

# SOUTH WEBER CITY PLANNING COMMISSION MEETING

**DATE OF MEETING:** 12 September 2019

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

**LOCATION:** South Weber City Office at 1600 East South Weber Drive, South Weber, UT

**PRESENT: COMMISSIONERS:**

**Tim Grubb  
Debi Pitts  
Rob Osborne  
Wes Johnson  
Taylor Walton**

**CODE ENFORCER:**

**Chris Tremea**

**CITY PLANNER:**

**Barry Burton**

**CITY ENGINEER:**

**Brandon Jones**

**DEVELOPMENT COORDINATOR:**

**Kimberli Guill**

**Transcriber:** Minutes transcribed by Michelle Clark

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**ATTENDEES:** Landy Ukena, Blair Halverson, David Hoggan, Michael Grant, Kathy Devino, Paul Sturm, Russ East, Tammy East, Jacqui Layton, Ember Davis, Mike Sampson, Jo Sjoblom, Haley Alberts, Mindi Smith, Amy Mitchell, Janette McEntire, Julie Losee, Sandra Layland, Mike Skousen, Jacob McReaken, Chris Tremea, Brian Poll, Sherrie West, Farrell Poll, Quin Soderquist, and Brandon Alberts.

**PLEDGE OF ALLEGIANCE:** Commissioner Johnson

Commissioner Osborne explained the changes to the Planning Commission agenda. He said the work meeting has been eliminated and public comment will be held at the beginning of the meeting, similar to the City Council agenda.

**PUBLIC COMMENT:**

- a. Please state your name and address**
- b. Please keep public comments to 3 minutes or less per person**
- c. Please address the entire Planning Commission**
- d. Planning Commission will not respond during the public comment period**

**Mindi Smith, 2440 E. 8100 S.,** is concerned about decisions the city is making, especially when it comes to rezones. She is also concerned about blanketing commercial property with a mixed-use overlay option, building unwanted new massive roads, tax payers paying for upgraded sewer

capacity, and not making developers accountable for development and conditional use agreements. For example, many individuals living near the soccer complex feel the developer hasn't been held accountable to the conditional use permit for that facility as well as items that they feel were left out of the conditional use permit. She addressed the Lofts at Deer Run and stated after listening to Planning Commission minutes, she thought Commissioner Osborne wanted a conditional use agreement to maintain control of the development. She questioned how much money is being spent on these two projects and whether the good outweighs the bad. She pointed out the by taking the commercial overlay zone out of the general plan and replacing it with a mixed use overlay, she would argue that the only place those kind of buildings seem appropriate is on the eastern end of South Weber Drive with the hill behind or in the gravel pit. She asked the Planning Commission to not allow any more three-story buildings, with 10% green space, and 10 ft. setbacks. She doesn't feel there are enough jobs, college campus, tracks station, or hospitals near enough for a walking and riding bicycle community in South Weber. She proclaimed South Weber is a small town that we all know and care about. She feels there should be some amount of concern and greater effort on the Planning Commission's part for balancing developer rights and values but also protecting all of the citizen's rights and values as well.

**(SEE ATTACHED)**

**Haley Alberts, 7560 S. 1740 E.,** explained she has received feedback from citizens concerning the general plan survey on the city website. Individuals are complaining it isn't user friendly. She would also like to know when the comments will be reviewed and by whom. She said most people like the comment area. She suggested a pros and cons area. She asked if there is a way after submitting a survey that you can go back and edit it.

**Michael Grant, 2622 Deer Run Drive,** discussed keeping South Weber nice, quiet, and pristine. He understands growth is happening. He would like to see growth controlled with more quality homes verses high density. He feels with the proper control the city will not need a several South Bench Drives.

**Ember Davis, 7362 S. 2050 E.,** moved to South Weber about four years ago. She enjoys the mountain views, small town feel, driving down South Weber Drive, wide open spaces, and even the chickens. She is disheartened by the general plan. Up until a few months ago her plan was to retire in this community, but after reviewing the general plan, her mind is changing. She pointed out in the current general plan 0% of land is agricultural. She questioned why that decision isn't left to the landowner. She would like to see this land protected instead of overdeveloped. She feels development should be done conservatively so that individuals can enjoy opens space and a small-town feel. She is concerned about sensitive land areas being converted to commercial highway. She announced according to the Intergovernmental Panel on Climate Change (IPCC), we only have fifteen years before the earth enters irreversible damage. She believes this small community can make small contributions to the overall good that can make a difference. She knows there are hundreds of acres of agricultural property that can be preserved and developed conservatively. Her favorite quote from her favorite movie "Gone with the Wind" is "Land is the only things in the world worth workin' for, worth fightin' for, worth dyin' for, because it's the only thing that lasts". She feels the land of South Weber is far more valuable than monetary gain from over development. She implored the Planning Commission to not sell our home to the highest bidder. **(SEE ATTACHED)**