

## 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 Thursday, July 9, 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: Marty McFadden
2. Public Comment: Please respectfully follow these guidelines.
  - a. Individuals may speak once for 3 minutes or less: Do not remark from the audience.
  - b. State your name & city and direct comments to the entire Commission (They will not respond).

### ACTION ITEMS

3. Consent Agenda
  - a. June 11, 2026, Minutes
4. 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.

### DISCUSSION ITEMS

5. General Plan Discussion

### REPORTS

6. Commission
7. Adjourn

*In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder, 1600 East South Weber Drive, South Weber, Utah 84405 (801-479-3177) at least two days prior to the meeting.*

The undersigned Deputy Recorder for the municipality of South Weber City hereby certifies that a copy of the foregoing notice was mailed/emailed/posted to: City Office building; Mayor, Council, and others on the agenda; City Website [southwebercity.com/](http://southwebercity.com/); and Utah Public Notice website [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html).

**DATE:** 7/2/2026

**DEPUTY RECORDER:** Raelyn Boman

*Raelyn Boman*

# SOUTH WEBER CITY PLANNING COMMISSION MEETING

**DATE OF MEETING:** 11 June 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 11 June 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:** Paul Sturm, Gary Archuleta

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.

No public comments received

Commissioner Skola closed the floor for public comments.

**ACTION ITEMS:**

**4. Approval of Consent Agenda**

- **March 12, 2026 Minutes**

Commissioner Roberts moved to approve the minutes of 12 March 2026 as written. Commissioner McFadden seconded the motion. Commissioner Skola called for the vote. Commissioners Dopp, McFadden, and Roberts voted aye. Commissioners Losee and Skola abstained as they were excused from the meeting. The motion carried.

Commissioner Losee moved to open the public hearing for the Archuleta rezone request located at approximately 515 E 6650 S for one acre from A (Agricultural) to R-M (Residential Moderate Density) for applicant/owner: Gary Archuleta. Commissioner McFadden seconded the motion. Commissioner Skola called for the vote. Commissioners Dopp, Losee, McFadden, Skola, and Roberts voted aye. The motion carried.

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

#### **4. Public Hearing for Archuleta Rezone**

Community Development Manager, Lance Evans explained this is a rezone request from A (Agricultural Zone) to R-L (Residential Low Density Zone) on 1.06 acres. A single-family home was constructed on the property in 1980. 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.

Mr. Archuleta thanked the city for working with him. His plan is to rezone and then eventually a one lot subdivision.

Commissioner Skola asked if there were any public comments.

No public comment received

Commissioner Losee moved to close the public hearing for the Archuleta rezone request located at approximately 515 E 6650 S for 1.06 acres from A (Agricultural) to R-M (Residential Moderate Density) for applicant/owner: Gary Archuleta. 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 -----

**5. Archuleta Rezone request, property located at approximately 515 E 6650 South, South Weber. The purpose is to review an application to change the zoning on 1.06 acres from A (Agricultural) to R-M (Residential Moderate Density). Applicant/Owner: Gary Archuleta**

Commissioner Roberts moved to recommend approval to the City Council for the Archuleta Rezone property on 1.06 acres located at approximately 515 E 6650 S from A (Agricultural) to R-M (Residential Moderate Density) for Applicant/Owner: Gary Archuleta. Commissioner McFadden seconded the motion. Commissioner Skola called for the vote. Commissioners Dopp, Losee, McFadden, Skola, and Roberts voted aye. The motion carried.

#### **DISCUSSION ITEMS:**

## 6. General plan discussion of potential amendments

### Planning Commission General Plan Review Discussion Summary

The Planning Commission reviewed potential updates to the city's General Plan and discussed which topics should be prioritized for further study and possible amendment. No formal action was taken; the purpose was to identify areas requiring additional analysis and provide direction to staff.

#### Key Discussion Topics

##### 1. Projected Land Use Map ("Bubbles/Clouds")

- Commissioners discussed the need to clarify the land use map's "bubble" or "cloud" overlays, which were originally intended to show flexibility between potential land uses.
- Members agreed these overlays have caused confusion and should be revisited.
- Staff will provide options for how to better represent these areas, including whether to keep, modify, or remove the overlays.

##### 2. Commercial Development and Hotels

- The commission discussed whether the General Plan should address the possibility of hotels in South Weber.
- Members agreed this is a high-level visioning discussion appropriate for the General Plan before any code changes are considered.
- The broader conversation focused on identifying preferred commercial uses and evaluating whether additional commercial development is needed to strengthen the city's tax base.

##### 3. City Entrances and Transportation

- Commissioners agreed transportation-related issues should be consolidated into a larger transportation discussion.
- Topics include:
  - City entrances and gateways.
  - Traffic concerns along 4750 South and Old Fort Road.
  - Future east-west and north-south connections.
  - Transportation planning for future development.
- Staff was asked to provide information and options rather than predetermined solutions.

