

Minutes of the Regular Meeting of the Western Weber Planning Commission for January 14, 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, Sara Wichern

Staff Present: Rick Grover, Planning Director; Charlie Ewert, Principal Planner; Felix Lleverino, Planner; Tiffany Snider, Office Specialist.

Roll Call: Chair Edwards conducted roll call and indicated all Commissioners were present.

1. Minutes: September 17, October 8, and November 12, 2024.

Chair Edwards corrected names of Commissioners who were incorrectly identified in the minutes. There were no additional changes to the minutes and Chair Edwards called for a motion.

Vice Chair Favero moved to approve the September 17, October 8, and November 12, 2024 minutes as amended. Commissioner McCormick seconded the motion, all voted in favor.

2. Administrative Items:

2.1 DR2024-06: Consideration and action on a request for design review approval of a 10,100 square-foot accessory storage building in the A-1 zone, that is more than twice the size of the primary dwelling's footprint. Staff Presenter: Tammy Aydelotte.

Planner Aydelotte explained the applicant is requesting design review approval of a large residential accessory storage building that is approximately 10,100 square feet at 4637 West 2800 South, Taylor. The property is zoned Agricultural A-1, and the lot is 1.69 acres. County records indicate that there is a two-story 3,979 square foot single family detached dwelling currently on the property. The footprint of this dwelling is less than half of the proposed accessory structure's overall area. The proposed accessory structure is a 10,100 square foot (150 foot by 86 foot) building. Building #1 includes 3 10' lifts and is separated from Building #2 by a 10' x 11' office, a toilet room, and a 10' by 28' work room. The proposed building will be 30 feet from the west property line, 288 feet from the front lot line, approximately 20 feet from the rear lot line, 52 feet from the east lot boundary, and 204 feet behind the home. Section 108-7-16, Large accessory buildings (1,000 square feet or larger), number (c) states "Accessory buildings that exceed the dwelling in area by more than double as measured by the footprint of the dwelling shall require approval by the planning commission as a design review". When compared to the dwelling's footprint (1,343 sq. ft.), the proposed structure (2,816 sq. ft.) is 130 square feet larger than double the dwelling's footprint (2,686 sq. ft.). LUC Sec. 108-1 (Design Review) - 1 (Purpose) - "The purpose and intent of design review by the planning commission is to secure the general purposes of this chapter (LUC Sec. 108-1) and the master plan and to ensure that the general design, layout and appearance of buildings and structures and the development of property shall in no case be such as would impair the orderly and harmonious development of the neighborhood or impair investment in and occupation of the neighborhood". LUC Sec. 108-1-2 "...All plans shall be reviewed and approved by the planning commission with the exception that small buildings or additions with a total footprint of less than 10,000 square feet, and which impact an area of less than one acre may be reviewed and approved by the planning director after meeting the requirements of all applicable ordinances." Though the proposal disturbs less than one acre, the structure is 10,100 square feet. This necessitates approval by the Planning Commission. Beyond the required Design Review, the following sections of code are also applicable to a large accessory structure, of which this proposed structure has been found to be in compliance. Section 108-7-16, list the setbacks for large accessory buildings (1,000 square feet or larger) as follows:

- (a) Accessory buildings 1,000 square feet or larger in area that accommodates uses meeting zoning requirements shall:
- (b) Be located at least six feet from the rear of a dwelling in the residential estates zones and at least ten feet from the rear of a dwelling in the agricultural and forest zones.
- (c) Have a side yard setback of at least ten feet on an interior lot and 40 feet on a corner lot where the side property line is adjacent to a street.
- (d) Have a maximum height of 25 feet.

Exceptions: The side yard may be reduced to three feet (except in a forest zone) and the height increased to 35 feet if the accessory building is located at least 100 feet from a property line adjacent to a street and at least 40 feet from a dwelling on an adjacent lot. The proposed structure height is 33'1" from finished grade to the highest point of the roof.

