

Minutes of the Meeting of the Western Weber Planning Commission for October 14, 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, Jed McCormick, Emily Rogers, and Sara Wichern

**Staff Present:** Rick Grover, Planning Director; 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 Clontz was excused; all other Commissioners were present.

#### **1. Minutes: August 12, 2025; September 9, 2025; and September 16, 2025**

Chair Favero introduced the minutes of the August 12, September 9, and September 16, 2025 meetings. There were no suggested edits to the minutes and Chair Favero declared them approved as presented.

#### **2. Administrative items:**

**2.1 DR 2025-12: Request for approval on a design review application to construct two new buildings with parking and landscaping. Staff Presenter - Felix Lleverino. Applicant: Brett Preslar.**

Nathan Harris, applicant's representative, presented the project, explaining that there is one existing building on the property located at 2367 Rulon White Boulevard, and it currently houses an eyelash business called Eyelash. He plans to develop the rest of the property with office warehouse units. He indicated there could potentially be 9 units, though this might vary depending on how tenants choose to utilize the space.

Commissioner Rogers expressed concerns about the limited parking, noting only two parking stalls appeared to be available per unit. Mr. Harris clarified there is additional land that could be developed for extra parking if needed.

Planner Lleverino then provided staff's analysis of the application; he first addressed the comments regarding parking, explaining that the parking requirement for warehouses is typically two spaces per three employees, and the current plan includes 32 spaces total, exceeding the minimum requirement of 22 spaces. He then used the aid of a PowerPoint presentation to provide detailed information about the project's location in the M1 (manufacturing) zone, traffic circulation, access points from Hemingway Street, and the proposed landscaping plan. He noted that the building heights conform with M1 zone requirements, and the storm water management plan utilizes subsurface storm tech chambers. Engineering reviews are still in process. He concluded staff recommends approval of the Thiros Design Review Application DR 2025-12. 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, specifically the comments from the County Engineer and Fire District.

This recommendation is based on the following findings:

1. The construction of new buildings within this legally platted subdivision lot is permitted under the land use code.
2. The proposal complies with applicable requirements from the M-1 zone.
3. The proposal demonstrates compliance with the applicable land use codes.

Commissioner Rogers indicated she still has concerns about the amount of parking included on the site plan; she is unsure there is a sufficient number of parking space to accommodate customer and employee traffic. However, she acknowledged that much of the work to be done in the site is manufacturing in nature and there may not be a significant demand for parking.

Chair Favero inquired about the placement of the buildings on the lot, as he found it difficult to determine from the plans. Mr. Lleverino referred to slides from his presentation that helped to illustrate the building placement.

Discussion among the Commission concluded with an agreement that the project would create jobs and was compatible with the General Plan and zoning regulations.

Vice Chair Neville moved to approve application DR 2025-12: Request for approval on a design review application to construct two new buildings with parking and landscaping, based on the findings and subject to the conditions listed in the staff report. Commissioner Andreotti seconded the motion. Commissioners Andreotti, McCormick, Rogers, Wichern, Vice Chair Neville, and Chair Favero voted aye. (Motion carried on a vote of 6-0). Commissioner Clontz was not present when this vote was taken.

**2.2 DR 2025-07: Request for design review approval for a 23,800 square-foot fabrication shop located at 8052 W 900 S, Ogden, UT 84404 in the Manufacturing (M-1) Zone. *Applicant: Nate Christensen; Staff Presenter: Tommy Aydelotte.***

Applicant Nate Christensen presented his request for approval of a 23,800 square-foot fabrication and machine shop. Mr. Christensen explained that his company is currently located in Centerville and he wishes to relocate to Western Weber to be closer to his employees. The business fabricates items from handrails to small parts and uses CNC machines.

Commissioner Rogers inquired as to the number of employees that work at the business. Mr. Christensen stated that he currently employs 40 people and expects to add two to five more jobs with the new facility.

Planner Aydelotte presented staff's analysis of the application, noting that the applicant is proposing a structure with xeriscape landscaping due to soil conditions in the area. She explained that the landscaping plan had not been submitted yet but would be required prior to written approval. Ms. Aydelotte confirmed that the proposed uses are permitted in the M-1 zone and that the design meets all applicable standards. She concluded staff recommends approval of the request for Design Review approval for a 23,800 fabrication building in the M-1 Zone, located at 8052 West, 900 South, Ogden, UT, 84401. This recommendation is conditioned upon all review agency requirements, and the following conditions:

1. All review agency requirements must be addressed and completed before the written approval of the design review is issued.
2. A landscape plan shall be submitted prior to written approval of this design review application.
3. Occupancy shall not occur until all improvements, including landscaping, have either been installed or guaranteed.
4. That the building's setbacks conform to Code requirements.

The following findings are the basis for Staff's recommendation:

1. This proposal is listed as a permitted use within the M-1 Zone.
2. This proposal conforms to the Land Use Code of Weber County, Utah.
3. The owners will obtain the appropriate permits before construction begins.

The Commission discussed the surfacing requirements for areas around the building. Ms. Aydelotte explained that parking areas must be hard-surfaced (asphalt or concrete), but there was some ambiguity about loading areas and travel surfaces on private property. Mr. Christensen explained that they would use concrete for loading areas near bay doors, as asphalt doesn't hold up well under forklifts. Road base would be used for travel lanes around the perimeter of the building.

The Commission agreed that the road base would be sufficient for fire apparatus access as long as it was properly engineered, and that over time the applicant would likely hard-surface more areas as needed. They also discussed concerns about tracking dirt onto the public right-of-way, with Chair Favero noting that the applicant would be responsible for ensuring no mud is tracked onto 900 South.

Commissioner Wichern moved to approve application DR 2025-07, design review approval for a 23,800 square-foot fabrication shop located at 8052 W 900 S, Ogden, UT 84404 in the Manufacturing (M-1) Zone, based on the findings and subject to the conditions listed in the staff report. Vice Chair Neville seconded the motion. Commissioners Andreotti, McCormick, Rogers, Wichern, Vice Chair Neville, and Chair Favero voted aye. (Motion carried on a vote of 6-0). Commissioner Clontz was not present when this vote was taken.

**3. Legislative items:**

**3.1 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. *Applicant: Dale Jordon; Staff Presenter - Felix Lleverino***

Planner Lleverino presented the application to expand the C-2 zone boundary to encompass an entire 2.06-acre parcel at the corner of 1400 South and 4700 West. He explained that there is currently some ambiguity about where the C-2 zone boundary lies on this property, and rezoning the entire parcel would help resolve this issue.

Principal Planner Ewert noted that following the previous meeting, staff had met with the property owner and buyer (John Price) to address concerns about right-of-way dedication and non-conforming structures. Mr. Ewert explained that some existing structures are within the planned future right-of-way for both 4700 West and 1400 South. The proposal includes a development agreement with provisions for:

- Dedicating appropriate right-of-way widths (132 feet for 4700 West and 80 feet for 1400 South)
- Allowing existing non-conforming buildings to remain until either demolished by the owner or needed for roadway improvements
- Ensuring any new structures are placed outside the future right-of-way
- Addressing clear view site triangles for safe visibility at the intersection

Staff explained that while the current structures would be grandfathered in, once they are removed or if roadway improvements become necessary, the owner would need to comply with the new setback requirements. The development agreement allows the owner to continue using the buildings while they remain in place.

Vice Chair Neville requested that the Commission be provided with documentation for these types of applications in the future; it would have been helpful to see the draft version of the development agreement before discussing the matter tonight.

Chair Favero opened the public hearing; there were no persons appearing to be heard and the public hearing was closed.

