

# SOUTH WEBER CITY PLANNING COMMISSION MEETING

**DATE OF MEETING:** 12 December 2024

**TIME COMMENCED:** 6:00 p.m.

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

**PRESENT:**

**COMMISSIONERS:**

Gary Boatright  
Julie Losee  
Marty McFadden  
Chris Roberts (excused)  
Chad Skola

**DEPUTY RECORDER:**

Raelyn Boman

**FINANCE DIRECTOR:**

Brett Baltazar

**COMMUNITY DEVELOPMENT  
MANAGER:**

Lance Evans

**Minutes:** Michelle Clark

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**ATTENDEES:** Craig Hancock, Rod Westbroek, Paul Sturm, Korey Kap, Kamry Dyer, Thomas Hunt, Gordon Smith, Barbara Shupe, Mike Poll, and Michael Grant.

**Commissioner Losee called the meeting to order, welcomed those in attendance, and excused Commissioner Roberts from tonight's meeting.**

**1. Pledge of Allegiance:** Commissioner Skola

**2. Public Comment:** Please respectfully follow these guidelines.

- Individuals may speak once for 3 minutes or less: Do not remark from the audience. State your name & city and direct comments to the entire Commission (Commission will not respond).

**ACTION ITEMS:**

**3. Approval of Consent Agenda**

- **14 November 2024 Minutes**

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

**Commissioner Boatright moved to open the public hearing for the General Plan Amendment. Commissioner McFadden seconded the motion. Commissioner Losee called for the vote. Commissioners Boatright, Losee, McFadden, and Skola voted aye. The motion carried.**

----- **PUBLIC HEARING** -----

**4. Public Hearing for General Plan Amendment**

Community Development Manager Lance Evans reported this is a request to amend the Projected Land Use Map from the 2020 South Weber City General Plan from Residential Low Moderate Density (R-LM) to Residential Moderate Density (R-M) on approximately 10.7 acres located at approximately 972 E. South Weber Drive.

Commissioner Losee asked if there was any public comment.

**Gordon Smith of South Weber City** expressed that it is his understanding this area is a wetland area. He is also concerned about increased traffic.

**Craig Hancock of South Weber City** is concerned about the egress and ingress to this property and queried on the traffic plan for this area.

**Commissioner Boatright moved to close the public hearing for the General Plan Amendment. Commissioner McFadden seconded the motion. Commissioner Losee called for the vote. Commissioners Boatright, Losee, McFadden, and Skola voted aye. The motion carried.**

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

Mr. Evans explained there are no designated wetlands in this area. He then reviewed the traffic plan on the City's General Plan traffic map and identified Old Fort Road as a collector road with a collector road on the south side of the property.

Commissioner Losee is concerned about the difference in the number of homes for R-LM and R-M with R-LM having less impact on traffic. Commissioner McFadden does not think this request changes the character of the land. Commissioner Boatright does not favor amending the general plan every time a developer comes in. Mr. Evans understands what Commissioner Boatright is stating, but the direction given has been to amend the general plan prior to approval.

Commissioner Skola does not favor going against the general plan. Commissioner Losee is concerned about going to a higher density. Mr. Evans announced the City Attorney gave the direction to amend the general plan amendment before a rezone request. Commissioner McFadden stated the general plan amendment would give a clearer direction on how the land will be used. He does not think there is considerable difference between the R-LM Zone and the R-M Zone and would be in favor of the general plan amendment.

**5. General Plan Amendment for Kapp Legacy from Residential Low Moderate Density (R-LM) to Residential Moderate Density (R-M) at approximately 972 E South Weber Drive, applicants Thomas Hunt, Corey Kap**

This application is part of the potential development of 32.86 acres for single-family homes on moderate density lots. Twenty-two acres of the proposed development area is already designated as Residential Moderate Density in the General Plan. This request is to amend the R-LM density designation on the southern 10.7 acres of this project to R-M. (In a separate application the owners are requesting to rezone the entire project area of 32.86 acres from Agricultural to Residential Moderate Density.)