Ms. Aydelotte then used the aid of a PowerPoint presentation to summarize staff's analysis of the application to determine conformance with the General Plan, appropriate considerations for the Planning Commission, and recommended conditions of approval. She concluded staff recommends that the planning commission review the submitted review materials and determine if enough information has been provided in order for the above listed considerations can be adequately vetted. If so, the commission could approve the design review request with the above listed condition (along with any other conditions added by the commission) and the following findings:

- The proposed use is allowed in the A-1 Zone
- All development standards have been met
- With any imposed conditions, the proposed building does not impair the orderly and harmonious development of the neighborhood or impair investment in and occupation of the neighborhood.

Alternatively, if the Commission determines that additional review information is needed for adequate consideration, the commission could vote to table the application until such material is furnished for further review.

Commissioner Neville indicated that he drove through the neighborhood in which the subject property is located and found that the proposal is appropriate for the location.

Commissioner Neville moved to approve application DR2024-06, a request for design review approval of a 10,100 square-foot accessory storage building in the A-1 zone, that is more than twice the size of the primary dwelling's footprint, based on the findings and subject to the conditions listed in the staff report. Commissioner Andreotti seconded the motion. Commissioners Edwards, Favero, Andreotti, Clontz, McCormick, Neville, and Wichern voted aye. (Motion carried on a vote of 7-0).

2.2 LVN091924: Consideration and action on an administrative application for preliminary approval of the Navy Meadows Subdivision consisting of 210 lots, and the Navy Meadows phasing plan. Staff Presenter: Felix Lleverino.

Planner Lleverino explained the applicant is requesting preliminary approval of the Navy Meadows Subdivision with a ten-phase plan. This proposal would change to current land use from agriculture to 164 residential single-family home lots and 46 townhouse units. The collector and arterial streets within the development are proposed to be public and at least 60' in width. The streets within the southeast corner of the development will be made private because they do not meet the minimum right-of-way width requirements. This development is designed to optimize traffic and pedestrian circulation with a connection to adjacent open lands and to the 3300 South public street. The pathways, park space and parkways throughout the development will be owned by the Taylor Wester Weber Parks District. Contributions to the Western Weber Parks District include roughly five acres of open space along the Hooper Slough and roughly five acres of park open space complete with parking, sport courts, perimeter pathway, turf grass landscaping and other park amenities. The ownership and maintenance of the public facilities will be further specified by the parks district with coordination from the developer. At this time it is staff's understanding that the two-acre common area on the east side of the development will be owned and maintained by the Navy Meadows HOA. The amount of traffic increasing with each phase necessitates the submittal of a traffic Impact analysis, which has been provided by the applicant. The general finding of the traffic study can be found in the analysis portion of this report. The Navy Meadows development will annex into the Central Weber Sewer District for the treatment of their sanitary sewer flow while the sewer lines will be owned and maintained by Weber County.

Mr. Lleverino used the aid of a PowerPoint presentation to summarize staff's analysis of the application to determine the following:

- Conformance with the General Plan.
- Compliance with zoning regulations.
- Lot area, frontage/width, and yard regulations.
- Culinary water and pressurized irrigation water regulations.
- Sanitary sewage services.
- Traffic study recommendations.
- Additional standards.

- Recommendations of review agencies.

Mr. Lleverino concluded staff recommends preliminary approval of Navy Meadows Subdivision consisting of 164 single-family lots and 46 town home units. This recommendation is based on the review agency requirements and the following conditions:

1. Taylor West Weber Water District shall provide a capacity assessment letter before final recommendation from the Planning Division
2. Hooper Irrigation shall provide a capacity assessment letter before final recommendation from the Planning Commission.
3. The entire development must be annexed into the sewer district. Annexation for each phase must be complete before the subdivision plat is recorded.
4. Approval from the Parks District is required before each phase is recorded.
5. The civil drawings shall include pathways, open space improvements, public right-of-way improvements, pathway street crossing improvements, and the block wall on 3300 South.
6. The developer shall enter into an improvements guarantee for all applicable subdivision improvements for each phase.
7. The street cross section for a 60 foot ROW shall have 5 foot sidewalks on both sides and the sidewalks shall be 6' in depth.

