

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 11 April 2024

TIME COMMENCED: 6:00 p.m.

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

PRESENT:

COMMISSIONERS:

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

CITY ENGINEER:

Brandon Jones

DEPUTY RECORDER:

Raelyn Boman

CITY RECORDER:

Lisa Smith

**COMMUNITY DEVELOPMENT
MANAGER:**

Lance Evans

Minutes: Michelle Clark

ATTENDEES: Michael Grant, Paul Sturm, and Blair Halverson.

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

1. Pledge of Allegiance: Commissioner McFadden

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

- 22 February 2024 Minutes

Commissioner McFadden moved to approve the consent agenda as written. Commissioner Skola seconded the motion. A roll call vote was taken. Commissioners McFadden, Roberts, and Skola voted aye. The motion carried.

Commissioner McFadden moved to open the public hearing for Moderate Income Housing Amended Plan. Commissioner Roberts seconded the motion. A roll call vote was taken. Commissioners McFadden, Roberts, and Skola voted aye. The motion carried.

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

4. Public Hearing for Moderate Income Housing Amended Plan

Community Development Manager Lance Evans explained the Planning Commission reviewed the Moderate-Income Housing (MIH) Plan Amendments necessitated by review of the Department of Workforce Services and made a recommendation on amendments that need to be made due to new State legislation. 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 chose 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 (Amendment Recommendation from Planning Commission: looking at areas of moderate-income housing and the impact to the infrastructure associated with those areas.)
- 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 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.

In August 2023, the Planning Commission endorsed all proposed strategies, empowering the City Council to decide. Due to inactivity on Strategy I, the city was found non-compliant in the Moderate-Income Housing Report with the State of Utah. Strategy I was replaced with Strategy F in the updated plan reflecting 2020 Census data.

Commissioner Skola asked if there was any public comment.

Paul Sturm of South Weber City stated he has questions and concerns regarding the way in which the material shown is presented for agenda item #4 (Moderate Income Housing Amended Plan).

Commissioner Roberts suggested the dates in the plan be reviewed to make sure they are correct. Mr. Evans said he will double-check the dates. It was suggested the dates be amended to quarters for better clarity. The Commission agreed to make sure the plan fulfills the State requirement and then be more specific in the city's general plan.

Commissioner McFadden moved to close the public hearing for Moderate-Income Housing Amended Plan. Commissioner Roberts seconded the motion. A roll call vote was taken. Commissioners McFadden, Roberts, and Skola voted aye. The motion carried.

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

5. Moderate Income Housing Amendment Review and Action

Commissioner McFadden moved to approve the Moderate-Income Housing Amended Plan to include amending the dates to a quarterly format. Commissioner Roberts seconded the motion. A roll call vote was taken. Commissioners McFadden, Roberts, and Skola voted aye. The motion carried.

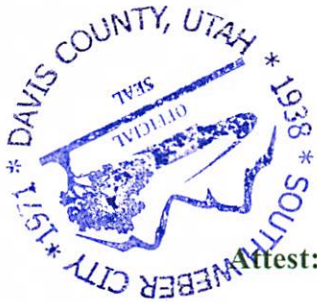
REPORTS:

6. Commission

Commissioner Skola: reported he attended a recent seminar in which the public hearing process was discussed and specifically who has the right to make public comment under Utah law. Mr. Evans expressed in a public hearing anyone can give public comment. He then discussed the difference between public meeting verses public hearing.

7. ADJOURN: **Commissioner Roberts moved to adjourn the Planning Commission meeting at 6:33 p.m. Commissioner McFadden seconded the motion. A roll call vote was taken. Commissioners McFadden, Roberts, and Skola voted aye. The motion carried.**

APPROVED: Julie Losee Date 5.23.24
Chairperson: Julie Losee



Michelle Clark
Transcriber: Michelle Clark

Lisa Smith
Recorder: Lisa Smith

Attest: