zone change from A (Agricultural Zone) to RL-M (Residential Low Moderate Density Zone), and R-M (Residential Moderate Density Zone) Applicant: Korey Kap

Commissioner Losee requested UDOT give reasons why this access point.

Commissioner Roberts moved to recommend approval to the City Council for the Peek Rezone at approximately 898 E. 7240 S. from A (Agricultural Zone) to RL-M (Residential Low Moderate Density Zone), and R-M (Residential Moderate Density Zone) Applicant: Korey Kap. Commissioner McFadden seconded the motion. Commissioner Skola called for the vote. Commissioners Dopp, Losee, McFadden, Skola, and Roberts voted aye. The motion carried.

REPORTS:

9. Commission

General Plan Update: The City Council is requesting a work session with the Planning Commission in June to discuss which sections of the City’s general plan need to be amended.

10. ADJOURN: Commissioner Losee moved to adjourn the Planning Commission meeting at 8:25 p.m. Commissioner Roberts seconded the motion. A roll call vote was taken. Commissioners Dopp, Losee, McFadden, Skola, and Roberts voted aye. The motion carried.

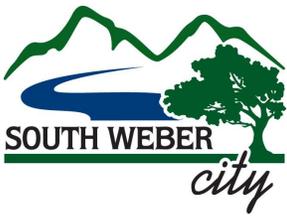
APPROVED: _____ Date _____

Chairperson: Chad Skola

Transcriber: Michelle Clark

Attest: _____
Deputy Recorder: Raelyn Boman

DRAFT



5. Pobanz Rezone
PLANNING COMMISSION
STAFF REPORT

MEETING DATE

March 12, 2026

PREPARED BY

Lance Evans, AICP
 Community Development
 Manager

ITEM TYPE

Zone Change

ATTACHMENTS

Rezone Application

AGENDA ITEM

Public Hearing

Proposed Zone change
 Applicant/ Owner: John Pobanz
 Location: approximately 1121 E. Lester Street
 Acreage: approximately 1.45 acres

REQUEST

A zone change from A (Agricultural Zone) to R-L (Residential Moderate Density Zone) on 1.45 acres.

Property Information	
Site Location	Approximately 1121 E. Lester Street
Tax ID Numbers	132960020,130270019
Applicant	John Pobanz
Owner	John Pobanz
Proposed Actions	Recommend approval or denial to City Council
Current Zoning	A (Agricultural)
Proposed Zone Districts	R-L (Residential Low Density Zone)
Acreage	1.45

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

The prior use for the two parcels was agriculture and a mechanics shop. With the rezone the property is proposed to be developed into two residential lots. A subdivision will be required to develop the two lots to city standards.

ANALYSIS

Consistence with General Plan

The South Weber General Plan Projected Land Use Map identifies the property as R-M density which allows for 1.86 to 2.8 dwelling units per gross acre. The rezone request is for the R-L zone which will allow for a maximum of 1.45 building lots per acre. The requested zone will comply with the uses and be lower than the dwelling density as outlined in the General Plan. (Two lots on 1.45 acres is a density of 1.37 which is below the maximum allowed density in the R-L zone.)

Please note that the R-L zone density is lower than the density set out in the General Plan with Residential Moderate in the projected land use map. This potentially could create a "spot zoning" where the R-L zone is surrounded by R-M zoning as the area develops. Given the residential nature and developed lot sizes in both zones, staff does not think this will create any issues and is supportive of the request.

Surrounding uses

The area has developed with single-family homes on 1/5 acre lots up to 1 acre lots. There is a 22 acre agricultural parcel to the west.

Compatibility with Surrounding Uses

The proposed rezone is consistent with the surrounding lot sizes and densities in the Projected Land Use Map and zoning. The densities and uses are consistent and should not create significant levels of noise, light or other adverse impacts on 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 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 would create the potential for two lots. These land use densities were 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 potential addition of two lots will have minimal impact on the existing roads.