Commissioner Wichern moved to forward a positive recommendation to the County Commission for application ZDA2025-03, 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. Motion is subject to the conditions listed in the September 16, 2025 staff report, includes Exhibit A from – a draft development agreement, and based on the finding that with the revisions made to the C-2 allowances, it will minimize the effect on surrounding properties while allowing the current property owners to utilize their property rights. Vice Chair Neville seconded the motion. Commissioners Andreotti, McCormick, Rogers, Wichern, Vice Chair Neville, and Chair Favero voted aye. (Motion carried on a vote of 6-0). Commissioner Clontz was not present when this vote was taken.

After the vote, Mr. Ewert pointed out a discrepancy with the application number. He noted that the agenda listed the item as ZDA2025-03, but it should have been CMA2025-05. Mr. Ewert clarified that the incorrect labeling needed to be rectified to ensure accuracy in the records. This correction ensures consistency between the meeting's discussions and the official record of the meeting.

### **3.2 ZMA2025-05: A public hearing, discussion, and possible decision regarding an applicant to rezone the Halcyon Estates subdivision from the Agricultural (A-1) zone to the Residential {R1-15} zone. Applicant: Keith Ward; Staff: Charlie Ewert.**

Keith Ward, the applicant, explained that he had been working with staff and the Parks District to develop a feasible path forward for his proposal; he believes the proposal would support the General Plan and make a sizable contribution to local parks development.

Principal Planner Ewert presented staff's analysis of the application to rezone Halcyon Estates from A-1 (Agricultural) to R1-15 (Residential). He explained that this involves a 10-acre piece that was previously designated as open space as part of the subdivision's cluster development approval. Mr. Ewert noted that rezoning the entire Halcyon Estates subdivision would be necessary to avoid creating non-conforming lots, as the existing lots were part of a lot averaging/PRD development that required open space. Mr. Ewert presented several key considerations:

- The applicant is offering \$7,500 per existing and proposed lot as a donation to parks development.
- Street and pathway connectivity between neighboring developments.
- Water rights associated with the property.
- How to handle existing residences that might want farm animals.

Mr. Ewert concluded that staff recommends approval of the application subject to a development agreement that includes:

1. Use of the county's standard development agreement template.

2. Street tree installation (or donation) consistent with county standards.
3. Upgrading sidewalk along 1800 South to a multi-use pathway (as ROW allows).

This recommendation is based on the following findings:

- The proposal aligns with the general plan's vision for smart growth and compatible development.
- It mitigates impacts through funding and infrastructure improvements.
- The development agreement ensures mutual public and private benefit.

Chair Favero opened the public hearing.

Brad Nelson expressed his dissatisfaction with the proposal to rezone the Halcyon Estates subdivision. He pointed out that the original density of the subdivision was approved contingent upon the 10 acres being preserved as agricultural land. Nelson shared his experience of purchasing into Halcyon Estates with the expectation of one-acre lots and was disappointed when the water ski lake that was initially promised did not materialize. Furthermore, he highlighted his efforts to halt the second phase of the development by refusing to sign the plat, as he wanted to maintain the one-acre lot standard he had initially bought into. However, he recounted that following an emergency meeting, the county proceeded with the development, carving out his property and creating a new subdivision around it without his consent. Currently, he is frustrated with the prospect of additional lots, contrary to his original expectations, which he feels are being disregarded by this rezoning effort. He mentioned his neighbors, the McCarthys, who are currently in Florida, were also affected and wished to have the option of keeping horses on their property. He concluded by urging the Commission to consider the original commitments made to residents when contemplating the rezoning.

Scott Stewart acknowledged the inevitability of development but suggested that funds initially slated for parks be redirected to improve the area's existing infrastructure, especially concerning the roads. He commented on the poor condition of local roads due to constant construction, which causes frequent deterioration. Mr. Stewart also proposed separating the first phase of Halcyon to preserve potential rights for agricultural purposes among residents, citing that some individuals purchased lots with the intent to eventually have room for lifestyle elements such as horses. Mr. Stewart expressed general support for development but emphasized the importance of addressing current infrastructure issues before proceeding with this application.

