

Minutes of the Regular Meeting of the Western Weber Planning Commission for May 13, 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, Cami Jo Clontz, Jed McCormick, Bren Edwards, Sara Wichern

Staff Present: Charlie Ewert, Principal Planner; Felix Lleverino, Planner; Liam Keogh, Legal Counsel; Tiffany Snider, Office Specialist.

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

1. Minutes: March 4, 2025 and April 15, 2025

Chair Favero introduced the minutes of the March 4, 2025 and April 15, 2025 meetings; there were no suggested edits to the minutes, and he declared the minutes approved as presented.

2. Administrative Items:

2.1 DR 2025-03: Request for approval on a design review application for a new church building. Staff Presenter: Felix Lleverino

A staff memo from Planner Lleverino explained this parcel is not considered a building lot as it currently exists. The owner of the property is currently in the process of platting this 3.7 acres parcel as a single-lot subdivision. It is anticipated that the platting process will be completed by mid to late June. At this time, and in anticipation that the platting process is completed, the applicant is requesting approval of a design review for the Taylor Landing Church Building. The entire property will be occupied by a 19,000 SF meeting house, a parking lot for 222 vehicles, and landscaping around the perimeter of the lot and surrounding the meeting house. On the south side of the parking lot there will be a dumpster enclosure with a storage building. Public right-of-way improvements will be made to 2200 South Street. Typical street cross section requires a five foot sidewalk. Some road shoulder improvement may be required by the County Engineering Department. The building is designed with a red brick body with white accents standing at a height of 26 feet. The application is being processed as an administrative review due to the approval procedures in Uniform Land Use Code of Weber County, Utah (LUC) §108-1-2 which requires the planning commission to review and approve applications for design reviews that consist of 1 acre or less.

Mr. Lleverino then used the aid of a PowerPoint presentation to summarize staff's analysis to determine compliance with the following:

- Western Weber General Plan;
- Zoning regulations;
- Design review;
- Considerations relating to traffic safety and traffic congestion;
- Consideration related to outdoor advertising;
- Considerations relating to landscaping;
- Considerations relating to buildings and site layout;
- Considerations relating to utility easements, drainage, and other engineering questions;
- Compliance with requirements from review agencies.

Staff recommends approval of the Taylor Landing Church Building Design Review Application. This recommendation is conditioned upon all review agency requirements, and the following conditions:

1. Written approval of the design shall not be issued until all review agency requirements have been met, including County Engineering requirements, and the completion of the subdivision process.

This recommendation is based on the following findings:

1. Churches are a permitted use within the A-1 zone.
2. The applicant has demonstrated compliance with the applicable land use codes.

Chair Favero referenced the site plan and asked if this is the last section of road between the existing subdivisions that will be extended. Commissioner Edwards stated it will 'fill in the gap' from the canal to the fire station.

Commissioner Edwards referenced the landscape plans for the site and suggested grass is not appropriate in certain areas because they are not programmed spaces and the grass is unnecessary. Mr. Lleverino stated that the design is based upon the County's landscape standards and water-wise recommendations; if the Planning Commission feels that other landscape options are more appropriate, they can make that recommendation. Commissioner Edwards stated the design is aesthetically pleasing, but it is not necessary to have grass in front of the building based upon recent concerns about availability of water in the County.

Chair Favero invited input from the applicant. Mike David representing BHD Architects approached and addressed the comments regarding the landscape plans; the LDS Church has made efforts to reduce the amount of grass on their building sites, and the subject site does not have a pavilion. There are two pockets of grass at the back of the building and one at the front, but the only reason for the grass is to provide some green space for kids to play on during Sunday school or between classes.

Chair Favero stated this project will increase traffic in the area and he asked if it would be inappropriate to ask the applicant to complete the road improvements in front of the church as well as to extend those improvements to where they currently end on 2200 South east of 3500 West. That stretch of road is terrible and only wide enough for 1.5 lanes and the improvements would benefit the area. Commissioner Edwards stated the Commission had a similar discussion about these types of improvements in conjunction with the construction of a seminary building; the County could not get the church to install curb and gutter in front of their existing meeting house, and he is not sure the applicant will be willing to perform improvements that are not necessarily required. Principal Planner Ewert stated the evaluation of the request will be whether it is proportionate to the impact the project will have on the community or if it is essentially related. He stated the Commission can include in their motion a recommendation for staff to evaluate the request to improve the roadway and that will trigger an engineering and legal review of the matter to determine proportionality. Vice Chair Favero added that the construction of this new church building may actually reduce traffic on the roadway in question because people attending existing church buildings will move to this new building instead.

Discussion then recentered on the landscape design of the building; Commissioner Edwards stated that the property is essentially located in a desert, and he is not sure why a class of children will be brought outside in front of the building along a busy road. He stated he does not feel the grass is necessary. Commissioner Wichern stated that she has taught Sunday school classes for children, and she frequently took them outside for a number of different activities or to wait for their parents. The grass would be used, and it would be functional; the grass in the front is more useful than the grass in the back and given that there is a sidewalk dividing the street from the grass area, she does not feel being outside will be unsafe. Mr. Lleverino added that the amount of green space on the site is actually less than the minimum required by the County ordinance.

