

Minutes of the Regular Meeting of the Western Weber Planning Commission for June 10, 2025, Weber County Commission Chambers, 2380 Washington Boulevard 1<sup>st</sup> 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 Commissioner McCormick was excused; all other Commissioners were present.

Planning Director Grover noted Bren Edwards announced his resignation from the Planning Commission recently; efforts are underway to fill the vacancy created by Commissioner Edwards' resignation. He thanked Mr. Edward for his many years of service and his dedication to his role. Mr. Grover's comments were echoed by the Planning Commission; they thanked him for his service to western Weber County.

### **1. Administrative Items:**

#### **1.1 LVCP6050725: Request for Preliminary approval of Creekside Phase 6 (previously Phase 9), consisting of 35 lots and public roadways. Staff Presenter - Tammy Aydelotte**

A staff memo from Planner Aydelotte explained in an effort to streamline the final platting process, the developer has consolidated several of the Creekside Phases. This proposed Phase 6 (unofficially referred to as Creekside Phase 9) is not part of the original preliminary approval of Creekside that was approved by the Planning Commission back in December of 2024. Creekside at JDC Ranch Phase 6 includes 35 detached single-family lots, with no proposed open space in this phase. This phase is proposing 22 attainable lots in this phase. The proposal follows the recorded development agreement.

Ms. Aydelotte 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;
- Lot area, frontage/width and yard regulations;
- Master Plan and Development Agreement;
- Considerations relating to culinary water, secondary water, and sanitary sewer disposal;
- Consideration related to public street infrastructure;
- Compliance with requirements from review agencies.

Staff recommends preliminary approval of Creekside at JDC Ranch Phase 6, located at 2850 W 2600 N, consisting of 35 single-family lots. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Final letters of approval shall be submitted from the culinary and secondary water providers prior to recording the final plat.
2. Street cross sections will be verified for compliance with the development agreement once final improvement drawings are submitted for each phase.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with applicable County ordinances and development agreement.

Chair Favero invited input from the applicant.

Lizzie Richins approached the Commission.

ZDA2025-03 - A public hearing, discussion, and possible decision regarding an amendment to the zoning map that would expand the boundary of the C-2 zone within the property located at approximately 1402 South 4700 West. The expansion of the C-2 zone boundary is intended to cover the entire 2.06-acre parcel.

*Staff Presenter - Felix Lleverino. Applicant: Dale Jordan*

Commissioner Edwards asked Ms. Richins to summarize the history of the project relative to attainable housing lots in the Creekside project. Ms. Richins stated that construction on the project started shortly after the project scope was amended to include attainable housing; the first 12 homes in JDC Ranch were starter homes that sold very quickly to buyers on the waiting list, with just two homes going to the market. She noted that all existing homes are occupied, and she looks forward to continued development of the project area.

Commissioner Clontz asked if the demographics of the residents in the project are known; specifically, she asked if the buyers were Weber County residents or if they work in the County. Ms. Richins stated she can look into that and report back. She noted that anyone included on the waiting list must meet pre-qualification criteria; a two-week priority period is given to active duty military members, first responders, teachers, and first-time homebuyers. Commissioner Wichern stated she would like to know if the buyers are Weber County residents.

Commissioner Edwards moved to approve LVCP6050725, preliminary approval of Creekside Phase 6 (previously Phase 9), consisting of 35 lots and public roadways, based on the findings and subject to the conditions listed in the staff report. Commissioner Neville seconded the motion. Commissioners Clontz, Edwards, Favero, Andreotti, Neville, and Wichern voted aye. (Motion carried on a vote of 6-0). Commissioner McCormick was not present when this vote was taken.

## 2. Legislative Items

**2.1 ZMA2024-16, ZMA 2024-16 and ZTA 2024-07: A hearing and consideration for a zoning map amendment application, development agreement, and zone text amendment for the Bennet Farms Rezone (formerly known as Gibson Farms), 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 for a new proposed zone called the "Traditional Neighborhood Zone" (TNZ), which will allow a variety of uses within a master planned development, guided by a concept plan and form-based design standards, including single-family residential, mixed residential, and mixed neighborhood commercial, and to the Open Space (O-1) zone along the Weber River Corridor. The proposal may also include a dual zone, coupling the TN zone with the county's existing Form-Base Zone (FB), or may be immediately preceded by a rezone of the property to the FB zone to better provide for future alternatives. Staff Presenter: Charlie Ewert; Applicant: Black Pine Group.**

A staff memo from Principal Planner Ewert explained this proposal seeks to rezone 550 acres across 32 parcels located between 12th Street, 4700 West, and the Weber River to a new zoning classification: Traditional Neighborhood (TN) zone. Currently zoned A-1, A-2, R1-15, and R-3, the area's zoning currently supports agricultural and low- to high-density residential uses. The proposed TN zone introduces a master-planned, pedestrian-oriented community that integrates residential, commercial, civic, and open spaces. The zone utilizes transect districts to gradually increase density from the edges inward, fostering thoughtful urban design and transitions. Master planning is emphasized as a way to ensure efficient infrastructure, cohesive community character, long-term sustainability, and cost-effective public services.

