

# **SOUTH WEBER CITY PLANNING COMMISSION MEETING**

**DATE OF MEETING:** 12 January 2023

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

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

**PRESENT:**

**COMMISSIONERS:**

**Gary Boatright  
Jeremy Davis  
Julie Losee  
Marty McFadden  
Taylor Walton**

**COMMUNITY SERVICE DIRECTOR:** Trevor Cahoon

**DEVELOPMENT COORDINATOR:** Kimberli Guill

**Minutes:** Michelle Clark

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**ATTENDEES:** Blair Halverson, Michael Grant, Paul Sturm, and Jim Weddington.

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

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

**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**

- 8 December 2022 Minutes

**Commissioner Losee moved to approve the consent agenda as written. Commissioner McFadden seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, and McFadden voted aye. Commissioner Walton abstained as he was excused from the meeting. The motion carried.**

**4. Public Hearing and Action on: Ordinance 2023-02: Amendments to Residential Multi-Family (R-7) to Residential Multi-family (R-5), Adoption of Strategic Growth Overlay**

**Zone (SG), and Rezone Parcels 13-018-0084 & 13-034-0068 from (R-7) to (R5-SG). (Moved to February 9, 2023 Meeting)**

Jim Weddington, of Farmington City, property owner on corner of 2100 East & South Weber Drive near the two parcels listed queried on the agenda item. Community Services Director Trevor Cahoon explained Ordinance 2023-02 including defining R-7 and R5-SG. Mr. Weddington stated he has questions concerning the type of uses that can be developed on his property. Mr. Cahoon replied he is welcome to set up a meeting with him.

**Commissioner Walton moved to open the public hearing for Ordinance 2023-03: Moderate Income Housing Updates. Commissioner Boatright seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, McFadden, and Walton voted aye. The motion carried.**

**\*\*\*\*\* PUBLIC HEARING \*\*\*\*\***

**5. Public Hearing & Action on ORD 2023-03: Moderate Income Housing Updates**

Community Services Director Trevor Cahoon explained House Bill 462 - Utah Housing Affordability Amendments became law on June 1st, 2022. HB 462 creates new and modifies existing requirements for certain municipalities. The Moderate-Income housing plan provisions apply to the same list of cities as SB 34 applied to. Approved during the 2022 General Session, the "Utah Housing Affordability Amendments" modified many of the provisions related to affordable housing that were in the 2010 SB 34 legislation.

Mr. Cahoon added highlights of HB 462 are as follows:

- Clarifies MIH requirement and timing to amend your General Plan
- Requires the inclusion of an implementation plan to bring the MIH element to life
- Amends the list of strategies to use
- Outlines the annual reporting requirement
- Adds priority incentives/restrictions for compliance with the MIH requirement

The inclusion of the moderate-income housing element within a county or municipal General Plan is based on population. If the population of the municipality is at least 5,000 people, the General Plan must include this element. For counties, the total county population must be at least 40,000 people with at least 5,000 people in the unincorporated portion.

In order to ensure that jurisdictions are not only envisioning the increase of moderate-income housing but establishing concrete steps to make it happen, HB 462 amends the code to require the inclusion of an implementation plan within the General Plan.

HB 462 has amended the list of strategies that municipalities and counties can consider and use within the moderate-income housing elements. Many of the previous strategies have been revised and/or combined to provide better clarity while a number of new strategies have been added for consideration. Strategies need actionable implementation steps.

After sending the approved items to the State, South Weber City was informed more detail was needed for Option B and so this portion has been amended and reads as follows:

**PRESERVING AND ENCOURAGING MODERATE INCOME HOUSING:**

There are many factors that affect the cost of housing. It is the duty and responsibility of the City to take necessary steps to encourage moderate income housing.

Utah Code Annotated 10-9a-403 (2) (b) (iii) requires the City to choose at least three from a list of 23 ways, A through W, in which it can and will pursue the encouragement of moderate-income housing in the next five years. South Weber chooses the following:

(B) Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing.

Implementation Plan:

Winter 2023 – Adoption of Transportation Master Plan

Spring 2023 – Adoption of Water Capital Facilities Plan

Summer 2023 – Adoption of Sewer Capital Facilities Plan

Summer 2023 – Update Storm Water Capital Facilities Plan

Winter 2024 – Begin Process of updating City's General Plan

Fall 2024 – Adopt Updated General Plan with infrastructure needs.

E) Create or allow for, and reduce regulations to, internal or detached accessory dwelling units in residential zones.

Implementation Plan:

Fall 2022 - Study options for allowing detached accessory dwelling units.

Winter 2023 - Discuss with City Council and Planning Commission the options that are available to allow detached accessory dwelling units.

Spring 2023 - Begin crafting a draft ordinance for detached accessory dwelling units.

Spring 2023 - Take the draft ordinance through the process.

(I) Amend land use regulations to allow for single occupancy developments.

Implementation Plan:

Complete July 2023 – Study residential zones for the inclusion of single occupancy developments as a permitted use.

Begin Winter 2023 – Determine other guiding materials and code that would be necessary to regulate single occupancy developments for South Weber City.

Begin Spring 2024 – Study locations to designate within the City's general plan for this use.

Complete Spring 2025 – Draft Ordinance for Planning Commission and City Council review and approval.

Commissioner Davis asked if there was any public comment. There was none.

