

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 10 September 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 10 September 2026 at 6:00 p.m.

PRESENT:

COMMISSIONERS:

**Brad Dopp
Julie Losee
Marty McFadden
Chris Roberts
Chad Skola (excused)**

FINANCE DIRECTOR:

Brett Baltazar

DEPUTY RECORDER:

Raelyn Boman

COMMUNITY DEVELOPMENT MANAGER:

Lance Evans

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Gary Archuleta, Michael Grant, and Jeremy Davis.

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

1. Pledge of Allegiance: Commissioner Losee

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

- Each speaker may speak for 3 minutes or less.
- State your name and city of residence.
- Direct comments to the entire Planning Commission.
- Note the Planning Commission will not respond during this portion of the meeting.
- Individuals in the audience should refrain from speaking.

Paul Sturm of South Weber City commented on the annexation portion proposed on the general plan and suggested staff research how much services will cost to annex property into South Weber City.

Commissioner Losee closed the floor for public comments.

ACTION ITEMS:

3. Approval of Consent Agenda

- **August 19, 2026 Minutes**

Commissioner Roberts moved to approve the minutes of 19 August 2026 as written. Commissioner Dopp seconded the motion. Commissioner Losee called for the vote. Commissioners Dopp, Losee, and Roberts voted aye. Commissioner McFadden abstained as he was excused from the meeting. The motion carried.

4. Archuleta Preliminary Plat Application, a two-lot subdivision is proposed at approximately 515 E 6650 S on 1.06 acres, applicant Gary Archuleta

Community Development Manager Lance Evans explained this parcel is zoned R-M Residential Moderate Density Zone. The applicant proposed to divide the 1.06 acre parcel into two residential single-family lots. The two lots comply with the maximum density allowed in the zone and the allowed land use.

Commissioner McFadden moved to approve the Archuleta Preliminary Plat Application, a two-lot subdivision proposed at approximately 515 E 6650 S on 1.06 acres, applicant Gary Archuleta. Commissioner Dopp seconded the motion. Commissioner Losee called for the vote. Commissioners Dopp, Losee, McFadden, and Roberts voted aye. The motion carried.

Mr. Archuleta thanked city staff and Mr. Evans for all their help with his application.

DISCUSSION ITEMS:

5. General Plan Amendment Discussion

Community Development Manager Lance Evans presented a draft of proposed General Plan amendments, emphasizing that the document was still conceptual, and nothing had been decided. The draft was not included in the meeting packet because some proposed language could represent a significant change from the existing plan. The intent was to begin discussion and establish the community's vision and criteria before moving into detailed issues. Mr. Evans explained the purpose of the general plan is intended to establish broad policies, goals, and direction rather than specific engineering details such as traffic counts or road widths. He suggested the Planning Commission identify the criteria, community goals, and overall vision that should guide future decisions. He discussed the draft formatting and explained that the bold text represented proposed new language, regular text was existing General Plan language, and strikethroughs represented language that was redundant or no longer applicable. It was suggested the proposed language for transportation would emphasize an interconnected transportation system with multiple routes between neighborhoods, businesses, schools, parks, public facilities, employment areas, and regional transportation facilities. Priority connections could address network gaps, emergency access, redundancy, physical barriers, and connections to neighboring jurisdictions. Commissioners discussed making goals and policies especially clear so future Planning Commissions and City Councils can use them when reviewing development proposals. The discussion included limiting, combining, or eliminating driveway connections along South Weber Drive where possible. Existing driveways would not necessarily be changed, but future development should be designed to follow these principles. Commissioners discussed maintaining planned connections, including the 7600 South/other future connections, as part of a broader transportation network. The reasoning discussed was that a connected network provides alternate routes and distributes traffic rather than concentrating it at a single location. The Planning Commission also discussed ensuring trails created through new development connected with existing and planned trails to create a cohesive network. Staff noted that a separate trails and connections map exists. Mr. Evans reported that the city has ongoing, project-specific coordination with UDOT regarding Highway 89, South Weber Drive, the 925 extension, and other projects. However, the discussion noted that most of the current coordination is related to immediate projects rather than long-range planning for future transportation needs. The existing

General Plan language regarding a connection to Layton City was identified as an area requiring discussion because the proposed transportation-network language could appear inconsistent with the current language. Overall, the discussion focused on starting the General Plan review process, clarifying the community's transportation goals, and creating broad policies that can provide consistent guidance when future development and transportation decisions are considered.

REPORTS:**6. Commission**

Commissioner Losee: reported UDOT sign heading south into Layton City has fallen.

7. ADJOURN:

Commissioner Losee moved to adjourn the Planning Commission meeting at 6:49 p.m.

Commissioner McFadden seconded the motion. A roll call vote was taken. Commissioners Dopp, Losee, McFadden, and Roberts. The motion carried.

APPROVED:
Co-Chairperson: Julie Losee**Date**10.8.2026
Transcriber: Michelle Clark**Attest:**
Deputy Recorder: Raelyn Boman