MARRIOTT-SLATERVILLE CITY
PLANNING COMMISSION REGULAR MEETING MINUTES
Tuesday, May 19, 2026 – 7:00 P.M.

Commissioners Present:	Commissioners Electronically:	Staff Present:
Kent Meyerhoffer, Chair Maurice Pitcher, Vice-chair Kent Schofield Justin Tobias Mike Hunsaker Marilyn Holley	**Commissioners Excused:** Jon Andersen	Bill Morris, Administrator Doug Larsen, Coordinator Drew Holley, Recorder Amanda Keller, Interim Clerk

Visitors: Brad Slater, Kirt and Kelly Linford, Daniel Bourne, Barry Panter, John Newhall, Cameron Seth, Mark Perjkes, Ned and Barbara Allred, Doug and Sheryl Grant, Dan and Becky hammer, Chelsie Stanger, Chad Bailey, Shelleice Stokes, Hayley Laidlaw, Dave Luloli, Sarah Grandstaff, Dave and Chris Grant, Daniel Krum, and Jason Whisenant.

1. Call to Order / Pledge of Allegiance.

Chair Meyerhoffer called the meeting to order at 7:00 p.m. The Pledge of Allegiance was recited by all in attendance.

2. Approval of Minutes.

Motion to approve the minutes from the previous meeting by Chair Meyerhoffer, and seconded by Vice-chair Pitcher. Motion passed unanimously.

3. Public Hearing – 2026 Annexation Expansion Area Policy Plan Update.

Chair Meyerhoffer opened the Public Hearing on the 2026 Annexation Expansion Area Policy Plan by common consent. He noted that the hearing was specifically intended to receive comments from West Weber residents and requested that comments be limited to three (3) minutes per person.

Staff gave a short presentation noting some clerical corrections to the Plan were made and that this matter was continued from last month's Public Hearing.

Chair Meyerhoffer asked for public comment.

No public comment was offered.

Motion to close the Public Hearing by Chair Meyerhoffer, and seconded by Commissioner Hunsaker. Motion passed unanimously.

4. Discussion/Action on Public Hearing.

Staff shared comments to staff from two West Weber residents following the previous meeting who were in favor of the 2026 Plan Update.

Discussion on corrections requested by the City Council to clarification the 2026 Plan Update. Discussion included that both maps should be recommended.

Motion by Commissioner Schofield to recommend approval of the 2026 Annexation Expansion Area Policy Plan and both Maps to the City Council. Second by Chair Meyerhoffer. Motion passed unanimously.

5. Discussion/Action on Maximum Number of Rental Units Allowed by Development Agreement at 2700/2800 West 1200 South for Proposed Residential Development by David Weekley Homes.

Staff reviewed the Paragraph in the Development Agreement with the revisions by the City Council on rental units. The City Council requested that the Planning Commission be updated and have an opportunity to comment on the revisions. The revisions were recommended for approval by common consent of the Planning Commission.

6. Discussion/Action on Site Plan Application for Perkes Roofing at 1062 West 1500 South.

Staff presented the application, site plan, and recommended approval.

Motion to approve the Site Plan Application by Chair Meyerhoffer, seconded by Commissioner Schofield. The motion passed unanimously.

7. Discussion/Action on Conditional Use Permit Application for Above All Rentals at 1275 South 1200 West.

Staff presented the Conditional Use Permit application for Above All Rentals.

Chair Meyerhoffer asked the applicant's representative to clarify the intended use of the property. The representative stated that the site would be used for the display and rental of motorsport equipment, including side-by-sides, snowmobiles, trailers, and related equipment.

Commissioner Holley asked questions regarding proposed signage and potential tax revenue benefits to the City. Commissioner Schofield recommended requiring gravel surfacing to minimize dust concerns. Commissioner Pitcher suggested installation of appropriate fencing around the property to help reduce potential complaints from neighboring properties.

Chair Meyerhoffer stated that street parking would not be permitted and requested that the application clearly specify approved equipment types. Commissioner Tobias, in consideration of hotel guests in close proximity, made sure the applicant was also informed that all City noise ordinances must be followed.

Motion by Chair Meyerhoffer to approve the Conditional Use Permit subject to compliance with

the following conditions:

- Compliance with Chapter 13.23 governing Conditional Uses.
- Compliance with Staff and Affected Entity requirements.
- Review conditions to mitigate detrimental effects as established in Chapter 13.23.055.
- Comply with dark sky lighting, storm water regulations, and the municipal code.
- No street parking or loading and unloading.
- Inventory shall be limited to jet skis, e-bikes, ATVs, UTVs, and snomobile type vehicles.
- Units only parked with in the site display area on the Site Plan. Commission reserved right to specify the exact number of units of concerns or complaints arise.
- Gravel, asphalt, or concrete surface for display area parking, and the driveways. Appropriate dust mitigation measures.
- Compliance with noise ordinance in Chapter 13.26.280.
- Screening where appropriate as specified by Staff.
- Daily business hours limited to between 7:00 AM and 8:00 PM, with future possible review.

Seconded by Commissioner Tobias. Motion passed unanimously.

8. Commission and Staff Follow-Up.

a. 55+ Community Discussion.

b. Flag Lots Discussion.

Commissioner Hunsaker discussed community interest in the possibility of developing an age 55+ community. Preference for that type of development over additional rental housing. Commissioner Holley concerned about rising HOA costs and obligations.

Commissioner Hunsaker wants to allow flag lots so kids can build behind their parents house. Concerns discussed about flag lots, particularly related to emergency vehicle access and safety due to narrow drive approaches and rear-lot placement. Suggestion to explore further research into +55 community and flag lots. Need to address safety standards, community need, benefits, drawbacks, and potential requirements.

10. Adjournment.

Being no further business, the meeting was adjourned by consent.