**Commissioner Boatright moved to close the public hearing for Ordinance 2023-03: Moderate Income Housing Updates to include the city will look for areas that require moderate income housing and infrastructure needs. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, McFadden, and Walton voted aye. The motion carried.**

**\*\*\*\*\* PUBLIC HEARING CLOSED \*\*\*\*\***

Commissioner Boatright thanked those involved for their hard work on the Moderate Income Housing Plan. Commissioner Davis asked if the additional detail the state was asking for has been addressed. Mr. Cahoon replied the City has addressed concerns.

**Commissioner McFadden moved to recommend approval to the City Council for Ordinance 2023-03: Moderate Income Housing Updates to include the City will look for areas that require moderate income housing and the impact on infrastructure for those areas in the Winter of 2024. Commissioner Walton seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, McFadden, and Walton voted aye. The motion carried.**

#### **6. Special Recognition for Outgoing Planning Commissioner Taylor Walton (2016-2023)**

Commissioner Davis thanked Commissioner Taylor Walton for his many years of service. Mr. Cahoon presented him with a gift as a token of the City's appreciation. Commissioner Walton thanked those he has been able to work with over the years.

#### **PLANNING COMMISSION COMMENTS:**

**Commissioner McFadden:** acknowledged his appreciation for Commissioner Walton and his objectivity.

**Commissioner Losee:** invited Commissioner Walton to attend meetings in the future to give his public comment. She inquired as to whether or not the Planning Commission is invited to attend the 2023 City Council Planning Retreat. Mr. Cahoon reported the Planning Commission will not be invited this year, but it is an open meeting that will take place January 27-28.

**Commissioner Davis:** thanked Commissioner Walton for everything as he has enjoyed getting to know him. He appreciated his passion and deep understanding brought to the commission. He noted he attended City Council meeting on January 10, 2023 to announce the Planning Commission's goals for 2023. He requested the Planning Commission receive a copy of the City Council's priority list. He wanted the Council to be aware of the Planning Commission's focus on sensitive land areas and water use to the Council. He requested an agenda item to be included on the agenda for Code Committee update, as well as minutes from Code Committee meetings being given to the Commission. He suggested the Planning Commission receive a copy of the meeting minutes from the Code Commission. He also requested better communication between the City Council and Planning Commission. Commissioner Boatright reminded the Planning Commission they are advisor's to the City Council as to what they want them to review. Commissioner Walton recommended actions from City Council be put together in the form of a memo to the Planning Commission. Mr. Cahoon suggested the Planning Commission chair, Mayor, and City Staff discussion options to breakdown communication errors.

Commissioner Davis asked the Commission if there is anything specific they would like to review for sensitive land areas or water use. Commissioner McFadden understands there is aggressive development on the top of the hillside in Layton City coming toward South Weber City and recommended the City stay ahead of what is going on up there. He included the City needs to look at future plans for Parsons Gravel Pit. Commissioner Walton suggested the City delineate hazard areas for sensitive land use maps. He suggested the City discuss urban and

wildland interface and how to protect it. Mr. Cahoon announced the City is in the process of a Multi-Hazard Mitigation Plan. Commissioner Walton suggested the City continue to address concerns with dust mitigation and water issues. Commissioner McFadden discussed land owners who are required to use so much water to keep their water shares. He queried if the City can get involved. Commissioner Walton identified water rights being a State issue. Commissioner Walton suggested the City look at how they can contribute water preservation for the Great Salt Lake. Councilman Halverson acknowledged there is a fear of water shares being taken if they don't use them and it is not a fact but a fear out there.

**Commissioner Boatright:** thanked Commissioner Boatright for his service and especially his re-appointment. He added the City will miss his thoroughness and keen eye of which he has learned a lot from him.

**Trevor Cahoon:** Open Meeting Duties and Powers of Ethics Training will take place in February or March. He will inform the Commission of any upcoming training meetings as the Planning Commission is required to have four hours of training each year. A special meeting will be held February 26, 2023 at 6:00 p.m. with the RV Dealership. He thanked Commission Walton for his dedication and service on the Code Committee.

**ADJOURN:** Commissioner Losee moved to adjourn the Planning Commission meeting at 7:05 p.m. Commissioner Walton seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, McFadden, and Walton voted aye. The motion carried.

**APPROVED:**



2/9/23  
Date

Chairperson: Jeremy Davis



Transcriber: Michelle Clark

**Attest:**

Development Coordinator: Kimberli Guill



**From:** [RaChelle Udy](#)  
**To:** [Public Comment](#)  
**Subject:** Handicap parking spots need to be better marked  
**Date:** Tuesday, January 10, 2023 9:45:10 PM  
**Attachments:** [IMG\\_9844.PNG](#)

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Can you tell this is a handicap parking space in front of the State Farm building? Last week, I was parked here and was left a sarcastic note on my door handle assuming I was not being considerate of handicapped people. It was dark and had been raining, just as it is tonight. Honestly, I did not see this was a handicapped parking space. And I am not the type of person who purposefully parks in handicap spaces. With that said, I noticed a problem with these handicap spaces: when it is dark/raining or snowing, there is no way to tell these spots are designated for handicapped. Unlike the last two pictures I posted, there are no posted visible signs for days like today, when the weather inhibits a person's view. I don't know who needs to see this, but the city, or building manager or Jay Carnahan/State Farm need to install posted handicap signs for all weather. Hoping this can make some changes and help those who need the use of those handicapped parking spaces.

Thanks, Ra'Chelle Mattsson  
South Weber resident

[Sent from Yahoo Mail for iPhone](#)



Some people are  
actually Handicap,

Be Considerate  
in the New Year