##### 4. Central Park and Future City Center

- The commission supported exploring a long-term vision for a city center around Central Park.
- Discussion included:
  - Potential expansion of park space.
  - Future City Hall needs.
  - Opportunities for commercial development surrounding the park.
  - Examples of successful city center developments in other Wasatch Front communities.

- Members emphasized the need for zoning and land-use planning to support whatever vision is ultimately selected.

## 5. Annexation

- Commissioners agreed that annexation should remain on the discussion list.
- Before investing significant time, members want information regarding feasibility, costs, and realistic timelines.
- Staff will provide information to determine whether annexation opportunities are practical in the near future.

## 6. Commercial Tax Base and Fiscal Sustainability

- Council representatives emphasized concerns about the city's long-term financial sustainability.
- Discussion highlighted that additional commercial development may be necessary to reduce future property tax increases.
- Members discussed being intentional about future commercial areas and identifying locations that could generate meaningful tax revenue.

## 7. Gravel Pit and Future Development Opportunities

- The commission discussed long-term redevelopment possibilities for the gravel pit area.
- Staff explained that former gravel pits can be redeveloped, though challenges such as grading, sewer service, storm drainage, and road access would need to be addressed.
- Commissioners expressed interest in understanding future land-use possibilities for the site.

## 8. Sensitive Lands

- Members agreed this remains an important issue.
- Discussion focused on creating clearer standards and measurable criteria for development proposals involving sensitive lands.
- Commissioners want better guidance on what developers must provide and what limitations may legally be imposed.

## 9. Undeveloped Land Map

- Staff will update the undeveloped land inventory to reflect current conditions and recently approved developments.

## 10. Water Conservation and Land Use

- Water conservation was discussed, particularly regarding landscaping and future development.
- Staff noted previous attempts to adopt water-conservation regulations tied to Weber Basin incentive programs.
- While water-use regulations are primarily a code issue, commissioners recognized the connection between land-use patterns and long-term water demand.

## 11. Open Space and Parks

- Commissioners discussed whether future development should include additional green space or park amenities.
- Staff explained that current requirements primarily exist through Planned Unit Development (PUD) incentives and development agreements.
- Members expressed interest in ensuring future growth maintains quality open space opportunities.

**Direction to Staff**

The commission generally agreed to:

- Keep most identified topics on the amendment list.
- Provide additional data, maps, feasibility studies, and options where needed.
- Use a SWOT-style framework (Strengths, Weaknesses, Opportunities, Threats) to evaluate each topic.
- Prepare draft amendment language for future discussion.
- Return with more detailed information before any formal General Plan amendment process begins.

**Overall Theme**

The meeting focused on balancing future growth, transportation needs, commercial development, fiscal sustainability, open space preservation, and community character. Commissioners emphasized making decisions based on data, long-term planning, and community input rather than personal preferences.

**REPORTS:**

**7. Commission**

**Commissioner Skola:** identified a tree that has fallen along 2700 East and is laying on the sidewalk.

**Commissioner Losee:** reported weeds along storage units as well as landscape at storage units needs attention.

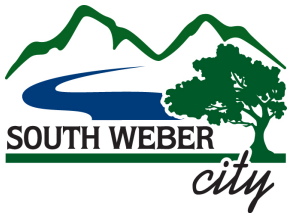
**8. ADJOURN:** Commissioner Losee moved to adjourn the Planning Commission meeting at 7:06 p.m. Commissioner Roberts seconded the motion. A roll call vote was taken. Commissioners Dopp, Losee, McFadden, Skola, and Roberts voted aye. The motion carried.

**APPROVED:** \_\_\_\_\_ **Date** \_\_\_\_\_

**Chairperson: Chad Skola**

\_\_\_\_\_  
**Transcriber: Michelle Clark**

**Attest:** \_\_\_\_\_  
**Deputy Recorder: Raelyn Boman**



# PLANNING COMMISSION MEETING STAFF REPORT

MEETING DATE

July 9, 2026

PREPARED BY

Lance Evans, AICP

Community Development  
Manager

ITEM TYPE

Conditional Use Permit

ATTACHMENTS

CUP application and plans

PRIOR DISCUSSION DATES

N/A

AGENDA ITEM

**Conditional Use Permit** 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.

PURPOSE

Review and approval of Quirarte External Accessory Dwelling Unit (EADU) Conditional Use Permit.

RECOMMENDATION

An EADU requires a Conditional Use Permit (CUP) in the R-L Zone. Staff has reviewed the application with the city code requirements for EADUs and recommends approval with the condition that a parking space be installed to the side or rear of the primary building.

ITEMS FOR PLANNING COMMISSION REVIEW

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.

South Weber Code Section 10-7-4: STANDARDS outlines five main areas of review for a CUP each with specific elements to address as applicable.

- A. Compatibility with or impact to neighboring properties.
- B. Safety Of Persons and Property.
- C. Health And Sanitation.
- D. Environment.
- E. Traffic, Circulation, And Parking.

Each of these items and the sub-elements have been shown on the site plan and addressed in the application submittal. Staff has reviewed the elements and believes that the CUP follows the standards and recommends approval Quirarte EADU CUP with one condition of approval.

