

# SOUTH WEBER CITY PLANNING COMMISSION MEETING

**DATE OF MEETING:** 13 February 2020

**TIME COMMENCED:** 6:01 p.m.

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

**PRESENT: COMMISSIONERS:**

**Gary Boatright  
Tim Grubb  
Wes Johnson  
Rob Osborne  
Taylor Walton**

**CITY ENGINEER:**

**Brandon Jones**

**DEVELOPMENT COORDINATOR:**

**Kimberli Guill**

**Transcriber:** Minutes transcribed by Michelle Clark

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**ATTENDEES:** Kathy DeVino, Paul Sturm, Linda Marvel, Kristine Eker, Jeff & Stacey Eddings, Scott Mortensen, Mike Ford, Brianna Traverso, Alan Traverso, Blair Halverson, Dan Murray, Corinne Johnson, Julie Losee, Doug Bitton, Buster Delmonte, Ann Bitton, Susan Westbrook, Kathy Miller, Amy Mitchell, Randy Schreifels, Michael Grant, Elizabeth Rice, Jan Ukena, Joel Dills, Sandra Layland, and Tammy Long.

**1. PLEDGE OF ALLEGIANCE:** Commissioner Walton

**2. Recognition of Outgoing Planning Commissioner Debi Pitts:** Commissioner Osborne stated Commissioner Pitts was unable to attend tonight's meeting. This will be postponed until the next meeting.

**3. Appointment of Chair and Vice Chair**

**Commissioner Grubb moved to appoint Rob Osborne as Planning Commission Chairperson and Wes Johnson as Planning Commission Vice-Chairperson.** Commissioner Walton commented he would like to serve in one of those positions given this is his last year on the Planning Commission. **Commissioner Grubb moved to amend the motion to appoint Taylor Walton as Vice-Chairperson.** Commissioner Johnson seconded the motion. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

**4. Public Comment: Please respectfully follow these guidelines**  
**a. Individuals may speak once for 3 minutes or less**

- b. State you name and address**
- c. Direct comments to the entire Commission**
- d. Do not make comments from the audience**
- e. Note: Planning Commission will not respond during the public comment period**

Commissioner Osborne reminded everyone of public comment guidelines.

**Corinne Johnson, 8020 S. 2500 E.,** remarked the Facebook live-stream has approximately 400-500 views. As a result, she reminded everyone to speak clearly into the microphone. She commented the city is currently in the middle of updating the general plan and the public made it clear to have some type of moratorium or hold on development during this process. She voiced the public is concerned about the South Weber Transition Subdivision Plat (3 Lots) development and would request to table until the general plan land use portion is approved by Planning Commission and City Council. She asked that since the R-7 Zone is being rewritten, she requested not approving anything until those changes are made.

**Doug Bitton, 2635 E. 7800 S.,** appreciates the Planning Commission's service. He believes that the Planning Commission needs more information for city staff approval. He wants to make sure everything from city staff is in play including national fire code, etc. for approval process.

**Michael Grant, 2622 Deer Run Drive,** regarding the Dan Murray's development along the frontage road (2700 East), he wants to make sure costs are not passed onto citizens. He would like to know if the sewer system can withstand this development. He wants to make sure the car wash abides by EPA standards. He feels the developer needs to meet all requirements prior to rezone. He is concerned about the traffic created from the carwash and how it will increase congestion at Maverik. He suggested a right turn only out of Maverik onto 2700 East. He is not in favor of warehouse storage. He wants to make sure height restriction of the townhomes don't interfere with views. **(SEE ATTACHED)**

**Amy Mitchell, 1923 Deer Run Drive,** advised everyone to review Corinne Johnson's video concerning developments around South Weber City. She expects the development to be higher quality to entice people to stay long-term. She suggests limiting the amount of development from R-7 to R-5 or R-6. She is concerned about this development will affect the sewer system. She requested tabling until general plan amendments are completed and are adopted by the City Council.

**Kathy Devino, 2480 E. 8300 S.,** commented on the RV Park and feels it is a disaster waiting to happen. She is representing those who live along Cottonwood Drive. She is concerned about all the propane at the campsites and fire concerns.

**Joe Dills, 7749 S. 2100 E.,** is in favor of the carwash, but not in favor of making a specific change of zoning for this parcel of property. He is a concerned about spot zoning. He would like to see improvements to the carwash with more shaping, form, and design on the outside. He pointed out concerns with congestion. He is also concerned about noise from carwash vacuums. He is also concerned about the townhome's façade.