

Minutes of the Regular Meeting of the Western Weber Planning Commission for May 6, 2025, Weber County Commission Chambers, 2380 Washington Boulevard 1st Floor, the time of the meeting commencing at 5:00 p.m.

Western Weber Planning Commissioners Present: Andrew Favero (Chair), Casey Neville (Vice Chair), Wayne Andreotti, Jed McCormick, Bren Edwards.

Excused: Commissioners Cami Jo Clontz and Sara Wichern

Staff Present: Rick Grover, Planning Director; Charlie Ewert, Principal Planner; Liam Keogh, Legal Counsel; Tiffany Snider, Office Specialist.

Roll Call: Chair Favero conducted roll call and indicated all Commissioners were present.

WS1: A discussion regarding a zoning map amendment application and associated development agreement for the Bennet Farms Rezone, a master planned development that will rezone approximately 550 acres of property located within the area bounded by 12th Street, 4700 West, and the Weber River. The proposed rezone is to a new proposed zone called the “Traditional Neighborhood Zone” (TN) which will allow a variety of uses within a master planned development, guided by a concept plan, including single-family residential, mixed residential, and mixed neighborhood commercial. The proposal may also include a dual zone, coupling the TN zone with the county’s existing Form-Base Zone (FB). Applicant: Black Pine Group.

Principal Planner Ewert facilitated a review of the land use table for the TN zone and the development agreement negotiated between Planning staff and the applicant to accompany the proposed rezone. Mr. Ewert and Jeff Beck of the Black Pine Group, solicited feedback from the Commission regarding the development agreement; recommendations/topics of discussion from the body included:

- Adding a zoning revision clause to the document;
- Specifying exceptions to the land use table for the zone, and areas throughout the development that the exceptions will be allowed;
- Involvement of an architect for the duration of the project to ensure uniformity and application of design standards;
- Appropriate density of different areas of the project;
- Allowance or prohibition of accessory dwelling units (ADUs) in the project;
- Accessories to main uses;
- Clear definitions of primary and accessory uses;
- Parameters for lot sizes in the agricultural areas of the project;
- The concept of agritourism as a permitted business use in the project, and a minimum acreage for the use;
- Impacts of different uses along the River corridor;
- Dedication of land to the Parks District, and private ownership of the land with public accessibility allowed;
- Light community commercial uses at specific areas of the project – namely at prominent intersections;
- Listing more intense uses as a conditional use rather than a permitted use;
- Trail connectivity;
- Maximum number of attached units in multi-family housing structures in the project;
- Phasing of the project;
- Transportation improvements in and around the project area;
- Stormwater retention and grading plans that contemplate potential future flooding events along the River; and
- Land Use Authority for various applications that will be involved in the project, i.e., conditional use permit (CUP) applications, subdivision applications, development agreement amendments, etc.;

Mr. Ewert indicated the feedback provided tonight will be used to make further adjustments to the application and development agreement. Chair Favero asked the Commission if they want another work session meeting to review and discuss the application and development agreement, or if they are comfortable moving to a public hearing with a possible action at the next business meeting. Vice Chair Neville stated that he would like sufficient time to review the changes to the application and development agreement before the public hearing and possible action; he does not want to be put in a situation where the Commission is forced to reject or table the application due to lack of sufficient review. Commissioner McCormick stated he understands that

position but feels staff can make the appropriate adjustments requested by the Planning Commission and be prepared for a public hearing at the next meeting; he does not want to delay the applicant any further. Commissioner Andreotti stated he agrees with both points of view; he also does not want to be put in a situation where the Commission is forced to table the application because of insufficient time to review the materials because that can create some concern among the public. He also does not want to delay the applicant any further. The Commission discussed both points of view and ultimately concluded to hold one more work session meeting to review the application materials before moving to a public hearing.

The work session adjourned at 8:38 p.m.

Respectfully Submitted,

Cassie Brown

Weber County Planning Commission