Commissioner Wichern moved to forward a positive recommendation to the County Commission for application DR 2025-03, request for approval on a design review application for a new church building, based on the findings and subject to the conditions listed in the staff report. Commissioner Andreotti seconded the motion. Commissioners Clontz, Favero, Andreotti, McCormick, Neville, and Wichern voted aye. Commissioner Edwards voted nay. (Motion carried on a vote of 6-1).

Commissioner Edwards stated his opposing vote is based simply on his feelings that the grass is not needed on the site.

3. Public Comment for Items not on the Agenda:

A resident, no name given, asked if there has been any movement on her recommendation to place signage on properties for which a land use application has been submitted and a public hearing will be held.

Principal Planner Ewert stated the County has produced a number of signs that will be deployed to notify the public of a public hearing for a rezone application; the sign will include a QR code that a user can scan to get information about the application. Ms. Hipwell asked if the placement of the signs will be required by the County's land use ordinance. Mr. Ewert stated the requirement has not been codified yet, but staff is working on that matter.

Byron White, 4586 W. 2200 S., stated that subdivisions have been approved on 2200 South and residents were notified of road closures that would last two weeks; however, the road has been closed for nearly a year. Additionally, the only public park in Taylor was lost to the seminary building at the new high school and residents were promised a new park on 1800 South. He asked when that park will be built and when 2200 South will be reopened.

4. Remarks from Planning Commissioners:

Commissioner Edwards announced he is resigning from the Planning Commission effective July 1. He has enjoyed the last eight years of service, but the time commitment for has become too great. He encouraged interested residents to apply for the position.

Commissioners expressed their appreciation to Commissioner Edwards for his service.

Vice Chair Neville acknowledged Mr. White's frustrations with the extended road closure and lack of a replacement park for the community. He has heard similar frustrations from other residents and he sympathizes with them; he knows there are reasons for the delays, but the impact to the community has been significant. Commissioner Edwards agreed; he recently asked the County Engineer when the road would be reopened and what kind of feedback he is receiving about the extended closure. Some living on the road have appreciated the extended closure because they understand how busy the road will be with high school traffic when it is reopened; however, they are also upset they have not have had a road in front of their home for a year. He was told that a manhole sank and had to be reset, but the situation is still not acceptable. Vice Chair Neville agreed and stated that many have indicated that there have been long stretches of time where work is not being done at the site. Commissioner Edwards stated developers should be ashamed for making promises and not following through.

5. Planning Director Report:

Planning Director Grover was not present and Principal Planner Ewert indicated there was no report from Planning staff.

6. Remarks from Legal Counsel

There were no remarks from Legal Counsel.

The meeting adjourned to a work session at 5:11 p.m.

WS1: discussion regarding a zoning map amendment application and associated development agreement for the Lomond View Rezone, a proposed development of approximately 134 acres of land located at approximately 500 North, 3600 West, from the A-2 zone to the R1-15 zone.

Principal Planner Ewert reviewed the history of this application, which was heard by the Commission a year ago; there were some adjustments to the development agreement requested in the fall of 2024 and those were presented to the Commission for consideration and the body expressed support for the amendments. Additional adjustments have been requested, and the County Commission asked that the Planning Commission review them and provide a recommendation. He used the aid of a PowerPoint presentation to summarize the requested development agreement amendments, which included adjustments to the transportation and trail plans in the project; adjustment to lot sizes; and adding twin homes with shared driveways. He facilitated discussion of the amendments among the Commission and asked if they are comfortable lending their support for the amendments, or if they would like a more formal application for the proposed amendments. Commissioner discussion centered on the reasons for the delays on the project commencing since it was approved over a year ago, as well as changes that have occurred in the area surrounding the subject property since approval; the Commission ultimately offered their support for the amendments.

WS2: 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, along with Jeff Beck and Genneva Blanchard of Black Pine Group, facilitated a review of the changes that have been made to the application materials since the Commission's last review of the proposal. The group discussed permitted and conditional uses in the proposed new zone, as well as under the County's FB zone; density; mixed-use components of the

proposed project; use of the areas along the river corridor; dedication and programming of public open space; phasing of the project; ensuring the County will retain ownership or a perpetual easement to the area long the river corridor and areas where public trails will be constructed; and actions that could lead to termination of the development agreement. Mr. Ewert stated he will continue to work with the applicant to adjust the development agreement and application materials.

Chair Favero asked the Commission is they are comfortable moving the application forward and scheduling a public hearing regarding the application. Commissioner Edwards stated that he is only comfortable moving to public hearing if the documents can be 'cleaned up' responsive to the feedback that has been offered over the course of the last several meetings. Mr. Ewert stated that staff can 'clean up' the document but asked if the Commission will be concerned if the document is further adjusted between the Planning Commission's action on the application and the matter being presented to the County Commission. Commissioner Edwards stated the Planning Commission needs to feel comfortable about the documents that are presented to them for a recommendation to the County Commission. The group concluded they are comfortable scheduling a public hearing and indicated they need finalized documents well in advance of the meeting during which the public hearing will be held in order to carefully review them in preparation for the public hearing.

The work session adjourned at 7:10 p.m.

Respectfully Submitted,

Weber County Planning Commission