Project Information	
<b>Project Name</b>	Quirarte South Weber Tire and Service Center
<b>Site Location</b>	1974 E 7775 South
<b>Tax ID Number</b>	130370033
<b>Applicant</b>	Kami Carter, Carter Construction
<b>Owner</b>	Klaryne Quirarte
<b>Proposal Summary</b>	External Accessory Dwelling Unit (EADU) CUP
<b>Current Zoning</b>	R-L (Residential Low Density Zone)
<b>General Plan Land Use Classification</b>	(C-H) Commercial Highway
<b>Gross Site</b>	0.413 acres
<b>Number of Units</b>	1 new unit

#### PLANNING CODE REVIEW

The Planning Commission shall review and approve or deny the CUP for the EADU. They may impose conditions as needed.

South Weber City Code

10-19-3: PERMITTED USE - LIMITATIONS:	REVIEW COMMENT
<i>A. Accessory Dwelling Units, both Internal and External Accessory Dwelling Units, (IADU &amp; EADU) shall be permitted in those zones identified in Title 10, Chapter 1, Section 10-A of this code, also known as the South Weber City land use matrix.</i>	R-L Zone allows for EADUs.
<i>B. Regardless of the location of a proposed ADU, no ADU may be located on parcels which:</i>	—
<i>1. Are smaller than six thousand (6,000) square feet for IADUs;</i>	NA
<i>2. Are smaller than .33 acres for EADUs;</i>	Parcel is 0.413 acres or 17,990 square feet.
<i>3. Do not contain an owner-occupied single-family residence;</i>	There is a current SFH on the parcel.
<i>4. Are serviced by a failing septic tank; or</i>	The home is serviced by City utilities.
<i>5. Have a recreational vehicle as the primary dwelling unit.</i>	The structure will be wood frame construction.
<i>C. ADUs shall not be rented for less than a thirty-day period.</i>	Will have to comply.
<i>D. No parcel may contain more than one ADU.</i>	Only one ADU will be permitted for this property.

E. Ownership of an ADU shall not be subdivided or transferred apart from its principal dwelling unit.	This will be monitored via the Business License.
F. External accessory dwelling units may be permitted subject to additional requirements as outlined in this chapter. (Ord. 2021-12, 9-14-2021; amd. Ord. 2023-18, 2-27-2024)	No additional permits will be required.
10-19-4: BUSINESS LICENSE REQUIRED:	
Prior to leased occupancy of an ADU, the owner of record of any parcel shall first apply for and obtain a business license from South Weber City. (Ord. 2021-12, 9-14-2021; amd. Ord. 2023-18, 2-27-2024)	A business license is required.
10-19-5: BUILDING PERMIT REQUIRED:	
Prior to beginning construction on a new ADU, the owner of record, or their designee, shall apply for and receive a building permit from South Weber City. (Ord. 2021-12, 9-14-2021; amd. Ord. 2023-18, 2-27-2024)	A building permit is required.
10-19-6: STANDARDS OF APPROVAL- GENERAL:	
ADUs located in South Weber City shall adhere to the following standards:	
A. Single-family homes with an ADU shall be the primary or principal place of residence of the property owner, as defined in Utah Code Annotated, Section 20-a-105. The property owner shall provide a signed ownership affidavit attesting to this fact.	The proposed EADU will be the secondary dwelling unit on the property.
B. Either the ADU or the primary dwelling unit shall be owner-occupied and shall be verified prior to approval.	The primary dwelling unit will be owner occupied.
C. Utility Connections:	
1. EADU: The unit shall have separate utility meters from the primary dwelling unit.	Will be installed at building permit.
2. IADU: The primary dwelling unit and IADU shall be served by a single utility meter.	NA
D. A separate mailing address shall be created for both IADUs and EADUs.	Will be established with the building permit.
E. No ADU shall be rented to more than one family unit, as defined in South Weber City Code. (Ord. 2021-12, 9-14-2021; amd. Ord. 2023-18, 2-27-2024)	Compliance monitored through the CUP.
10-19-8: STANDARDS OF APPROVAL - EADU CONSTRUCTION:	
Construction of all EADUs shall adhere to the State Construction Code and Title 9 of South Weber City Code. In addition, the following construction guidelines shall apply:	
A. Qualifications: To qualify as an EADU, the building must be separate from the primary dwelling.	The building is detached as per the application.
1. An EADU may be an existing detached accessory building or new construction.	This is a new structure.



