

Minutes of the Work Session of the Western Weber Planning Commission for June 3, 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.

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 noted the purpose of this work session is to give the Commission a chance to review the changes that have been made to the application materials and development agreement in advance of the public hearing, which is scheduled for June 10; he and applicant representatives Jeff Beck and Genneva Blanchard facilitated a review of the changes that have been made responsive to the feedback that has been provided by the Commission over the course of the last several work session discussions of the proposal. He highlighted the changes that have been made to the development agreement regarding open space dedication, improvements, ownership, and maintenance and the Commission debated the appropriate timing of the open space dedication and how the open space will be handled in the event that the applicant defaults on the development agreement and the zoning of the land reverts to previous zoning designations. Mr. Ewert also highlighted the section of the agreement regulating the timing of trail improvements; the Commission determined to reword the section of the agreement to communicate that the improvements will be constructed and dedicated in phases based upon defined triggers. The group then discussed the section of the agreement related to land grading and riverbank creation or stabilization, and the timing of those improvements; the Commission concluded to rely upon the recommendations of the County Engineer or other qualified experts as their direction should be based on industry standards. Mr. Ewert concluded by referencing the section of the agreement regarding the appropriate setback along the river; staff used language from the Weber County Land Use Code to allow the setback to be vary from 300 feet depending upon certain criteria/conditions along the river.

Mr. Ewert stated he will continue to work with the applicant to adjust the development agreement and application materials; the updated documents will be provided to the Commission in advance of the June 10 public hearing.

The work session adjourned at 6:08 p.m.

Respectfully Submitted,

Cassie Brown

Weber County Planning Commission