Brenda Esperate, a resident at the corner of 1800 South and Halcyon, expressed her support for separating the existing phase from the proposed rezoning to alleviate pressures on those in the original phase who had plans for keeping animals. She emphasized concerns about inadequate infrastructure, particularly traffic impacts from the increased density due to new homes. Brenda expressed a specific desire to direct funds intended for parks toward improving the condition of the road in Halcyon, which she described as a disaster, and suggested providing utility upgrades like improving water pressure which had been insufficient. She also noted the incomplete state of a nearby park, indicating that it has been under construction for two years with delays due to water utility issues.

Megan Arbon, a resident in the cul-de-sac on 4081 West 1700 South, emphasized her opposition to a road connection through the cul-de-sac, stating it did not make sense given that there were already two direct roads going through from 1800 South to 1400 South. She favored maintaining the area as it is, suggesting that a walkway would be a more acceptable option over creating new roadways. Additionally, Ms. Arbon provided clarification on the condition of the nearby park. While there had been previous mentions of a park, she noted that it was not yet completed, lacking necessary infrastructure such as water services.

There were no additional persons appearing to be heard and the public hearing was closed.

Chair Favero invited staff and Mr. Ward to address some of the comments made during the public hearing. Mr. Ward explained that a significant amount of effort had been put into determining the feasibility of the original concept which included a ski lake. However, it proved too risky due to potential failure and associated flooding concerns. As such, it became infeasible, prompting the need to reconsider the best uses for the property. Mr. Ewert added further context regarding zoning and development rights. He explained that the goal was to ensure that any new zoning changes reflect the intended development pattern and avoid placing existing parcels into a non-conforming status. He noted that they want to figure out how to blend the existing development goals with the applicant's current proposal. Ewert emphasized the need to manage expectations, acknowledging that residents purchased their homes with certain expectations, but explaining that the original approvals had evolved due to practical constraints and the need for better long-term solutions for the neighborhood.

The Commission then engaged in philosophical discussion and debate of several aspects of the proposal:

- The possibility of limiting the rezone to just the 10-acre parcel, to preserve the rights of current homeowners who might wish to keep farm animals.
- The importance of ensuring pathway connections between neighborhoods, though it was recognized that some residents oppose a road connection through existing cul-de-sacs.
- A proposed development timeline, settled at 3 years with the option for a 1-year extension, to help streamline the development process.
- Discussing the water rights issue, ensuring that water associated with the property stays with it and any excess could benefit the Parks District.
- They also considered the historical context, understanding that prior subdivision approvals were contingent on the inclusion of a ski lake which didn't come to fruition due to unforeseen challenges.

Chair Favero reflected on changing expectations over time, noting that his own expectation was that none of these houses would exist there today, but property rights allowed for development. He addressed the challenge faced by both residents and the Commission when initial expectations, such as the presence of parks or open spaces, do not align with reality over time. Chair Favero highlighted the need to balance these evolving expectations against the need to respect landowners' rights, a recurring theme the commission must navigate. He then stressed the importance of the Commission making decisions grounded in the best information available at any given time, acknowledging that these decisions could not please everyone involved. He underscored the shared responsibility of residents and decision-makers to ensure the community developed in a way that respected both individual rights and the broader needs. Ultimately, he concluded that with development and change being constants, the focus should be on collectively taking the best available actions in response to them. This led to continued discussion of the five-item listed above; Commissioner McCormick explicitly expressed significant concerns over the agreement made by a previous Planning Commission regarding the original density of the Halcyon Estates subdivision, which included leaving 10 acres as open space. He highlighted that this agreement was an understanding made with both the developer and the property purchasers. His concern was that the expectations set during this original agreement ought to be honored and any change now could breach trust with those who bought property with certain expectations. Due to the lack of signatures from all affected subdivisions residents and the perceived lack of effort by the developer to address the original commitments, Commissioner McCormick stated that he could not, in good conscience, support the rezoning proposal and indicated that he would vote against it. The Commission acknowledged these concerns; Commissioner Wichern noted that while the intentions behind preserving land for open space were admirable, rezonings should be evaluated contextually to align with present-day realities and challenges. She highlighted that property rights and the project's coherence with the general plan also need to be considered alongside past agreements. Commissioner Wichern supported the rezoning proposal with conditions addressing community needs. Chair Favero acknowledged Commissioner McCormick's point but emphasized the broader view of evolving expectations and the necessity for flexibility in planning to accommodate growth realistically. He articulated that residents' and developers' perspectives must be balanced pragmatically within the planning framework. Vice Chair Neville agreed and expressed empathy towards Commissioner McCormick's position on maintaining commitments but endorsed moving forward cautiously with the rezoning while maximizing benefits through aligned community contributions and modifying conditions to preserve local interests.