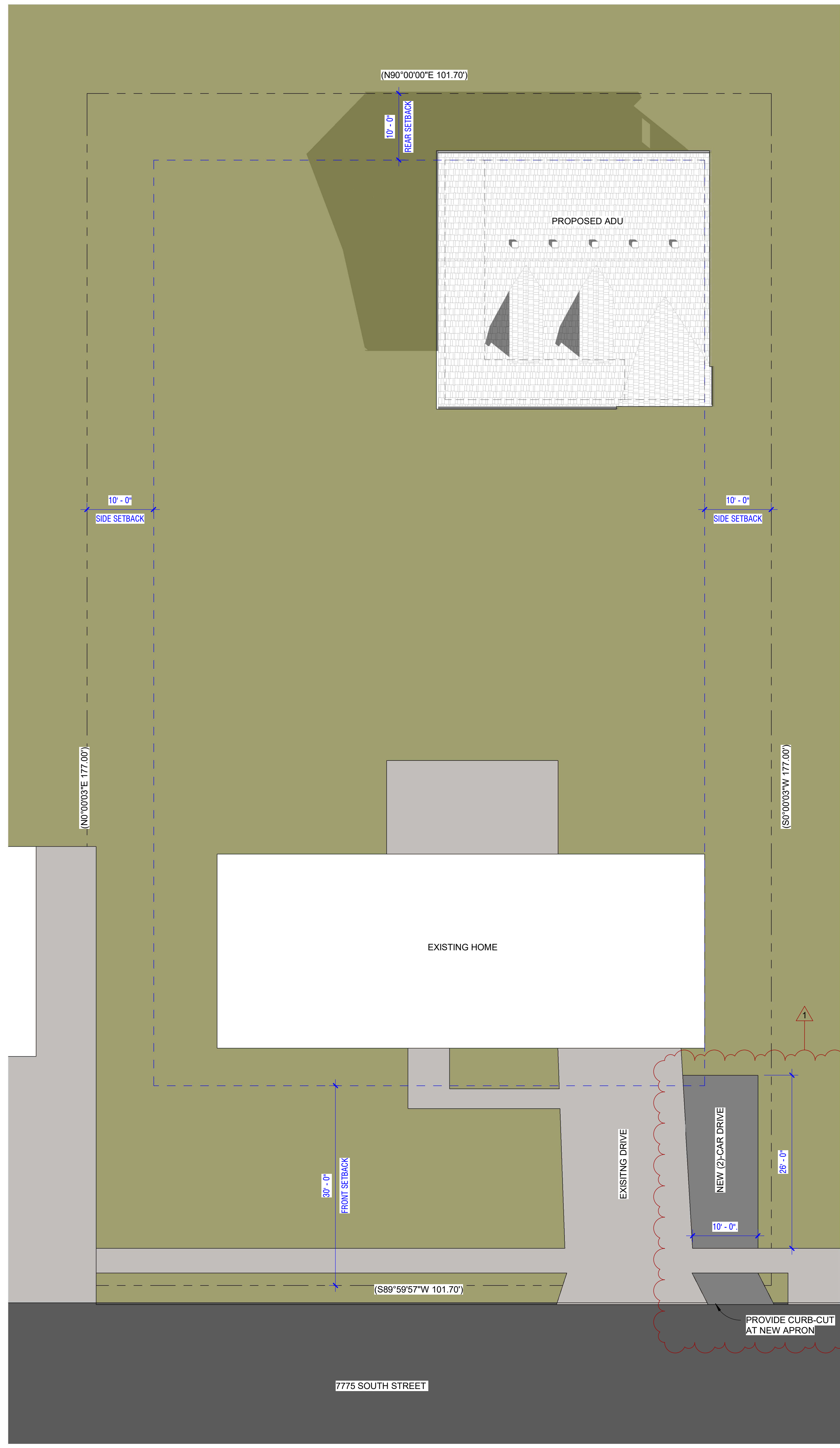
<p>2. Construction of an EADU is allowed on lots meeting the requirements of this Chapter that are located in approved zones (Matrix).</p>	<p>The R-L zone allows for EADU with the CUP.</p>
<p>B. Restrictions: Recreational vehicles shall not be considered an EADU.</p>	<p>The structure will be wood frame construction.</p>
<p>C. Site Location Restriction: EADU shall be situated in a location other than the front of the main building on the property.</p>	<p>The EADU is in the rear yard.</p>
<p>D. Setbacks: All setbacks for EADUs shall comply with the underlying zoning requirements and the requirements of this Chapter. If the setback requirements conflict, then the EADU shall comply with the greater setback requirement.</p>	<p>The EADU meets the setbacks for detached structures.</p>
<p>1. EADUs shall be setback no less than 10 feet from the primary residence, as measured from the furthest protruding structure or fixture from either the primary residence or the EADU.</p>	<p>The EADU is over 10 feet from primary dwelling unit.</p>
<p>E. Size and Footprint: EADUs shall have a maximum livable floor area of 1250 square feet and a minimum livable floor area of 400 square feet.</p>	<p>The EADU is 1062 square feet.</p>
<p>F. Lot Coverage: Building coverage, including all structures, shall not exceed 60% of the total lot area.</p>	<p>The lot coverage with both structures is under 20%.</p>
<p>G. Height Restriction: The height of an EADU shall not exceed the height measurement of the primary building located on the same parcel. In instances where the elevation heights of the buildings differ, the height of each building will be calculated in accordance with the provisions set forth in this Title.</p>	<p>The EADU is the same height as the primary building.</p>
<p>H. Construction Standards: An EADU, to the greatest extent possible, shall be similar quality construction materials and design as the primary dwelling unit.</p>	<p>The proposed EADU will meet the IBC and be constructed of similar materials as the primary structure.</p>
<p>I. Living Spaces: Each EADU shall have cooking, bathing, living, and sleeping areas that are separate from and in addition to those in the primary dwelling unit.</p>	<p>The proposed EADU has these areas.</p>
<p>J. Parking: Shall meet the requirements of Chapter 8 of this title.</p>	<p>An additional parking space will be added to the side or rear of the existing garage.</p>
<p>1. In the event a garage or out building is converted to an EADU, and such conversion reduces the number of available off-street parking spaces below the minimum amount required by section 10-8-5 , then the eliminated spaces shall be replaced on a space-per-space basis up to the minimum amount required. (Ord. 2023-18, 2-27-2024)</p>	<p>NA</p>



