Minutes of the Western Weber Planning Commission meeting of April 26, 2017 held in the Weber County Commission Chambers, 2380 Washington Blvd. Floor 1, Ogden UT

Members Present: Mark Whaley, Chair

Roger Heslop

Wayne Andreotti

Blake Hancock

Jannette Borklund

Member Excused: Jennifer Willener

John Parke

Staff Present: Rick Grover, Planning Director; Chris Crockett, Legal Counsel; Felix Lleverino, Planner, Tammy Aydelotte, Planner

* Pledge of Allegiance
* Roll Call

1. **Administrative Items**

**1.1 LVF051916**: Consideration and action on a request for final approval of the Favero’s Legacy Cluster Subdivision Phase 1.

Felix Lleverino, County Planner, introduces the item on the agenda. He gives an overview of the application. The proposal has been approved by all agencies involved, and meets all requirements. It also conforms to the Western Weber General Plan. Mr. Lleverino asks if there are any questions.

Chair Whaley turns the time over to Commissioner Heslop, who has a question on page 1, regarding bonus density. He is wondering what the final number is – 35% or 25%. Mr. Lleverino states that the number should be 25% (typo).

Commissioner Borklund asks if the project has met all preliminary requirements.

Director Grover states that the Commission could put in a motion to meet all preliminary requirements.

Mr. Favero, the applicant, thanks the commission for having a special meeting. He states that the only thing lacking is power. Otherwise, most everything is done. He states that he needed 25% density in order to have the 9 lots.

Commissioner Wayne Andreotti has a question on the declaration of the covenants – who enforces them?

Director Grover states that counsel looks them over, but the developer is in charge of maintaining and enforcing all covenants. He then addresses the applicant and states the neighbor is looking to make changes to their property, and that perhaps the road can come through a bit faster. The road would come through the western side -3900 west, just as an FYI.

Chair Whaley asks if there is a motion.

Commissioner Heslop moves to approve the Favero Legacy Cluster Phase 1 based, on criteria met. Subject to review of all agencies, that the CC&R’s are recorded with the final mylar. This recommendation is based on meeting all preliminary findings, as well as the following: The proposed subdivisions conforms to the Western Weber General Plan, the proposed subdivision complies with applicable County ordinances, the proposed subdivision has been granted up to a 25% bonus density, the proposed subdivision will not be detrimental to the public health, safety, or welfare, and the proposed subdivision will not deteriorate the environment of the general area, so as to negatively impact surrounding properties and uses.

Commissioner Borklund seconds the motion.

Vote taken: all ayes.

Commissioner Andreotti will not be in the meeting next month.

Director Grover mentions that the Planning Division will be sending John Parke to the APA Conf. in NY. He will present information when all return. Director Grover also states that he would like to begin looking at the current general plan, and begin implementing some updates and trainings.

Chair Whaley mentions that he will be more mindful of identifying speakers.

Director – announces 5/17 public outreach meeting/open house.

Motion to adjourn

Meeting adjourns.