Commissioner Wichern moved to forward a positive recommendation to the County Commission for application ZMA2025-05, rezone the Halcyon Estates subdivision from the Agricultural (A-1) zone to the Residential {RI-15} zone, subject to the following eight conditions:

1. Use of the county's standard development agreement templates;
2. Street tree installation or donation consistent with county standards;
3. Upgrading sidewalk along 1800 South to a multi-use pathway as right-of-way allows;
4. A \$7,500 donation per lot for all existing and new lots of all phases of Halcyon Estates;
5. A three-year term with a one-year extension option on the development agreement;
6. A pathway to Bristol on the west to 4250 West and a pathway from the cul-de-sac at 1700 South to 4125 West;
7. Water associated with the property stays with the property, with excess donated to the Parks District; and
8. The rezone will only be applied to the 10 acres

Commissioner Rogers seconded the motion. Commissioners Andreotti, Rogers, Wichern, Vice Chair Neville, and Chair Favero voted aye. Commissioner McCormick voted nay. (Motion carried on a vote of 5-1). Commissioner Clontz was not present when this vote was taken.

Chair Favero remarked that the recommendation for the rezoning will now advance to the county commission for a final decision. He advised attendees that no direct notifications would be sent, so residents should proactively monitor the commission's agenda,

either through official county postings or the state's notification website. Chair Favero emphasized the importance of following these proceedings, as the county commission is the authoritative body that will ultimately decide on the rezoning application.

**4. Public Comment for Items not on the Agenda:**

There were no public comments.

**5. Remarks from Planning Commissioners:**

Vice Chair Neville raised the question of whether hand-delivered paper packets were still necessary for Commissioners, noting the environmental impact and staff time involved. There was brief discussion about potentially using iPads instead of receiving paper packets, but some Commissioners expressed preference for paper copies.

Commissioner Andreotti expressed concerns about the ability of future generations to afford housing in the area. He noted that many existing local residents want their children to stay in the community, but the rising costs of real estate make it difficult. Commissioner Andreotti emphasized the need for zoning to adapt to meet current and future community needs, pointing out that smaller homes or lots may be necessary to provide affordable housing. He also mentioned that this issue reflects a broader trend and advocated for staying informed on state-level discussions to anticipate these challenges.

**6. Planning Director Report:**

Principal Planner Ewert discussed upcoming training opportunities for Commissioners.

**7. Remarks from Legal Counsel:**

Legal Counsel Keough commended the Planning Commission for effectively conducting tonight's meeting. He highlighted the procedural efficiency and clear communication among Commissioners, which he believes make the decision-making process smooth and valuable.

The meeting adjourned to work session at 7:41 p.m.

**WS1: A discussion on a General Plan Amendment to the Water Conservation goals. *Presenter: Felix Lleverino***

Planner Lleverino used the aid of a PowerPoint presentation to summarize a proposed General Plan Amendment to address Water Conservation goals. He led a discussion on updates to water conservation strategies, including collaboration with state water agencies, actions for optimizing water use in developments, incorporation of educational signage, incentives for efficient irrigation systems, and methods to support water entities in upgrading antiquated facilities. The amendments aim to enhance the sustainability of water resources in line with state and regional conservation objectives.

Respectfully Submitted,

Cassie Brown

Weber County Planning Commission