---

ATTACHMENTS

1. CUP Application
2. Site Plan
3. Building Elevations



**1** SITE PLAN  
1" = 10'-0"

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.



470 NORTH 500 WEST  
BOUNTIFUL, UT 84010  
801.698.6685  
JON@ELEMENT-DESIGN.CO

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CANNOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM ELEMENT DESIGN COLLECTIVE.

KLARYNE QUIRARTE ADU

1974 E 7775 S  
SOUTH WEBER, UT

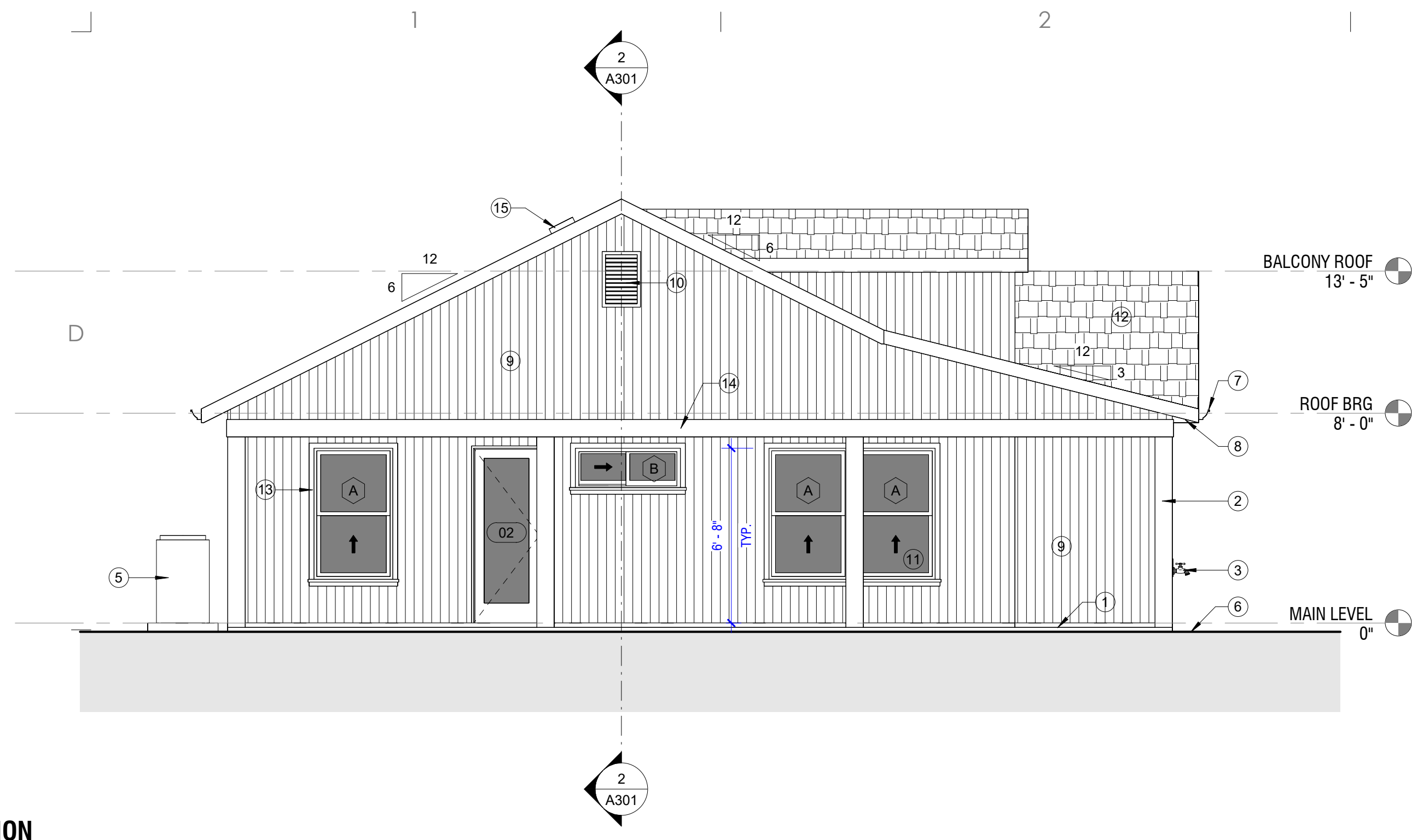
REVISIONS:

1	Plan Review Comments	06/17/26
---	----------------------	----------

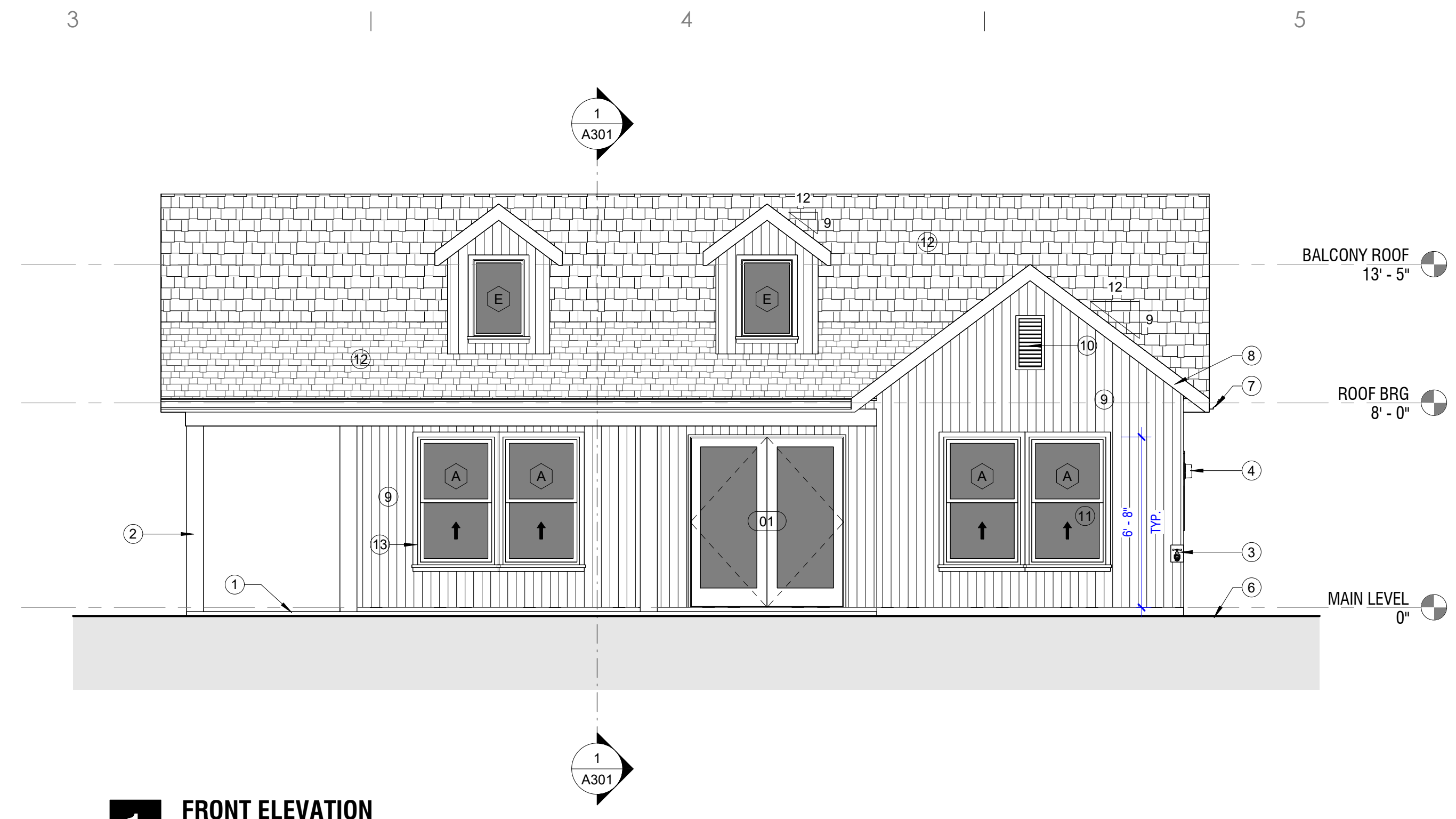
TITLE:  
SITE PLAN

6/17/2026 10:46:58 AM  