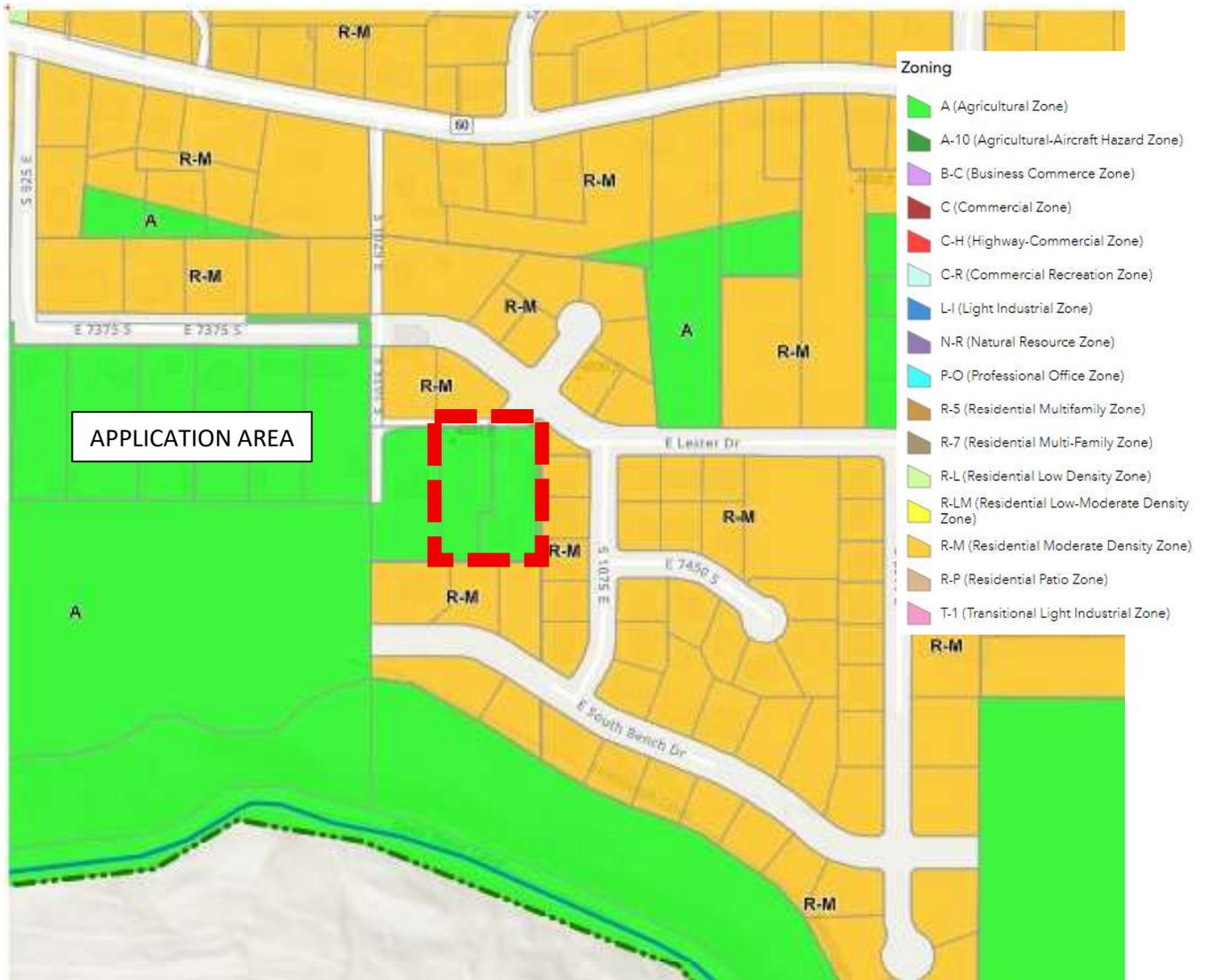
Conclusion

The proposed zone change is consistent with the goals and objectives of the General Plan for continued development of large single-family homes in this area. Staff recommends approval of the zone change for the 1.45 acres from A – Agricultural to R-L (Residential Low Density Zone).





[Property Map](#)



Zoning Map

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)

Concept Plan Submission for Zoning Map Amendment (Rezoning)
Agricultural to Residential

Owner Contact information :

John Pobanz
5651 S 600 E
Washington Terrace, UT
84405
johnpobanz@gmail.com
(801)589-0579

Property for the Application

7420 South 1025 East
South Weber Utah, 84405

Two Parcels:

East Parcel with Shop Building: Tax Id 13-296-0020
West Parcel Vacant Lot : 13-027-0019

Section 10-207 C. of City Code

Application Requirements :

Proposed Land uses and written narrative of how this aligns with the South Weber general plan.

The East Parcel with shop building will remain as is but with physical and esthetic improvements over time. I am a 56 year old orthodontist practicing in South Ogden for the last 28 years. I have had the pleasure of serving many of the families of South Weber. Some of them now a third generation. This property will be my retirement project space. The existing building will be used for storage of vintage vehicles. It will also serve as a place to give learning experiences to my grandchildren. We will enjoy indoor basketball and hobbies like sculpting within the space. Outdoor gardening will be a fun thing to do there as well. I look forward to improving the structure both in side and out over then next 30 years. I would like it to look much better esthetically (external modifications including paint) and function as space for recreational things as well . I have no intention to demolish it or turn the existing acreage into multiple lots and homes.

The West Parcel will be a building lot for a single home. My daughter Jane Gurr is married to Skyler Gurr. Skyler is a licensed general contractor and owner of Gurr Construction with a degree from Weber State University. My daughter has a genetic physical condition that limits her mobility that will probably intensify with age. Anticipating this, we have sought a building lot that would allow there two children (Theo 3 and Lila 1 and perhaps more children in the future) to be able to walk to elementary school. A single level home with ramps and wheel chair accessibility is the vision with why son in law contracting the home himself. We are thrilled that the Thomas Love family has purchased the home connected to the property with 4 cute little kids. All have already become acquainted and are excited to raise kids near one another with positive family connection as neighbors.

These goals are very much in keeping with the South Weber City general Plan

Concept Plan Content :

- a. Lot layout and dimensions. Please see attached draft of a cul de sac plan created by Gardner Engineering . Please confirm lot sizes and cul de sac dimensions meet the 96 foot diameter requirement curb to curb .
- b. Location and Streets , access points , and circulation systems : Please see concept drawing
- c. Proposed residential density is one home total on the West Parcel with a square footage of 3-5000 square feet. This existing building is 60x70 and 35 feet tall.
- d. Pedestrians bicycle pathways : cul de sac with curb and gutter only to tie into the existing Kastle Cove subdivision layout.
- e. Proposed open spaces, parks and recreational amenities : not applicable
- f. Conceptual utility layout: both primary and secondary water are already stubbed to the property. Stormwater and sewer would need to be included into the culdesac construction

5. Pobanz Rezone

and connected to the existing storm water and sewer access in the Kastlecove subdivision.

All other utilities are present including gas, electrical and even internet to the shop building .

- g. Phasing plans: 2026: Culdesac construction and utility connection, 2027 Home construction and Shop building improvements (already begun and ongoing, repair of vandalized windows, downspouts)
- h. General landscape buffers : not applicable as it is adjacent to the existing subdivision
- i. Parking layout and ratio estimates: Single home only so not applicable.
- j. Building scale and massing diagrams: Single home only see concept drawing below

