

# SOUTH WEBER CITY PLANNING COMMISSION MEETING

**DATE OF MEETING:** 22 February 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  
Chad Skola**

**COMMUNITY DEV MGR**

**Lance Evans**

**CITY ENGINEER:**

**Brandon Jones**

**CITY ATTORNEY:**

**Jayne Blakesley**

**DEPUTY RECORDER:**

**Raelyn Boman**

**CITY RECORDER:**

**Lisa Smith**

**Minutes:** Lisa Smith

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**ATTENDEES:** Paul Sturm, Rod Westbroek, Matt Hawk, and Liz Buchanan

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

1. **Pledge of Allegiance:** Commissioner Losee
2. **Public Comment:** Please respectfully follow these guidelines.
  - a. Individuals may speak once for 3 minutes or less: Do not remark from the audience.
  - b. State your name & city and direct comments to the entire Commission (They will not respond).

There were no public comments.

**ACTION ITEMS:**

3. **Approval of Consent Agenda**
  - a. January 11, 2024 Minutes

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

**5. Public Hearing for Public Works Site Conditional Use Permit (CUP 24-01)**

City Engineer Brandon Jones reviewed the project’s history. This property was purchased several years ago, and the staff has been working toward designing a new public works’ facility. There will be two buildings and an additional storage structure. Everything is in full compliance with the city code. Community Development Manager Lance Evans agreed. Julie Losee welcomed Mr. Evans into his new position in the city. Mr. Jones identified the city, as the developer, is asking for an exception to the buffer zone requirement. There is currently a 6- foot masonry fence and the city proposes to maintain 6-foot rather than 8-foot. The grade will be nearly two feet higher, and the fence atop would be near the 8-foot height.

**Commissioner Boatright moved to open the public hearing. Commissioner McFadden seconded the motion. A vote was called for by the chair. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.**

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

**Matt Hawks, South Weber,** asked how General RV will access their property.

**Commissioner McFadden moved to close the public hearing. Commissioner Skola seconded the motion. A vote was taken. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.**

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

**6. Review and Action CUP Public Works Site**

Mr. Jones answered the question regarding the RV site which will be located north of the public works site. He mentioned the site plan has not been approved yet but the plan for their access is from South Weber Drive and through the public works’ site. There will be a gate on the north property line between the two parcels. Commissioner Losee asked for details on Kingston Drive. It will be paved and 26-feet across with a locked swing gate. Commissioner Roberts asked if the RV company can choose to use Kingston. Commissioner Losee reminded the Planning Commission that the project will come forward later and primary access can be addressed then. This meeting is solely for the Public Works site. The entrance from South Weber Drive will also be 26-feet and have two lanes. There will not be a turning lane. It is not required by UDOT though it is a possibility in the future. Commissioner McFadden asked about traffic study results. Mr. Jones replied that a trip generation was done and provided in the staff report in the packet. Commissioner McFadden then inquired about mitigating any detriment to the nearby residents. Mr. Jones stated that the buildings were placed in the center of the lot as far from the homes as possible. Masonry fence also provides screening, and the lighting will be dark sky compliant. There will be impact but the city has tried to minimize it as much as possible. Commissioner Skola asked if the requested fencing variance will significantly increase the noise. Several Commissioners indicated the air force jets from Hill Airforce Base will create much more noise. The Commission was concerned with the bare ground and how it will be utilized and possible dumping or unsightly appearance. Fencing continued to cause confusion, so Mr. Jones highlighted on the map the various existing and proposed fencing and delineated which will be masonry and which chain link. Commissioner Losee asked about the expanded basin and if Harper Way will be extended. Mr. Jones

assured the basin is part of the project and Nilson Homes will be completing Harper Way as already approved in the Riverwood Subdivision. Commissioner Boatwright mused whether the city would have added a second entrance if it were not required. He strongly suggested a review of the open land area in case it begins to get unsightly.

**Commissioner McFadden moved to recommend to City Council approval of the conditional use permit for the public works site with the following conditions.**

- **If the undeveloped area east of the structures begins to be utilized, the Planning Commission shall review the conditions and a fence may be required.**

**Commissioner Skola seconded the motion. A roll call vote was taken. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.**

#### 7. Public Works Site & Improvement Plans

**Commissioner Boatright moved to recommend to the City Council approval of the Public Works Site & Improvement Plans. Commissioner Skola seconded the motion. A roll call vote was taken. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.**

#### TRAINING:

##### 8. Ethics

City Attorney Jayme Blakesley presented training on ethics. He compared surfing big waves to ethics with the motto “Surf the big waves but live to surf (serve) again tomorrow”. He shared examples of violations from the news in Utah as he covered the six big waves (prohibitions) to watch out for:

1. Use of office for personal benefit.
2. Compensation for transaction involving city.
3. Interest in business regulated by city.
4. Interest in a business doing business with the city.
5. Conflict of interest involving duties.
6. Inducing violation of the act.

#### REPORTS:

9. New Business (None)

10. Commission & Staff (None)

11. **Adjourn: Commissioner Losee moved to adjourn the Planning Commission meeting at 7:05 p.m. Commissioner Boatright seconded the motion. A vote was taken. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.**

**APPROVED:** \_\_\_\_\_ **Date** 03-14-2024  
Chairperson: Julie Losee

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Attest: Deputy Recorder: Raelyn Boman