

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 9 October 2025

TIME COMMENCED: 6:00 p.m.

LOCATION: South Weber City Office at 1600 East South Weber Drive, South Weber, UT
Meeting streamed on YouTube on 9 October 2025 at 6:00 p.m.

PRESENT:

COMMISSIONERS:

**Gary Boatright
Julie Losee
Marty McFadden
Chris Roberts
Chad Skola**

DEPUTY RECORDER:

Raelyn Boman

FINANCE DIRECTOR:

Brett Baltazar

CITY ENGINEER:

Brandon Jones

COMMUNITY DEVELOPMENT MANAGER:

Lance Evans

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Michael Grant, Rod Westbroek, Landon Brown, Bridgette Brown, Korey Kap, Thomas Hunt, Justin Eisert, Gordon Smith, and Scott Sorenson.

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

1. Pledge of Allegiance: Commissioner Roberts

2. Public Comment: Commissioner Skola opened the floor for public comment and reminded those in attendance of the following guidelines:

- Each speaker must go to the podium to comment.
- State your name and city of residence.
- Please address your comments to the entire Planning Commission.
- Each speaker will have 3 minutes or less to speak.
- Note the Planning Commission will not be entering into a dialogue during this portion of the meeting.
- Individuals not at the podium should refrain from speaking.

Paul Sturm of South Weber City commented on agenda item #4 and #5 spelling of “Peak” should be “Peek.” He questioned if Resolution 2024-034 or it is 2025-034 asked what the minimum lot size for R-M zone is.

Corey Smith of South Weber City suggested the city require a traffic study as part of the approval process for agenda item #4 (Peek Farm Rezone). He is concerned about how this subdivision will increase traffic and impact city services. He added nearby property owners had their property surveyed and he questioned it.

Jared Olsen of South Weber City acknowledged he is pro private property and suggested if there is zoning, it should be followed. He voiced concern about the increased traffic this development will bring to South Weber City and the possibility of the future need to widen South Weber Drive.

Commissioner Skola closed the floor for public comment.

ACTION ITEMS:

3. Approval of Consent Agenda

- **14 August 2025 Minutes**

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

Commissioner Boatright moved to open the public hearing for Peek Farm rezone at approximately 898 E. 7240 S., applicant Vern Peek and Korey Kap. Commissioner McFadden seconded the motion. Commissioner Skola called for the vote. Commissioners Boatright, Losee, McFadden, Roberts and Skola voted aye. The motion carried.

----- PUBLIC HEARING -----

4. Public Hearing Peek Farm Rezone at approximately 898 E. 7240 S., applicant Vern Peek and Korey Kap

Community Development Manager Lance Evans explained this application is the first step toward subdividing 37 acres into three zones for a subdivision with varying residential densities consistent with the South Weber General Plan. This request is to amend the A – Agricultural Zone for 37.01 acres to R-L (Residential Low-Density Zone on 15 acres) R-M (Residential Moderate Density Zone on 10 acres) and R-P (Residential Patio Zone on 12 acres). However, he stated the developer has requested a change to the rezone request in the zones and acreage on those zones.

Commissioner Skola asked if there was any public comment.

Natalie Peek Browning of South Weber City stated she lives in the area and will be purchasing additional acreage from Korey Kap which will change the acreage.

Commissioner McFadden moved to close the public hearing for Peek Farm Rezone at approximately 898 E. 7240 S., applicant Vern Peek and Korey Kap. Commissioner Losee seconded the motion. Commissioner Skola called for the vote. Commissioners Boatright, Losee, McFadden, Roberts and Skola voted aye. The motion carried.

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

Korey Kap developer has been working with the Peeks to develop the land. He acknowledged the zoning needs to be amended with the latest information he received. Commissioner Losee explained that the city's general plan was amended in 2020 at which time she remembers this property being highly discussed. She identified the bubble area and stated she thought it was

supposed to be a buffer from Highway 84. Mr. Kap said the R-P zone area will be smaller lots to accommodate the power lines in the area. Commissioner Boatright reminded everyone the master plan is a guideline. Commissioner Roberts and McFadden agreed. Commissioner McFadden explained higher density housing is usually installed near highways.

5. Peek Farm Rezone, at approximately 898 E. 7240 S, applicant Vern Peek and Korey Kap Request for zone changes from A (Agricultural Zone) to R-L (Residential Low Density Zone on 15 acres) R-M (Residential Moderate Density Zone on 10 acres) and R-P (Residential Patio Zone on 12 acres) on approximately 37.01 acres total

Commissioner McFadden moved to table the Peek Farm Rezone located at approximately 898 E. 7240 S for applicant Vern Peek and Korey Kap This request is for zone changes from A (Agricultural Zone) to R-L (Residential Low Density Zone on 15 acres) R-M (Residential Moderate Density Zone on 10 acres) and R-P (Residential Patio Zone on 12 acres) for approximately 37.01 total acres until the next Planning Commission meeting. Commissioner Boatright seconded the motion. Commissioner Skola called for the vote. Commissioners Boatright, Losee, McFadden, Roberts and Skola voted aye. The motion carried.

