

Minutes of the Meeting of the Western Weber Planning Commission for August 12, 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, Emily Rogers, and 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; he introduced new Commissioner Emily Rogers and thanked her for her willingness to volunteer for this role. .

1. Updates: Inland Port in West Weber; presenters Stephanie Pack and Stephanie Russell

Scott Wolford, Vice President of Business Development for the Utah Inland Port Authority, provided the Commission with an update regarding recent activities associated with the Inland Port project; the Utah Inland Port Authority is spearheading the development, which aims to provide increased industrial space, infrastructure improvements, and economic benefits for the region. Mr. Wolford and Stephanie Russell, Weber County Economic Development Director, discussed the creation of a tax increment financing structure that will freeze the existing property tax base for 25 years while allowing for the reinvestment of any increased tax revenues back into the area. This funding mechanism is designed to support infrastructure development, which is crucial given the anticipated growth in the region.

Commissioners expressed interest in ensuring that the types of industries attracted to the area align with community goals, particularly regarding job diversity and wage levels. The Inland Port Authority is actively pursuing advanced manufacturing and low-energy industries, with a focus on attracting companies that can provide high-wage jobs and contribute positively to the local economy.

2. Minutes: May 13, June 3, and June 10, 2025

Chair Favero introduced the minutes of the May 13, June 3, and June 10, 2025 meetings. Commissioner Wichern referenced the June 10 meeting minutes and indicated that all comments that were cited as having come from Commissioner Clontz actually came from herself. Chair Favero asked staff to correct the errors and declared the minutes approved as amended.

3. Consent items:

3.1 CUP 2025-13: Request for approval of a conditional use permit for a new sewer lift station and water storage called the Promontory Lift Station and Promontory Water Storage located at 6137 W 900 S, Unincorporated Ogden.

Commissioner Wichern moved to pull application CUP 2025-13 from the consent agenda. Vice Chair Neville seconded the motion; all voted in favor.

Chair Favero declared the item is not an administrative item, rather than a consent item.

A staff memo from Planner Lleverino explained the applicant is requesting approval for a conditional use permit to allow for the construction of an emergency water storage tank and regional sewer lift station within the M-T zone. Both pieces of infrastructure are required under the Promontory Commerce Center development agreement between BlackPine and Weber County. 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 conditional use permits and design reviews. The memo summarized staff's review of the application to determine compliance with the following:

- General Plan;
- Zoning guidelines;
- Conditional use standards; and
- Design review recommendations.

The memo and concluded staff recommends approval of this conditional use application subject to the applicant meeting the conditions of approval in this staff report and any other conditions required by the Planning Commission. This recommendation is subject to all review agency requirements and is based on the following condition:

1. Any work within the ROW will need an excavation permit.

This recommendation is based on the following findings:

- The proposed use is allowed in the M-T Zone and meets the appropriate site development standards.
- The criteria for issuance of a conditional use permit have been met because mitigation of potential detrimental effects can be accomplished.

Commissioner Wichern inquired as to the service area for the water tank and lift station. Economic Development Director Russell explained Public Infrastructure Districts (PIDs) are created by State statute and the guiding documents for the PID list the entities that will be receiving the infrastructure improvements once they are built. The sewer lift station will go to the Central Weber Sewer District and the water tank will go to West Warren Water District. Commissioner Wichern asked if that means that any property owner living in the boundaries of those service districts will benefit from the improvements. Ms. Russell answered yes. She stated that the development agreement governing the project indicates that the lift station must be a 'regional' system. Ultimately, as the development in the inland port occurs, anyone seeking to connect to that new infrastructure will pursue that connection through the governing body for the respective district.

Commissioner Andreotti inquired as to the size of the properties where the lift station and water tank will be built. Ms. Russell stated the lift station and sewer line will be located within the 12th Street right of way and the water tank will consume approximately 0.6 acres of land on the Promontory Commerce Center project area. The parcel of property that will be dedicated to the West Warren Water District for the water tank will be larger than 0.6 acres.

Commissioner Wichern moved to approve CUP 2025-13, a conditional use permit for a new sewer lift station and water storage called the Promontory Lift Station and Promontory Water Storage located at 6137 W 900 S, Unincorporated Ogden, based on the findings and subject to the conditions listed in the staff report. Commissioner Andreotti seconded the motion. Commissioners Andreotti, Clontz, McCormick, Rogers, Wichern, Vice Chair Neville, and Chair Favero voted aye. (Motion carried on a vote of 7-0).

4. Administrative items:

4.1 4.1 LVM070725: Consideration and action on a request for preliminary subdivision approval of the Martini Legacy Subdivision Phases 1, 2. A proposal to develop a 40-acre parcel into 116 single-family lots. Staff Presenter: Felix Lleverino

Planning Director Grover advised the Commission on their responsibility when dealing with Administrative applications. He noted that the format of Planning Commission meetings has changed; applicants will now present first, after which the Commission will hear from Planning staff.

Chair Favero invited input from the applicant.

Dave Laloli, 2273 N. 2825 W., Plain City, introduced the Martini Legacy Subdivision, which received zoning approval in June of this year. He noted that 1400 South will be the main access point for the subdivision, but he also discussed other connection points to the subdivision on 4300 West and 1800 South through existing subdivisions. The project will have 116 lots, 114 of which are new, and it complies with all zoning regulations to his understanding.

Vice Chair Neville asked if 1400 South will be improved all the way to 3500 West on the half of the road closest to the subdivision. Mr. Laloli answered yes.

Planner Lleverino then reviewed his staff memo, which summarized the request for preliminary approval of the Martini Legacy Subdivision, phases 1 and 2. The development plan subdivides a 40-acre parcel into 116 single-family dwelling lots. The streets throughout the development will be made public, complete with curb, gutter, sidewalk, and street trees. The proposal has been reviewed against the zoning development agreement, the current subdivision ordinance, and the standards in the R1-15 zone. As part of the preliminary plan requirements and approval procedure, the preliminary plan must be presented to the Planning Commission for their recommendation.

Mr. Lleverino summarized staff's review of the application to determine compliance with the following:

- General Plan;
- Zoning guidelines;
- Culinary water, pressurized irrigation water, and sanitary sewer regulations;
- Geotechnical study recommendations;
- Neighborhood connectivity;
- Required contributions to the Parks District;
- Additional standards and development agreement; and
- Recommendations from review agencies.

Mr. Lleverino then concluded staff recommends preliminary approval of the Martini Legacy Subdivision Phases one and two, consisting of 116 single-family lots. This recommendation is based on all review agency requirements and the following conditions:

1. Taylor West Weber Water District shall provide a capacity assessment letter or a final will-serve letter before final approval from the Planning Division
2. Hooper Irrigation shall provide a capacity assessment letter or final will-serve letter before final recommendation from the Planning Division.
3. Proof of satisfactory contribution towards parks and open space is required before each phase is recorded.
4. The civil drawings shall include trees and ground cover materials within the shoulder of the pathway.
5. Developer is required to show compliance with the recorded development agreement.
6. The civil drawings shall comply with all Weber County Engineering requirements.

The following findings are the basis for the staff recommendation:

1. Martini Legacy Phases one and two conforms to the West Central Weber County General Plan.
2. The lot area and width design are compatible with the concept plan and development agreement.
3. The proposal will not be detrimental to public health, safety, or welfare.
4. The proposal will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.

Commissioner Wichern asked if curb and gutter will be installed on both the north and south side of 1400 South as part of this project, or just the south side. Mr. Lleverino answered just the south side. Commissioner Wichern asked if County Engineering has reviewed the application and civil drawings yet. Mr. Lleverino answered yes and indicated they have provided some feedback and comments. Commissioner Wichern stated the markings on the drawings identifying access points that are compliant with the Americans with Disabilities Act (ADA) are dated and should be updated. Mr. Lleverino stated he will follow up with County Engineering on that matter.

Vice Chair Neville stated the project includes a water detention basin, but it was his understanding the County was trying to move away from including detention basins from projects. Mr. Lleverino stated that is the case for retention basins, but detention basins will be included if required. Vice Chair Neville asked who determines if a detention basin would be needed, to which Mr. Lleverino answered County Engineering.

The Commission engaged in brief high-level discussion about miscellaneous elements of the preliminary plat, such as pathways in the project; connectivity to existing subdivisions and building through streets;

Vice Chair Neville moved to approve LVM070725, a request for preliminary subdivision approval of the Martini Legacy Subdivision Phases 1, 2. A proposal to develop a 40-acre parcel into 116 single-family lots, based on the findings and recommendations of review agencies, and subject to the conditions listed in the staff report. Commissioner McCormick seconded the motion. Commissioners Andreotti, Clontz, McCormick, Rogers, Wichern, Vice Chair Neville, and Chair Favero voted aye. (Motion carried on a vote of 7-0).

5. Public Comment for Items not on the Agenda:

Douglas Hansen, 164 S. 3600 W., West Weber, stated that as the Planning Commission is considering subdivision applications, they should be requiring the developer to address how their project will impact neighboring properties. This is not necessary just

existing subdivisions or developments, but also undeveloped properties that will be impacted by any type of development. He cited the River Bend development in West Weber and noted that he has spoken to a neighboring property owner of that development and has learned he has been impacted significantly in terms of water delivery challenges. Unfortunately, that matter was not addressed when the subdivision was initially approved and the individual was forced to deal with the developer after the fact to have the problem mitigated. Additionally, the open space in that same subdivision is now a weed farm and when those weeds go to seed, they drift into the neighboring property owner's farmland and contaminate his crops. He also touched on issues with drainage in other subdivisions and recommended that the Planning Commission ask developers about these types of matters in the future. Developers should be approaching adjacent property owners to discuss their project with them before any approval is given. He discussed the Gibson subdivision and the extensive discussion the Commission had about some of the bridges that will span the Weber River in the project. He has learned that one of those bridges will impact his family's property, but the developer had not researched that matter before seeking approval from the Commission. This will need to be addressed and resolved by the developer. The final instance he cited impacted his brother's property; a project area map that was prepared by a developer did not match the survey of the area and the adjacent property owners were forced to address the issue to ensure development in the proper envelope of land.

6. Remarks from Planning Commissioners:

Vice Chair Neville thanked Mr. Hansen for his comments and stated he appreciates the input, but some of the suggestions made are not within the Planning Commission's scope to address. He feels that the County Engineering staff should be reviewing some of the matters dealing with water infrastructure and water delivery, as well as proper drainage from a project area. Planning Director Grover agreed and stated that some recent adjustments to State land use laws have eliminated some of the authority of Planning Commissions and planning staff; for example, the County can no longer require an escrow or financial guarantee for open space unless it is within the public right of way. The County can cite a property owner for allowing noxious weeds to grow, but it is difficult to address poor maintenance of open space areas in cluster subdivisions without an escrow or financial guarantee. Chair Favero stated that is why it is his opinion that it is more productive to develop the open space for something more productive. Mr. Grover agreed and added another alternative would be to have the open space be part of the parks district, so they can take care of the maintenance of the open space.

Commissioner Wichern also thanked Mr. Hansen for his comments. She addressed his concerns about water delivery and drainage and encouraged all property owners to pay attention to development activity that is occurring around them and reach out to developers or County Engineering to ask for proper protection. She then noted that there are warranty periods for developments and if an issue is raised within the warranty period, it will be easier to address them. She wished the County Engineer could anticipate all of the issues that could occur upon development of a piece of land, but that is not always possible, and she encouraged everyone to pay close attention to what is happening around them. Chair Favero agreed and stated that many negative circumstances could be mitigated by simple communication between neighboring property owners. Commissioner Wichern then stated planning activities occur in the community based upon guidance from the General Plan; many plans for different properties will not come to fruition, but it is important to have land use plans in place for the future of Western Weber County.

Commissioner Andreotti stated he is also concerned about failure of property owners to properly maintain their land, resulting in noxious weeds that migrate to other properties; he would like to see increased enforcement of the ordinances in place to address that matter. The group discussed opportunities for addressing noxious weeds in development agreements for projects in the community.

Mr. Grover then addressed Mr. Hansen's comment about the bridges in the Gibson subdivision; the plans for that project are in the conceptual stage, but the actual details of where the bridges will end and how they will be constructed will still be worked through.

7. Planning Director Report:

There was no report from the Planning Director.

8. Remarks from Legal Counsel:

There were no remarks from Legal Counsel.

The meeting adjourned to work session at 6:17 p.m.

WS1: Discussion on a narrowed list of commercial uses permitted in the C-2 zone for parcel number 15-054-0075, property address 1402 South 4700 West. The owner, Dale Jordan, would like to adjust the zone boundary to occupy the entire parcel.

Dale Jordan referred to the previous discussion of his property at the last Planning Commission work session; he has a narrow strip of property that runs around the outside of his larger property that is not zoned C-2, and it is difficult to develop or market the property. He would like for all of his property to have the same zoning designation for continuity and flexibility. The Commission reviewed the layout of Mr. Jordan's property to determine the size of the portion of the property that is not zoned C-2. They discussed the potential changes to the property if the entire property were zoned C-2 and reviewed the list of land uses permitted in the zone and questioned Mr. Jordan about his future plans, if any, for the property. Mr. Jordan stated he does not have any certain development plans but wants flexibility. The Commission discussed commercial development potential of the areas surrounding the subject property and also compared Mr. Jordan's property with commercial properties in other areas of the County that are somewhat similar; they ultimately concluded to review the use tables for the C-2 and C-1 zones and directed the applicant and staff to move forward with his zoning application. They also indicated a desire for a development agreement to accompany any zone change in order to restrict any uses that may be undesirable for the area.

Respectfully Submitted,

Cassie Brown

Weber County Planning Commission