**Commissioner McFadden moved to recommend approval to the City Council the General Plan Amendment for Kapp Legacy from Residential Low Moderate Density (R-LM) to Residential Moderate Density (R-M) for 10.7 acres at approximately 972 E South Weber Drive, applicants Thomas Hunt, Korey Kap. Commissioner Skola seconded the motion. Commissioner Losee called for the vote. Commissioners Losee, McFadden, and Skola voted aye. Commissioner Boatright vote nay. The motion carried 3 to 1.**

**Commissioner Skola moved to open the public hearing for zone change amendment. Commissioner Boatright seconded the motion. Commissioner Losee called for the vote. Commissioners Boatright, Losee, McFadden, and Skola voted aye. The motion carried.**

----- **PUBLIC HEARING** -----

**6. Public Hearing for Zone Change Amendment**

Community Development Manager Lance Evans explained this is a request to amend the South Weber City Zoning Map from A (Agricultural Zone) to R-M (Residential Moderate Zone) on approximately 27.6 acres located at approximately 972 E. South Weber Drive.

**Gordon Smith of South Weber City** asked if there is an environmental study on this property.

**Commissioner Boatright moved to close the public hearing for Zone Change Amendment. Commissioner Losee seconded the motion. Commissioner Losee called for the vote. Commissioners Boatright, Losee, McFadden, and Skola voted aye. The motion carried.**

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

Community Development Director Lance Evans conveyed that if the rezone is approved, extensive studies will be conducted on the property. Commissioner Losee requested that the developer provide a traffic study when the subdivision is presented to the Planning Commission. Commissioner Boatright expressed support for the zone change request.

**7. Rezone Request for Kapp Legacy from (A) Agricultural Zone to (R-M) Residential Moderate Density Zone at approximately 972 E South Weber Drive, applicant Thomas Hunt, Korey Kap**

**Commissioner Skola moved to recommend approval to the City Council the Rezone Request for Kapp Legacy from (A) Agricultural Zone to (R-M) Residential Moderate Density Zone for 27.6 acres at approximately 972 E South Weber Drive, applicant Thomas Hunt, Korey Kap. Commissioner Boatright seconded the motion. Commissioner Losee called for the vote. Commissioners Boatright, Losee, McFadden, and Skola voted aye. The motion carried.**

**Commissioner Boatright moved to open the public hearing for Subdivision Code Amendment. Commissioner Losee seconded the motion. Commissioner Losee called for the vote. Commissioners Boatright, Losee, McFadden, and Skola voted aye. The motion carried.**

----- **PUBLIC HEARING** -----

**8. Public Hearing for Subdivision Code Amendment**

Community Development Manager Lance Evans explained South Weber City is required by the Utah State Code to allow more than one form of subdivision improvement guarantee. The code currently allows “Cash Escrow account or Letter of Credit guarantee with a federally insured financial institution.” City Staff is concerned that the letter of credit will not provide enough assurance to the city for the completion of a subdivision should it be required. Staff recommended allowing three options for improvement completion assurance.

- 1) cash escrow account guarantee with a federally insured financial institution, or 2) a cash bond with the city, or 3) a surety bond with a reputable bond provider who is licensed to issue surety bonds in the State of Utah. The code amendment to allow these three forms of assurance will better protect the city and assure completion of all subdivision improvements.

**(No Public Comment)**

**Commissioner Skola moved to close the public hearing for Subdivision Code Amendment. Commissioner Losee seconded the motion. Commissioner Losee called for the vote. Commissioners Boatright, Losee, McFadden, and Skola voted aye. The motion carried.**

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

**9. Code Amendment 11-8-3: Improvements Completion Assurance and Guarantee of Performance**

**Commissioner Boatright moved to recommend approval to the City Council for the Code Amendment 11-8-3: Improvements Completion Assurance and Guarantee of Performance. Commissioner McFadden seconded the motion. Commissioner Losee called for the vote. Commissioners Boatright, Losee, McFadden, and Skola voted aye. The motion carried.**

**REPORTS:**

**10. Commission: (None)**

**11. ADJOURN: Commissioner Boatright moved to adjourn the Planning Commission meeting at 6:39 p.m. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.**

APPROVED: Julie Losee Date 2.13.25  
Chairperson: Julie Losee

Michelle Clark  
Transcriber: Michelle Clark

Attest: Raelyn Boman  
Deputy Recorder: Raelyn Boman