6. Harvest Park Subdivision Preliminary Plat Approval at approximately 6980 S and Cobblestone Dr, applicant Layne Kap.

Layne Kap explained this parcel is zoned R-M (Residential Moderate Density Zone). The subdivision proposed to divide 11.3 acres into 10 residential single-family lots. The four lots comply with the maximum density allowed in the zone and the allowed land use. The City Engineer reviewed and recommended preliminary plat approval.

Commissioner Roberts moved to approve Harvest Park Subdivision Preliminary Plat Approval at approximately 6980 S and Cobblestone Dr, applicant Layne Kap. Commissioner Losee seconded the motion. Commissioner Skola called for the vote. Commissioners Boatright, Losee, McFadden, Roberts and Skola voted aye. The motion carried.

7. Kap Legacy Subdivision Preliminary Plat Approval at approximately 980 E South Weber Dr, applicant Korey Kap Administrative Action: Preliminary Subdivision Plat Approval

Thomas Hunt, project engineer, stated this parcel is zoned R-M (Residential Moderate Density Zone). The proposed subdivision is to divide the 31 acres into seventy-seven (77) residential single-family lots. The four lots comply with the maximum density of 2.8 dwelling units per acre, allowed in the zone and the allowed land use. The City Engineer reviewed the Kap Legacy Preliminary Plat and recommended preliminary plat approval based on the modifications required in his review memo. Commissioner Losee questioned the lot size for Lot 135, 136, 137 138 along the eastern boundary. Mr. Hunt stated Commissioner Losee is looking at an older plat.

Commissioner McFadden moved to approve Kap Legacy Subdivision preliminary plat at approximately 980 E South Weber Dr, applicant Korey Kap. Commissioner Boatright seconded the motion. Commissioner Skola called for the vote. Commissioners Boatright, Losee, McFadden, Roberts and Skola voted aye. The motion carried.

8. Riverwood Model Home Conditional Use Permit for 0.5 acres at 65 West Glen Way in the R-LM Zone. The proposal is for the model home to be managed by the owner, applicant Kameron Chancellor of Nilson Homes

City staff reviewed the application for the Model Home Conditional Use Permit and recommended approval with the following conditions.

1. Completion of a Business License with South Weber City.
2. Ongoing compliance with City Code sections:
 - a. 10-18-3 Applicant Requirements D 1-3
 - b. 10-18-4 Tax
 - c. 10-18-5 Noise and Occupancy
 - d. 10-18-7 Camping
 - e. 10-18-8 Pets
 - f. 10-18-9 Signage
 - g. 10-18-10 Maintenance and Standards

Commissioner Roberts moved to recommend approval to the City Council the Riverwood Model Home Conditional Use Permit for 0.5 acres at 65 West Glen Way in the R-LM Zone to be managed by owner, applicant Kameron Chancellor of Nilson Homes. The proposal is for the model home to be used for a sales office for sale of real estate within the same development and the construction management office that the model home resides in may be permitted for a period of one year provided the following conditions are met:

A. Time extensions may be granted by the Planning Commission provided that a maximum of two (2) extensions of six (6) months each may be granted. Extensions may only be granted if not more than eighty percent (80%) of the subdivision is sold.

B. Adequate off-street parking is provided for employees working in the model home, as well as at least two (2) parking spaces for visitors touring the model home.

C. A signage and lighting plan is provided showing size and location of all signs and associated lights.

D. The hours of operation must be noted and approved.

E. A model home shall not be used for a general real estate office.

F. A business license must be obtained to operate a business in a model home in the city.

G. All infrastructure should be completed as per the Subdivision Ordinance 1 requirements prior to the construction of the model home. (Ord. 98-16, 7-28-1998)

Commissioner Losee seconded the motion. Commissioner Skola called for the vote. Commissioners Boatright, Losee, McFadden, Roberts and Skola voted aye. The motion carried.

REPORTS:

9. Commission


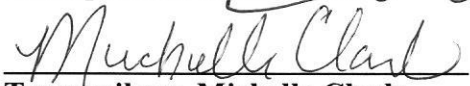

Commissioner Losee: noted trash cans are being left out along 2700 East. The weeds across from Maverik and the top of 2700 East need to be trimmed. The Planning Commission identified

sidewalk areas that need to be repaired. Commissioner Losee stated there is sand on the sweeping T.

Commissioner Boatright: conveyed the Planning Commission is a recommending body and must following city code. He added the City Council and Mayor do their best.

Commissioner Skola: asked about the status of the property located east of Maverik. Mr. Evans acknowledged there is significant work that needs to take place along 2700 East. He reported the Lube and Oil Company's application has expired.

10. ADJOURN: Commissioner Boatright moved to adjourn the Planning Commission meeting at 6:53 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:  Date 11/13/2025
Chairperson: ~~Chad Skola~~ GB Gary Boatright Jr.

Transcriber: Michelle Clark

Attest: Deputy Recorder: Raelyn Boman