

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 11 July 2024

TIME COMMENCED: 6:17 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**

CITY RECORDER:

Lisa Smith

DEPUTY RECORDER:

Raelyn Boman

**COMMUNITY DEVELOPMENT
MANAGER:**

Lance Evans

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Blair Halverson, Chris Cane, Jayson Hocur.

Commissioner Losee 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

- **23 May 2024 Minutes**

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

Commissioner McFadden moved to open the public hearing for Coopers Landing Rezone Request. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

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

4. Public Hearing for Coopers Landing, Request of Rezone

Community Development Manager Lance Evans explained this is a rezone request at approximately 6525 S. 475 East from Agriculture (A) to Residential Multi-Family (R-5) by Applicant Shane Turner. This is an area in the General Plan that is at the discretion of the City Council to grant a rezone to Residential Multi-Family (R-5). The request to rezone to R-5 would allow for the development of approximately 10 dwelling units on the 2.2-acre parcel if approved. The rezone request is separate from any site plan or other approvals. The consideration of the change to the R-5 zone district needs to factor in all potential uses as outlined in the Land Use Matrix for the R-5 zone.

Chris Cave, of Reeve and Associates, on behalf of Nilson Homes, discussed the history of the property and identified the area on the map for access. He opined this is the best use for the property. He added the townhomes will be multi-faced and not flat like the townhomes behind this property.

Commissioner Losee asked if there was any public comment.

Paul Sturm of South Weber City voiced concern regarding material presented in the packet. He queried if the rezone request is from Agriculture (A) to Residential (R-5) or R-1 to R-5.

Commissioner Skola moved to close the public hearing for Coopers Landing Rezone Request. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

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

Commissioner Losee questioned the projected land use map. Lance replied the projected land use map identifies the property as R-M. Commissioner Boatright does not favor a rezone without a conceptual plan. He added the entrance to General RV is north of this project. He would like to see what traffic is generated with General RV before deciding. Commissioner Losee asked if there has been a traffic study. Chris stated the concept has been submitted to the city and he identified the entrance being in front of 475 East and a hammer head turnaround on the map. He stated it meets the fire code. Commissioner McFadden questioned the vulnerability accommodating 11 structures verses 5 structures. Commissioner Losee is concerned about the density being too high and approving anything over 6 units. Commissioner Skola preferred commercial for this area. Commissioner Roberts is concerned about the impact to General RV. Chris noted construction of anything commercial oriented on this property will increase the traffic. Commissioner Losee voiced her concerns with access to the property and parking. Commissioner Boatright conveyed if this rezone request were in line with the general plan, he

McFadden expressed this rezone request is the best use for this space. Further discussion took place regarding the general plan being amended in the near future.

5. Rezone of Coopers Landing from R1 to R5

Commissioner McFadden moved recommend approval to the City Council for the rezone request from R1 to R5 for Coopers Landing Request located at 6525 S. 475 East based on findings and status from staff report. Commissioner Skola seconded the motion. A roll call vote was taken. Commissioners McFadden, Roberts, and Skola voted aye. Commissioners Boatright and Losee vote nay. The motion carried 3 to 2.

REPORTS:

6. New Business

New Employee: Lance Evans reported there will be a new Community Development Technician who will begin this Monday.

Lighting at Storage Units: The lighting has been changed at the Storage Units, but there is still ambient lighting. It was stated the weeds are overgrown along the park strip.

Extension of red striping (2700 East): Commissioner Losee queried if the city staff has reviewed the extension of the red striping along 2700 East. The electrical box cover is exposed. There are weeds. Contractors are straddling the curb along 2700 East.

Notification for tonight’s public hearing: Deputy Recorder Raelyn Boman stated notifications were sent out, published, city website etc. according to city code.

8. ADJOURN: Commissioner Boatright moved to adjourn the Planning Commission meeting at 7:25 p.m. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

APPROVED: Julie Losee Date 9.12.24
Chairperson: Julie Losee

Michelle Clark
Transcriber: Michelle Clark

Attest: Raelyn Boman
Deputy Recorder: Raelyn Boman