Mr. Ewert then used the aid of a PowerPoint presentation to summarize general decision criteria for determining whether a rezone is merited, noting staff recommends approval of the rezone, the TN zoning designation, and the development agreement. The project supports the general plan, brings long-term community benefits to help offset community growing pains, and provides to the public a means for developer accountability to a predetermined planned approach rather than ad hoc development patterns. While the rezone represents a shift from the area's current rural character, it aligns with Weber County's vision for smart, sustainable growth. The project balances development pressures with community priorities and regional benefits. He then summarize staff's analysis to determine the following:

- Compliance with the Western Weber General Plan;
- Compliance with zoning regulations;
- Compatibility with the overall character of the existing development in the vicinity of the subject property;
- The extent to which the proposed amendment may adversely affect adjacent property;
- Adequacy of facilities intended to serve the subject property;
- Whether the proposed rezone can be developed in a manner that will not substantially degrade natural/ecological resources or sensitive lands; and

- Whether proposed traffic mitigation plans will prevent transportation corridors from diminishing an acceptable level of service;

After reviewing the proposal within the intended context of the amended Western Weber General Plan, it is staff's opinion that this rezone will significantly help advance the vision and goals of the plan. It offers housing for the area in concert with market demands while ensuring it is thoughtfully designed and managed to preserve significant community benefits despite the increase development potential. Staff is recommending approval of the rezone pending approval of the proposed development agreement and adoption of the TN zone. This recommendation is offered with all considerations specified in the draft development agreement. Staff's recommendation is offered with the following findings:

1. After the considerations listed in this report are applied through the attached development agreement, the proposal generally supports and is anticipated by the vision, goals, and objectives of the Western Weber General Plan.
2. The project is beneficial to the overall health, safety, and welfare of the community, as provided in detail in the Western Weber General Plan.
3. A negotiated development agreement is the most reliable way for both the county and the applicant to realize mutual benefit.

Commissioner Edwards moved to open the public hearing. Commissioner Andreotti seconded the motion, all voted in favor.

Douglas Hansen, 164 S. 3600 W., West Weber, stated he has reviewed the proposal, and this is quite a plan; the Planning Commission has the opportunity to decide the future of West Weber particularly, and western Weber County in a broader context. He stated the County has heard of master plans like this in the past, some that would have consumed a massive amount of land in the County. Barring smaller developments, the County now seems to be dealing mostly with large projects that could consume upwards of 300 acres; the Commission has the opportunity to decide if that is what they want for the area. He noted that close to his property there is a 35-acre development that will have 20 homes, but many of the plans for projects like these usually do not come to fruition fully. He noted the proposed rezone is a bit of a misnomer and the name of the zone is not representative of reality; when he thinks of traditional neighborhood zoning, he pictures something different than what is included in the plan. The proposal does not seem traditional to him, and he assumes most long-term residents would agree. Cities were formerly laid out in grids, and they are easy to navigate. However, in recent history, project layouts have changed, and most are developed in a fashion to allow developers to get as many homes as possible in a given spot. He feels that is why the proposed project has been designed as it has; he does not see many straight streets in the project, and he feels that is intentional and will allow the developer to fit as much density as possible on the acreage. He would like to see the name of the zone changed to something that actually reflects the development; he reiterated he feels the proposal is not traditional in nature. He has seen developments like this in California, Salt Lake, or even as close as Syracuse, but most of them are a struggle to navigate. He would like for the developer to adjust to a more organized approach to the development. He then noted that the plan talks a lot about open space, but he does not see a great deal of open space that is not wetlands. He acknowledged that the 100-foot corridor along the river can be considered open space, but it is not programmable or usable. Developers generally find the least usable areas for open space. There are some communities across the nation that cherish open space, and they require large areas of open space dedicated for big projects like these. He concluded that the project may look really good on paper, but the final product may not match the plans in terms of things like open space, lighting to preserve a dark sky, transportation configuration, etc. It may be difficult to enforce strict requirements for such a large project, but he advised the Commission to table the application until the applicant can provide a better plan.

