

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 13 July 2023

TIME COMMENCED: 6:00 p.m.

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

PRESENT:

COMMISSIONERS:

**Gary Boatright
Jeremy Davis
Julie Losee
Marty McFadden
Chad Skola (excused)**

COMMUNITY SERVICE DIRECTOR: Trevor Cahoon

DEVELOPMENT COORDINATOR: Kimberli Guill

Minutes: Michelle Clark

ATTENDEES: Paul Sturm and Michael Grant

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

1. Pledge of Allegiance: Commissioner Davis

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).

3. Approval of Consent Agenda

- **8 June 2023 Minutes**

Commissioner Boatright moved to approve the consent agenda with an amendment to page 4 changing “bio-swell” to “bio-swale.” Commissioner McFadden seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, and McFadden voted aye. The motion carried.

ACTION ITEMS:

Commissioner Losee moved to open the public hearing for Ordinance 2023-11 Amending title 10 Land Use Matrix & Definitions for RV Sales & Storage. Commissioner McFadden

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

PUBLIC HEARING

4. Public Hearing & Action on Ordinance 2023-11 Amending Title 10 Land Use Matrix & Definitions for RV Sales & Storage

Community Services Director Trevor Cahoon expressed to clarify the permissible uses within the Commercial Recreation Zone and to help retail sales and sales tax revenue, the following land use amendment is proposed:

Section 1: Definition Amendment (Title 10 Chapter 1 Section 10): The following definition has been added to Title 10 Chapter 1 Section 10:

RECREATIONAL VEHICLE SALES AND RENTAL: This definition encompasses the retail sale or rental of both new and used Recreational Vehicles (RVs), bicycles, motorcycles, snowmobiles, boats, or similar light recreational equipment. It also encompasses associated maintenance services, storage facilities, and the sales of parts.

Section 2: Land Use Matrix Amendment (Title 10 Chapter 1 Section 10A):

The following amendments have made specific changes to the Land Use Matrix within Title 10 Chapter 1 Section 10A. These modifications ensure that Recreational Vehicle Sales and Rental activities are properly addressed within different zoning designations. The updated matrix now reflects the following changes:

- C (Commercial): Permitted
- CH (Commercial Highway): Permitted
- CR (Commercial Recreation): Conditional Use
- LI (Light Industrial): Permitted
- TI (Transitional Industrial): Permitted
- NR (Natural Resource): Not Permitted
- A (Agricultural): Not Permitted
- RL (Residential Low): Not Permitted
- RLM (Residential Low-Moderate): Not Permitted
- RM (Residential Moderate): Permitted
- RP (Residential Patio): Not Permitted
- R5 (Residential Multi-Family): Not Permitted

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

Commissioner Boatright moved to close the public hearing for Ordinance 2023-11 Amending title 10 Land Use Matrix & Definitions for RV Sales & Storage. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, and McFadden voted aye. The motion carried.

PUBLIC HEARING CLOSED

Discussion took place regarding the amendment to Title 10. Mr. Cahoon explained General RV is interested in purchasing City property for storage of RV's. Upon review of city code, Mr. Cahoon noted the city code did not address this type of use.

Commissioner McFadden moved to recommend approval to the City Council for Ordinance 2023-11 Amending title 10 Land Use Matrix & Definitions for RV Sales & Storage. Commissioner Boatright seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, and McFadden voted aye. The motion carried.

DISCUSSION:

5. Planning Commission Meeting Format

Commissioner Davis explained after a recent discussion with City Attorney Jayme Blakesley, he recommended amending the Planning Commission meeting format to include a work session prior to the public meeting. Commissioner Losee favored a work session if it makes sense. Commissioner Boatright favored work sessions to help streamline discussion and help eliminate lengthy meetings. Discussion took place regarding whether the commission should be fed. Mr. Cahoon noted there are funds available. The Planning Commission did not feel that would be necessary.

REPORTS:

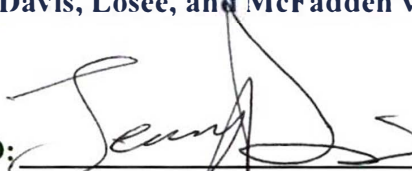
6. New Business

Rescheduled P/C Meeting: August Planning Commission meeting will be August 16th.

APA Conference: September 28th & 29th. Mr. Cahoon will register those interested in attending.

7. Commission & Staff (None)

ADJOURN: Commissioner Boatright moved to adjourn the Planning Commission meeting at 6:36 p.m. Commissioner McFadden seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, and McFadden voted aye. The motion carried.

APPROVED:  Date 8/16/2023
Chairperson: **Jeremy Davis**


Transcriber: **Michelle Clark**

Attest: 
Development Coordinator: **Kimberli Guill**