

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 13 February 2025

TIME COMMENCED: 6:01 p.m.

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

PRESENT:

COMMISSIONERS:

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

DEPUTY RECORDER:

Raelyn Boman

FINANCE DIRECTOR:

Brett Baltazar

CITY ENGINEER:

Brandon Jones

**COMMUNITY DEVELOPMENT
MANAGER:**

Lance Evans

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Elizabeth Rice, Blair Halverson, and Rod Westbrook

Commissioner Losee called the meeting to order, welcomed those in attendance, and excused Commissioner Boatright 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).

Paul Sturm of South Weber City expressed concern regarding agenda item #8 for the preliminary subdivision plat for the Gateway Subdivision, the information on page 17 conflicts with the established zoning of CH and the existing development agreement. It now categorizes the 13 pads as "Condominiums".

ACTION ITEMS:

3. Approval of Consent Agenda

- 12 December 2024 Minutes

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

4. Acknowledgement of re-appointed PC members Gary Boatright, and Marty McFadden as per appointed by Mayor Westbrook.

Commissioner Losee moved to reappoint Gary Boatright, and Marty McFadden for a three-year term beginning February 2025 to February 2028. Commissioner Roberts seconded the motion. Commissioner Losee called for the vote. Commissioners Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

5. Elect Chair and Vice Chair

Commissioner Losee informed whoever is elected the Chair and Vice Chair of the Planning Commission will attend an extra Code Committee meeting once a month.

Commissioner Losee moved to elect Chad Skola as Chair and Gary Boatright as Vice Chair for the Planning Commission. Commissioner McFadden seconded the motion. Commissioner Losee called for the vote. Commissioners Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

Commissioner Skola moved to open the public hearing for the rezone for South Weber Gateway Development Agreement at approximately, 2557 South Weber Drive, applicant South Weber City. Commissioner McFadden seconded the motion. Commissioner Losee called for the vote. Commissioners Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

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

6. Public Hearing for Rezone for South Weber Gateway Development Agreement at approximately, 2557 South Weber Drive, applicant South Weber City

Community Development Manager Lance Evans explained this is a zone change request to change the zoning of 0.2 acres from R-5 (SG) Residential Multi-Family to Highway Commercial (C-H) on a 10.731-acre parcel. He then reviewed the 2nd, 3rd, and 4th amendment identified on the site plan.

Commissioner Skola asked if there was any public comment.

Elizabeth Rice of South Weber City questioned the location of the 800 sq. ft. of property that is to be rezoned. Lance explained that the rezone is a result of the shift of the property that is all within the development.

Commissioner Roberts moved to close the public hearing for South Weber Gateway Development Agreement at approximately, 2557 South Weber Drive, applicant South Weber City. Commissioner Losee seconded the motion. Commissioner Losee called for the vote. Commissioners Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

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

7. Rezone for South Weber Gateway Development Agreement at approximately, 2557 South Weber Drive, applicant South Weber City

Commissioner McFadden moved to recommend to the City Council the approval of the rezone for South Weber Gateway Development Agreement at approximately, 2557 South Weber Drive, applicant South Weber City. Commissioner Roberts seconded the motion. Commissioner Losee called for the vote. Commissioners Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

8. Preliminary Subdivision Plat for Gateway Subdivision, 2557 South Weber Drive, applicant Justin Nielson, Stillwater Construction

The South Weber Gateway Development was approved as a Development Agreement (DA) and has had several revisions. The current owner has submitted the preliminary plat application as the next step in the development process for this project. This is the second of five major steps in the development process for the South Weber Gateway project.

Project Information	
Project Name	Gateway Preliminary Subdivision
Site Location	2557 E South Weber Drive
Tax ID Number	130340068
Applicant	Justin Nielson, Stillwater Construction
Owner	Stillwater Construction
Proposed Actions	Preliminary Plat Approval
Current Zoning	C-H and R-5(SG)
General Plan Land Use Classification	Highway Commercial with Development Plan and Agreement Required
Gross Site	11.643 Acres
Number of Townhome Lots	57 lots
Commercial Lots	13 commercial pads, proposed for 16,292 SF of commercial area
Gross Density Calculation	6.3 dwelling units per acre

Community Development Manager Lance Evans explained the name of “Condominiums” is technically correct according to State code, but if there is confusion the Planning Commission has the option to change the name to “Commercial Condominium.” He added that city staff have reviewed and recommended approval.

