

Minutes of the Work Session Meeting of the Western Weber Planning Commission for January 7, 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: Bren Edwards (Chair), Andrew Favero (Vice Chair), Wayne Andreotti, Cami Jo Clontz, Jed McCormick, Casey Neville.

Excused: Commissioner Sara Wichern

Staff Present: Charlie Ewert, Principal Planner; Liam Keogh, Legal Counsel; Tiffany Snider, Office Specialist; Gary Myers, Engineering Department; Lance Peterson, Parks Department.

Roll Call: Chair Edwards conducted roll call and indicated Commissioner Wichern was excused from the meeting; all other Commissioners were present.

WS1: A discussion regarding a zoning map amendment application and associated development agreement for the Gibson 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 rezoning 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. Applicant: Black Pine Group.

Jeff Beck and Daniel Stephens, representing Black Pine Group, stated that the intent tonight is to discuss the creation of a new proposed zone called the "Traditional Neighborhood Zone" (TN); Black Pine's attorney has been heavily involved in developing the text of the zone and in crafting a development agreement for the 550 acres of property that would be assigned the new zone. The development agreement will govern approved uses in the project area, density, and the preservation of 10 acres of open space for every 333 dwelling units – which equates to 10 acres per every 1,000 residents. Mr. Beck and Stephens facilitated a review of the proposed zoning ordinance for the Commission, County Planning staff, and Parks Department staff and throughout the discussion where was extensive discussion regarding permitted uses in the zone; open space/population ratios; the concentration of density; programming of open space and whether all open space and park amenities in the project shall be open to the general public; street connectivity and progression of infrastructure expansion in the project area; terms of the development to be regulated by a development agreement; phasing of the project; comparison of the proposed zone with current existing zones in Weber County; regulations along the Weber River – referred to as the Emerald Necklace on planning documents for the project – intended to protect the River from encroachment.

Principal Planner Ewert stated he will continue to work with the representatives of Black Pine to tighten up the proposed zone text and development agreement; this item will be brought back to the Commission again in a future work session for continued discussion.

WS2: A discussion regarding a standardized development agreement template intended to be used for typical rezones in the unincorporated Western Weber area. Staff: Charlie Ewert.

Principal Planner Ewert stated that the purpose of this discussion is to get the Commission's feedback on items they would like to have covered in a standardized template for typical zone change actions in the Western Weber Planning Area. The Commission expressed a desire for consistency and the application of the same rules for similar development types in the Planning Area; density calculations that include infrastructure, programmed open space, and amenities; zone reversion clauses and ensuring that a development agreement runs with the land if it changes hand; vesting under laws at the time of approval/execution of the agreement; timing of landscape improvements; and conditions or regulations that may be site specific – such as setbacks. The Commission asked if they will be asked to take action to forward a recommendation to the County Commission on this matter. Mr. Ewert answered no and indicated this is an administrative matter, but he wanted input from the Planning Commission and will also see input from the County Commission before finalizing the standardized development agreement template.

The work session adjourned at 8:35 p.m.

WESTERN WEBER PLANNING COMMISSION
Respectfully Submitted,
Cassie Brown
Weber County Planning Commission

January 7, 2025