

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 11 June 2026

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 11 June 2026 at 6:00 p.m.

PRESENT:

COMMISSIONERS:

**Brad Dopp
Julie Losee
Marty McFadden
Chris Roberts
Chad Skola**

DEPUTY RECORDER:

Raelyn Boman

CITY ENGINEER:

Brandon Jones

FINANCE DIRECTOR:

Brett Baltazar

COMMUNITY DEVELOPMENT MANAGER:

Lance Evans

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Gary Archuleta

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

1. Pledge of Allegiance: Commissioner Skola

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.

No public comments received

Commissioner Skola closed the floor for public comments.

ACTION ITEMS:

4. Approval of Consent Agenda

- **March 12, 2026 Minutes**

Commissioner Roberts moved to approve the minutes of 12 March 2026 as written. Commissioner McFadden seconded the motion. Commissioner Skola called for the vote. Commissioners Dopp, McFadden, and Roberts voted aye. Commissioners Losee and Skola abstained as they were excused from the meeting. The motion carried.

Commissioner Losee moved to open the public hearing for the Archuleta rezone request located at approximately 515 E 6650 S for one acre from A (Agricultural) to R-M (Residential Moderate Density) for applicant/owner: Gary Archuleta. Commissioner McFadden seconded the motion. Commissioner Skola called for the vote. Commissioners Dopp, Losee, McFadden, Skola, and Roberts voted aye. The motion carried.

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

4. Public Hearing for Archuleta Rezone

Community Development Manager, Lance Evans explained this is a rezone request from A (Agricultural Zone) to R-L (Residential Low Density Zone) on 1.06 acres. A single-family home was constructed on the property in 1980. With the rezone the property is proposed to be developed into two residential lots. A subdivision will be required to develop the two lots to city standards.

Mr. Archuleta thanked the city for working with him. His plan is to rezone and then eventually a one lot subdivision.

Commissioner Skola asked if there were any public comments.

No public comment received

Commissioner Losee moved to close the public hearing for the Archuleta rezone request located at approximately 515 E 6650 S for 1.06 acres from A (Agricultural) to R-M (Residential Moderate Density) for applicant/owner: Gary Archuleta. Commissioner Roberts seconded the motion. Commissioner Skola called for the vote. Commissioners Dopp, Losee, McFadden, Skola, and Roberts voted aye. The motion carried.

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

5. Archuleta Rezone request, property located at approximately 515 E 6650 South, South Weber. The purpose is to review an application to change the zoning on 106 acres from A (Agricultural) to R-M (Residential Moderate Density). Applicant/Owner: Gary Archuleta

Commissioner Roberts moved to recommend approval to the City Council for the Archuleta Rezone property on 1.06 acres located at approximately 515 E 6650 S from A (Agricultural) to R-M (Residential Moderate Density) for Applicant/Owner: Gary Archuleta. Commissioner McFadden seconded the motion. Commissioner Skola called for the vote. Commissioners Dopp, Losee, McFadden, Skola, and Roberts voted aye. The motion carried.

DISCUSSION ITEMS:

6. General plan discussion of potential amendments

Planning Commission General Plan Review Discussion Summary

The Planning Commission reviewed potential updates to the city's General Plan and discussed which topics should be prioritized for further study and possible amendment. No formal action was taken; the purpose was to identify areas requiring additional analysis and provide direction to staff.

Key Discussion Topics

1. Projected Land Use Map ("Bubbles/Clouds")

- Commissioners discussed the need to clarify the land use map's "bubble" or "cloud" overlays, which were originally intended to show flexibility between potential land uses.
- Members agreed these overlays have caused confusion and should be revisited.
- Staff will provide options for how to better represent these areas, including whether to keep, modify, or remove the overlays.

2. Commercial Development and Hotels

- The commission discussed whether the General Plan should address the possibility of hotels in South Weber.
- Members agreed this is a high-level visioning discussion appropriate for the General Plan before any code changes are considered.
- The broader conversation focused on identifying preferred commercial uses and evaluating whether additional commercial development is needed to strengthen the city's tax base.