Susan Hancock, 4481 W. 100 N., West Weber, stated she knows that people are allowed to sell their land, but it is her opinion that the proposed project will overwhelm people and the area. This project will eliminate the rural nature of the community. To the south of her property there are 12 clustered homes and the open space that is part of that project is the slough; there is no trail or park that can be used by residents. She is not opposed to change, but the scale of the project needs to be reduced, and the road layout needs to be stricter. She is surprised that more people are not present tonight to provide input. She is not opposed to change or growth, but she is concerned by such a dramatic increase in density.

There were no additional persons appearing to be heard.

Commissioner Andreotti moved to close the public hearing. Commissioner Edwards seconded the motion, all voted in favor.

Chair Favero invited input from the applicant.

Jeff Beck, Black Pine Group, approached and expressed a willingness to answer any questions the Commission has.

Commissioner Clontz stated she wished to address the comments made about the road configuration in the development; she feels it is important for the public to know how much time and effort has gone in to reviewing this project by both the Planning staff and the Commission. The proposed layout is not a haphazard way to cram houses into the property; rather, it is a very thoughtful way to build an enjoyable and meaningful community. Mr. Beck agreed and also clarified that the planned density is not 6,000 dwelling units; rather, he is planning for six units per acre and there are approximately 550-acres. He understands this proposal is a big change for the community, but it will be phased and will take a very long time to build out. He noted that many people characterize developers as being greedy, but that is not the case with this development. It will take many years to complete the project, and the easy route would have been to develop third acre lots with open space crammed into the project. With this project, the open space and public realm is everything and there will be much time and effort into making the area beautiful. The layout of the project was intentional and will promote walkability and different modes of transportation. Grid systems are most efficient for vehicular traffic, but curved roads and no cul-de-sacs are more inviting for pedestrians and transportation other than cars. He is committed to the project for the long term and that is where the value comes from.

Chair Favero stated that it is true that the final development may not exactly match the plans that have been documented, but the development agreement will help to regulate the project over a 30-year period. This is what sets the project apart from smaller cluster projects that have been completed in the past. He agreed that the curvy roads and manner in which the project has been laid out is inviting and will promote walkability; additionally, there will be some mixed-use and commercial development in the project, so this will be a place where residents can live and work. He acknowledged this is a major change for the community, but this particular development concept offers much more to the County than anything that has been presented in the past.

Commissioner Edwards stated there is a reason that cluster zoning is no longer a zone that is allowed in this area; past cluster projects were problematic and that zoning option has been eliminated for a reason. He stated he has not decided how to vote on this application; he loves the master plan idea for the project as there are not many opportunities for looking at project area of this size. He discussed other developments in the County in recent history and noted that he understands the concerns about changes in road layouts, but he thinks there are actually some good things about curvy roads rather than a grid design. However, he still has some concerns about bringing businesses and such an increase in density to the area. He believes that this concept is about 10 years ahead of schedule for the area and he does not want to see it fail. He agreed a lot of time has been devoted to this project by staff and the Planning Commission and that is part of the reason that he has resigned from his position. He referred to the six principles included in the County's land use ordinance for approving a zone change and noted one of them is whether the timing and location of the project is right; the timing of the project is what is most concerning to him.

Commissioner Clontz stated that she grew up in Ogden near Ben Lomond High School and the proposed project is similar to the traditional neighborhood she grew up in as far as the size of the lots and walkability. She referenced the density of the project and noted that in order to provide housing options for future generations of western Weber County, it is not possible to continue to build acre-lots or even third-acre lots in some cases. She stated that Weber County currently does not have the income potential to support expensive housing. If there is an insistence to keep building million-dollar homes, they will not be accessible to the majority of Weber County residents. Density is a hard pill to swallow, but it will save businesses and provide affordable housing for Weber County residents. She stated that the County has a developer who wants to build in the area and this type of development will help to keep property taxes low for existing residents.

Commissioner Andreotti stated that he has lived in western Weber County for 80 years; when he grew up, a traditional neighborhood was 'a house here and there'; he lived on a dirt road, and he walked to the corner to catch the bus. What has happened over the years is that all the agricultural operations are struggling because it is getting to the point that no one wants to farm any longer. The people who own the properties that are included in this proposed project have every right to sell and get as much as they can get out of the property. The County formerly required acre-lots for many years; the road he has lived on for many years had just three houses for several years, and the road was paved at least four times. The residents living on that road had not paid enough taxes to cover the pavement costs just one time. The same is true for other infrastructure, meaning that one-acre lots are not efficient. It is important to create an environment that is accessible to future generations of the County. This project is the future of the community; he appreciates Commissioner Edwards sentiment that the project may be about 10 years early, but he has often thought that some projects have been done 20 years too late. He stated he hopes that the density that has been proposed will cut down infrastructure costs and provide homes that people can afford. The proposed layout is beautiful in his opinion, and he feels the location is suitable. He reiterated much time has been spent on this project and it is work that is

worth doing because it is important to plan for the future of the County. This project could be part of the legacy that the current Commission leaves for the County.