Justin Nielson, of Stillwater Construction, said he is ready to go with this project. Commissioner Roberts asked about the hillside retainage. Mr. Nielson explained there will be retainage, and it is called out on the construction drawings. CMT and engineers will be onsite when the wall is built. City Engineer Brandon Jones stated the developer will need to turn in a stamped design for the retaining wall. Commissioner Roberts asked if there is any fencing between commercial and residential. Mr. Nielson replied there is fencing. Commissioner Losee added at one time it was discussed to install a berm and fencing. Mr. Jones stated the plans identify masonry fence between commercial and residential. Commissioner Roberts asked who maintains the landscape. Mr. Nielson replied there will be an organization who maintains the landscape not the city or

UDOT. Discussion took place regarding the commercial area. Mr. Nielson declared there is no specific commercial at this time, but he is anxious to get the project underway to solicit the right kind of commercial.

Commissioner Losee moved to approve the Preliminary Subdivision Plat for Gateway Subdivision, 2557 South Weber Drive, applicant Justin Nielson, Stillwater Construction with the addition of labeling documents from “Condominiums” to “Gateway Commercial Condominiums.” Commissioner Roberts seconded the motion. Commissioner Losee called for the vote. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

9. Ethics, Conflict of Interest, and Open Meeting Act Training

Mr. Evans reviewed Title 10, Chapter 3 and explained the Planning Commission consists of five (5) members appointed by the Mayor with the advice and consent of the City Council. Their responsibilities include matters pertaining to: a) the use and zoning of land for private or public purposes; b) the location, widening, narrowing, abandonment, extensions or relocation of proposed or existing streets; c) the location of public buildings, parks or open spaces; and d) the subdivision of land, including the location and extent of public or private utilities. Members of the Planning Commission shall serve a term of three (3) years and shall not serve more than two (2) consecutive terms. No former member of the Planning Commission shall be eligible for re-appointment unless one year has passed since that former member last served on the Planning Commission. A Planning Commission member shall be required to attend at least seventy-five percent (75%) of the meetings during a calendar year, otherwise removal from the Planning Commission by the Mayor shall be considered. The Planning Commission shall elect one of its members to act as chairperson and another of its members to act as vice chairperson. The term of the chairperson and vice chairperson shall begin upon election and continue until a new or continuing chair and vice chair are elected the following year. No member shall be permitted to serve as chairperson or vice chairperson for more than two consecutive terms.

The Planning Commission Powers and Duties include:

1. Prepare and recommend a general plan and amendments to the general plan to the City Council.
2. Recommend Land Use Ordinances and maps, and amendments to Land Use Ordinances and maps, to the City Council.
3. Administer provisions of this land use title as specifically provided in this land use title.
4. Recommend subdivision regulations and amendments to the City Council.
5. Recommend approval or denial of subdivision applications.
6. Advise the City Council on matters as directed by the City Council.
7. Hear and decide conditional use permits as assigned by city code; and
8. Exercise any other powers necessary to enable it to perform its function.

Commissioner Losee suggested adding attendance of the chair and vice chair at the Code Committee Meetings to the Planning Commission by-laws. It was stated the Code Committee may not always exist and it may not be necessary to include it in the by-laws.

Mr. Evans reviewed the motion process as well as discussed public clamor verses the Planning Commission following city code.

Commissioner Losee suggested more detail on city agendas. The Planning Commission agreed.

REPORTS:

10. Commission:

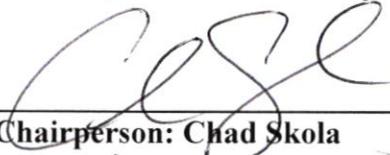
Commissioner Skola: expressed the Storage Units need to be reminded of their snow removal responsibilities.

Commissioner Losee: discussed the staging area along 2700 East by the church needs to be cleaned up. Mayor Westbrook stated the city has contacted UDOT concerning this eye sore.

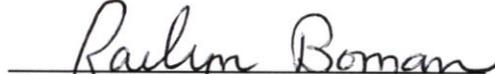
Commissioner Skola: stated construction vehicles have been using Harper Way. Mr. Evans noted they have been reminded of that. Commissioner Skola stated General RV is open and looks nice.

Commissioner McFadden: reported individuals are concerned and requested moving flashing lights for school zone further west on Lester Drive. Mr. Evans will report to city staff for review.

11. ADJOURN: Commissioner Skola moved to adjourn the Planning Commission meeting at 7:10 p.m. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

APPROVED:  Date 13-Feb-25
Chairperson: Chad Skola


Transcriber: Michelle Clark

Attest: 
Deputy Recorder: Raelyn Boman