3. City Entrances and Transportation

- Commissioners agreed transportation-related issues should be consolidated into a larger transportation discussion.
- Topics include:
 - City entrances and gateways.
 - Traffic concerns along 4750 South and Old Fort Road.
 - Future east-west and north-south connections.
 - Transportation planning for future development.
- Staff was asked to provide information and options rather than predetermined solutions.

4. Central Park and Future City Center

- The commission supported exploring a long-term vision for a city center around Central Park.
- Discussion included:
 - Potential expansion of park space.
 - Future City Hall needs.
 - Opportunities for commercial development surrounding the park.
 - Examples of successful city center developments in other Wasatch Front communities.

- Members emphasized the need for zoning and land-use planning to support whatever vision is ultimately selected.

5. Annexation

- Commissioners agreed that annexation should remain on the discussion list.
- Before investing significant time, members want information regarding feasibility, costs, and realistic timelines.
- Staff will provide information to determine whether annexation opportunities are practical in the near future.

6. Commercial Tax Base and Fiscal Sustainability

- Council representatives emphasized concerns about the city's long-term financial sustainability.
- Discussion highlighted that additional commercial development may be necessary to reduce future property tax increases.
- Members discussed being intentional about future commercial areas and identifying locations that could generate meaningful tax revenue.

7. Gravel Pit and Future Development Opportunities

- The commission discussed long-term redevelopment possibilities for the gravel pit area.
- Staff explained that former gravel pits can be redeveloped, though challenges such as grading, sewer service, storm drainage, and road access would need to be addressed.
- Commissioners expressed interest in understanding future land-use possibilities for the site.

8. Sensitive Lands

- Members agreed this remains an important issue.
- Discussion focused on creating clearer standards and measurable criteria for development proposals involving sensitive lands.
- Commissioners want better guidance on what developers must provide and what limitations may legally be imposed.

9. Undeveloped Land Map

- Staff will update the undeveloped land inventory to reflect current conditions and recently approved developments.

10. Water Conservation and Land Use

- Water conservation was discussed, particularly regarding landscaping and future development.
- Staff noted previous attempts to adopt water-conservation regulations tied to Weber Basin incentive programs.
- While water-use regulations are primarily a code issue, commissioners recognized the connection between land-use patterns and long-term water demand.

11. Open Space and Parks

- Commissioners discussed whether future development should include additional green space or park amenities.
- Staff explained that current requirements primarily exist through Planned Unit Development (PUD) incentives and development agreements.
- Members expressed interest in ensuring future growth maintains quality open space opportunities.

Direction to Staff

The commission generally agreed to:

- Keep most identified topics on the amendment list.
- Provide additional data, maps, feasibility studies, and options where needed.
- Use a SWOT-style framework (Strengths, Weaknesses, Opportunities, Threats) to evaluate each topic.
- Prepare draft amendment language for future discussion.
- Return with more detailed information before any formal General Plan amendment process begins.

Overall Theme

The meeting focused on balancing future growth, transportation needs, commercial development, fiscal sustainability, open space preservation, and community character. Commissioners emphasized making decisions based on data, long-term planning, and community input rather than personal preferences.

REPORTS:

7. Commission

Commissioner Skola: identified a tree that has fallen along 2700 East and is laying on the sidewalk.

Commissioner Losee: reported weeds along storage units as well as landscape at storage units needs attention.

8. ADJOURN: Commissioner Losee moved to adjourn the Planning Commission meeting at 7:06 p.m. Commissioner Roberts seconded the motion. A roll call vote was taken. Commissioners Dopp, Losee, McFadden, Skola, and Roberts voted aye. The motion carried.

APPROVED: Julie Losee Date 7.9.2026
Co-Chairperson: Chad Skola Julie Losee
Michelle Clark
Transcriber: Michelle Clark
Raelyn Boman
Attest: Deputy Recorder: Raelyn Boman