

# **SOUTH WEBER CITY PLANNING COMMISSION MEETING**

**DATE OF MEETING:** 13 March 2025

**TIME COMMENCED:** 6:04 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  
Chad Skola**

**DEPUTY RECORDER:**

**Raelyn Boman**

**COMMUNITY DEVELOPMENT  
MANAGER:**

**Lance Evans**

**Minutes:** Michelle Clark

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**ATTENDEES:** Paul Sturm, Rod Westbroek, Baylee Jensen, Justin Eisert, Teresa Eisert, Cooper Eisert, Stanley Cook, Michael Grant, Bridgette Brown, Landon Brown, Jose Chitica, Krystal Chitica, and Gary Eisert, Tim Grubb, Zach Dastrup, and Layne Kap.

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

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

**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).

**Lynn Poll of South Weber City** expressed the State of Utah has encouraged cities to conserve water. He added South Weber City code requires a 7' wide park strip which requires more water. He suggested the Planning Commission amend the code to allow for smaller park strips and thus conserving water.

**ACTION ITEMS:**

**3. Approval of Consent Agenda**

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**Commissioner Losee moved to approve the consent agenda as amended. Commissioner McFadden seconded the motion. Commissioner Skola called for the vote. Commissioners Losee, McFadden, Roberts, and Skola voted aye. Commissioner Boatright abstained as he was excused from the meeting. The motion carried.**

**Commissioner Boatright moved to open the public hearing for rezone of Stan Cook property located at approximately 6966 South 725 East, applicant Layne Kap. Commissioner Roberts seconded the motion. Commissioner Skola called for the vote. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.**

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

**4. Public Hearing for Rezone of Stan Cook property located at approximately 6966 South 725 East, applicant Layne Kap.**

Community Development Manager Lance Evans explained this rezone request will allow for the subdivision of the 6.6 acres for single-family home development. The proposed development is for 12 single-family lots which is a density of 1.8 dwelling units per acre and matches the Projected Land Use Map density of R-LM. This is similar and compatible with the lots to the north and west. 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). The rezone area is east and south of existing residential development. There will be two access points from these existing neighborhoods. The project will also have to provide stub streets to access property to the east and south in the future.

Commissioner Skola asked if there was any public comment.

**Justin Eisert of Washington Terrace** announced his excitement for this development which will allow him to move back to South Weber City to raise his family.

**Scott Spainhower of South Weber City** questioned the density of this subdivision and requested further clarification.

**Zac Dastrip of South Weber City** queried on what the R-M Zoning allows.

**Commissioner McFadden moved to open the public hearing for rezone of Stan Cook property located at approximately 6966 South 725 East, applicant Layne Kap. Commissioner Losee seconded the motion. Commissioner Skola called for the vote. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.**

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

Layne Kap of South Weber City is helping Stan Cook to develop more of his property. This subdivision will be for single-family homes, which fits in with surrounding developments. Commissioner Losee queried on the density. Mr. Evans replied the R-M zone will allow for 1.8 dwelling units per acre, but because of the road configuration it will match the density for the R-LM Zone. It was stated this rezone is a request for the R-M Zone and not the R-LM Zone. Mr.

Kap stated the engineering has been completed for the concept drawing in the packet and is not going to change.

**5. Rezone of Stan Cook property located at approximately 6966 South 725 East, parcel# 132750011, and 132750004. The purpose is to review an application to change the zoning on 6.6 acres from A (Agricultural) to R-M (Residential Moderate Density), applicant Layne Kap**

Commissioner Boatright moved to recommend to the City Council the rezone of Stan Cook property located at approximately 6966 South 725 East, parcel #132750011 and 132750004, 6.6 acres from A (Agricultural) to R-M (Residential-Moderate) Density for applicant Layne Kap. Commissioner Roberts seconded the motion. Commissioner Skola called for the vote. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

Mr. Kap thanked the Planning Commission for their time and effort.

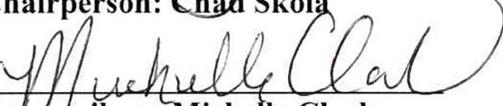
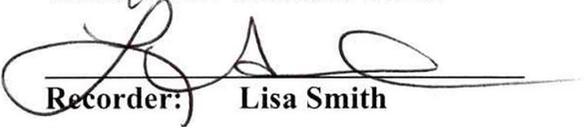
**REPORTS:**

**6. Commission**

**Commissioner Skola:** May 9-11 Spring Conference in Logan for all commissioners. Commissioners Skola and McFadden confirmed that they will be attending.

**Commissioner Losee:** announced this agenda item will go before the City Council in April.

**7. ADJOURN:** Commissioner Boatright moved to adjourn the Planning Commission meeting at 6:34 p.m. Commissioner Roberts seconded the motion. A roll call vote was taken. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

APPROVED:  Date 4-10-25  
 Chairperson: Chad Skola  
  
 Transcriber: Michelle Clark  
 Attest:   
 Recorder: Lisa Smith