CONSTRUCTION DOCUMENTS

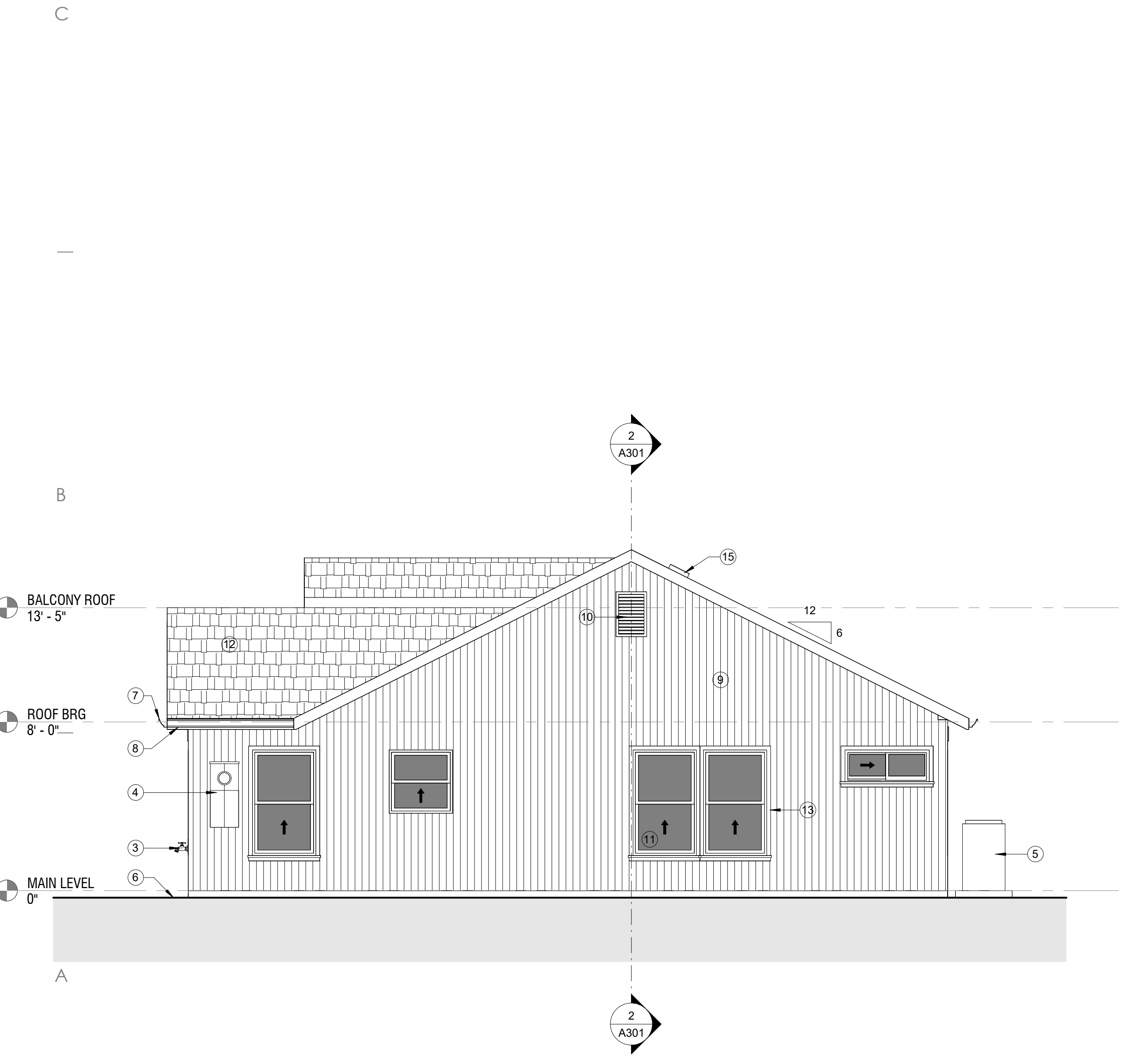
**A001**



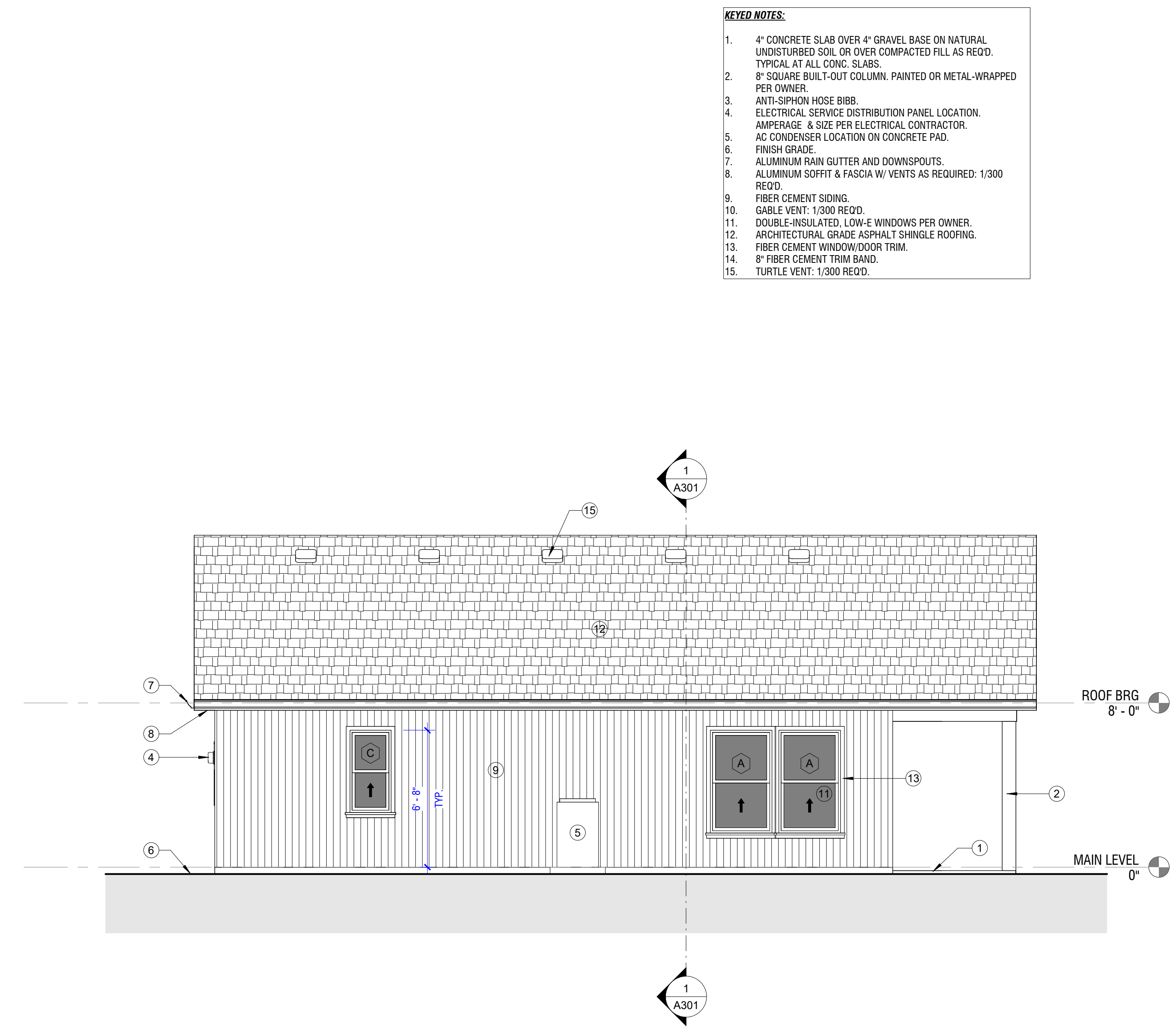
FRONT ELEVATION  
1/4" = 1'-0"