Vice Chair Neville agreed with the comments made by his fellow Commissioners about the great deal of time that has been spent on this project; he encouraged the public to listen to the work session recordings for the meetings during which the application has been discussed. The Commission was not easy on the applicant and has asked a lot of him throughout this process.

There was brief discussion about connectivity to adjacent properties, the trail system in the area, and construction of bridges/river access points in the project area; Commissioner Edwards asked that the development agreement include a requirement for connection to any property or development within 200 feet of the subject property and the three bridges that have been discussed with the applicant. Mr. Ewert stated that has been agreed to throughout discussions with the applicant and he advised the Commission to include language in their motion to ensure that language is included in the development agreement to ensure connectivity or an escrow that will cover the improvements in the future. The Commission debated the appropriate number of bridges – and their locations – to be built across the River to provide connectivity to properties within 200 feet of the subject property; Mr. Beck stated that he understands the reasoning behind the bridges, but these improvements will be very costly, and he is not sure that he should be entirely responsible for the improvements. The Commission debated whether to amend the development agreement tonight as part of a motion to take action on the application, or to table the application to allow Mr. Beck to continue to negotiate bridge requirements with County staff. The concluded to require two pedestrian bridges across the Weber River to provide pedestrian access to the west side of the River.

Commissioner Clontz responded to the public comments about the nature of the open space that will be dedicated as part of this project; the development agreement places requirements on the open space. There is a natural river around the River that will be preserved, but there will also be pavilions, parking areas, bathroom facilities, and usable/programmable open space.

Commissioner Neville moved to forward a positive recommendation to the County Commission for applications ZMA2024-16, ZMA 2024-16 and ZTA 2024-07, zoning map amendment application, development agreement, and zone text amendment for the Bennet Farms Rezone (formerly known as Gibson Farms), a master planned development that will rezone approximately 550 acres of property located within the area bounded by 12<sup>th</sup> Street, 4700 West, and the Weber River. The proposed rezone is for a new proposed zone called the “Traditional Neighborhood Zone” (TNZ), which will allow a variety of uses within a master planned development, guided by a concept plan and form-based design standards, including single-family residential, mixed residential, and mixed neighborhood commercial, and to the Open Space (O-1) zone along the Weber River Corridor. The proposal may also include a dual zone, coupling the TN zone with the county’s existing Form-Base Zone (FB), or may be immediately preceded by a rezone of the property to the FB zone to better provide for future alternatives. The following condition of approval is also recommended:

- Add language to the development agreement to require two pedestrian bridges across the Weber River to provide pedestrian access to the west side of the River.

Motion is based on the findings listed in the staff report. Commissioner Andreotti seconded the motion. Commissioners Clontz, Edwards, Favero, Andreotti, Neville, and Wichern voted aye. (Motion carried on a vote of 6-0). Commissioner McCormick was not present when this vote was taken.

### **3. Public Comment for Items not on the Agenda:**

There were no public comments.

### **4. Remarks from Planning Commissioners:**

Commissioner Edwards thanked his fellow Planning Commissioners for their service; he noted there have been many difficult situations, debates, and differences of opinions over the years, but he believes all members had the ability to remain respectful of one another and to leave the room as friends after a difficult decision. It is hard to leave this position and he feels a lot of great work has been done. He has appreciated staff and has learned a lot from them. He will stay involved as much as he can, but he looks forward to spending more time with his children and his family. He cares about the future of the County because it will impact his children, but his presence in their lives at this time is also very important.

Vice Chair Neville thanked Mr. Hansen and Ms. Hancock for attending tonight’s meeting and providing input.

**5. Planning Director Report:**

Planning Director Grover commended the Commission for the thoughtful way they handled the applications on their agenda tonight.

**6. Remarks from Legal Counsel**

Legal Counsel Keogh thanked Commissioner Edwards for his service by reciting a poem he wrote to commemorate Mr. Edwards' time as a Commissioner.

Commissioner Edwards moved to adjourn. Commissioner Clontz seconded the motion, all voted in favor.

The meeting adjourned at 6:39 p.m.

**Respectfully Submitted,**

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**Weber County Planning Commission**