1 FRONT ELEVATION  
1/4" = 1'-0"



RIGHT ELEVATION  
1/4" = 1'-0"



2 REAR ELEVATION  
1/4" = 1'-0"

- KEYED NOTES:**
- 4" CONCRETE SLAB OVER 4" GRAVEL BASE ON NATURAL UNDISTURBED SOIL OR OVER COMPACTED FILL AS REQD. TYPICAL AT ALL CONC. SLABS.
  - 8" SQUARE BUILT-OUT COLUMN. PAINTED OR METAL-WRAPPED PER OWNER.
  - ANTI-SIPHON HOSE BIBB.
  - ELECTRICAL SERVICE DISTRIBUTION PANEL LOCATION. AMPERAGE & SIZE PER ELECTRICAL CONTRACTOR.
  - AC CONDENSER LOCATION ON CONCRETE PAD. FINISH GRADE.
  - ALUMINUM RAIN GUTTER AND DOWNSPOUTS.
  - ALUMINUM SOFFIT & FASCIA W/ VENTS AS REQUIRED: 1/300 REQD.
  - FIBER CEMENT SIDING.
  - GABLE VENT: 1/300 REQD.
  - DOUBLE-INSULATED, LOW-E WINDOWS PER OWNER.
  - ARCHITECTURAL GRADE ASPHALT SHINGLE ROOFING.
  - FIBER CEMENT WINDOW/DOOR TRIM.
  - 8" FIBER CEMENT TRIM BAND.
  - TURTLE VENT: 1/300 REQD.

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.



470 NORTH 500 WEST  
BOUNTIFUL, UT 84010  
801.698.6685  
JON@ELEMENT-DESIGN.CO

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF ARE PROPRIETARY & CANNOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM ELEMENT DESIGN COLLECTIVE.

KLARYNE QUIRARTE ADU

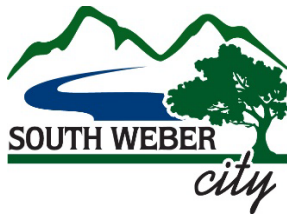
1974 E 7775 S  
SOUTH WEBER, UT

REVISIONS:

TITLE:  
ELEVATIONS

6/3/2026 8:03:29 PM  
CONSTRUCTION DOCUMENTS

A201  
13 of 15



## PLANNING COMMISSION MEETING

### 2026 General Plan Amendments Discussion

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.
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
3. Review/Update Transportation Map
  - A. Staff review and present options
    - ◆ 'S' Curve
    - ◆ 475 East
  - B. Road to Layton
4. Central Park/ Future Downtown

What is the vision for the area? What are the needs that can be met?  
What land uses 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

### 5. Sensitive Lands Map

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

### 6. 2100 E South Weber Drive

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

- ◆ PLUM: Highway Commercial/ ZONE: CH/ 3 acres

### 7. Gravel Pit

- A. Development timeline – over 20 years.
- B. Determine future uses via market and needs analysis.

### 8. Entrance to City

- A. Commercial use north of 2600
- B. S-curve uses
- C. 475 East/ Old Fort Road

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