The following findings are the basis for the staff recommendation:

1. Navy Meadows 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.

Brief discussion among the Commission and Mr. Lleverino centered on the construction specifications for the pathways through the project area, and connectivity to surrounding trail systems, as well as the maintenance responsibilities for the trails and the open spaces. Mr. Lleverino stated the Parks District is willing to take on the ownership and maintenance of the pathways throughout the project, with the exception of common area on the east edge of the project area along the Hooper Canal – they would like responsibility for that parcel of land to remain with the HOA for the project. There was also brief discussion regarding drainage issues on the site and Chair Edwards expressed support for the recommendations from the service districts regarding capacity assessments and drainage improvements.

Commissioner Wichern stated that she would like to recommend a pathway that runs along the east side of the project as close to the parking lot as possible. Chair Edwards stated that he believes there is sufficient room to accommodate the pathway in that area. Commissioner Wichern also addressed the phasing plan for the project and stated that it may be appropriate to communicate that the completion of any two phases in conjunction, on either side of the project, must happen concurrent with one another rather than numbering the phases and requiring they be completed in sequential order, and that certain amenities be completed in conjunction with those phases. She stated that she would like to give the developer the benefit of the doubt regarding the appropriate timing of the completion of phases in the project, but this has been an issue in the past in the County and the Commission needs to provide some guidance and direction. Chair Edwards agreed and this led to debate of the appropriate phasing and amenity completion in the project. Planning Director Grover stated that the current phasing plan is following a road hierarchy system, and it would be appropriate to include a condition of approval that all associated improvements in any given phase also be completed if the phasing is adjusted.

Chair Edwards then stated that he appreciates that the applicant was willing to consider feedback offered by the Planning Commission in previous work session meetings; the applicant has adjusted the road configuration and other items in the concept plan responsive to those past discussions.

Commissioner McCormick asked staff if they have looked into the suggestions regarding improvements along the Hooper Slough and the preservation of existing trees along the Slough. Mr. Lleverino stated that staff have been invited to the site and will carefully examine the area to formulate professional recommendations regarding those matters.

Commissioner Wichern moved to approve application LVN091924, an administrative application for preliminary approval of the Navy Meadows Subdivision consisting of 210 lots, and the Navy Meadows phasing plan, based on the findings and subject to the conditions listed in the staff report, and following additional conditions:

1. The park east of Road C must be installed along with any two phases east of Road C and the park west of Road C must be installed along with any one phase completed west of Road C.
2. All associated improvements and access for each phase must be completed with the construction of said phase.
3. An additional pathway shall be included on the east side of the development similar to what is shown on the concept plan.

Vice Chair Favero seconded the motion. Commissioners Edwards, Favero, Andreotti, Clontz, McCormick, Neville, and Wichern voted aye. (Motion carried on a vote of 7-0).

3. Election of 2025 Chair and Vice Chair

Chair Edwards indicated he is no longer eligible to serve as the Chair of the Planning Commission; he encouraged nominations for the positions of Chair and Vice Chair.

Commissioner Neville nominated Commissioner Favero to serve as Vice Chair. Commissioner McCormick seconded the nomination. There were no additional nominations for the position of Chair.

Commissioner Edwards called for a vote on the election of Commissioner Favero as Chair of the Western Weber Planning Commission. All Commissioners voted in favor.

Commissioner Edwards called for nominations for the position of Vice Chair of the Western Weber Planning Commission.

Chair Favero nominated Commissioner Neville to serve as Vice Chair. Commissioner McCormick seconded the nomination. There were no additional nominations for the position of Vice Chair.

Commissioner Edwards called for a vote on the election of Commissioner Neville as Vice Chair of the Western Weber Planning Commission. All Commissioners voted in favor.

4. Public Comment for Items not on the Agenda:

There were no public comments.

5. Remarks from Planning Commissioners:

Commissioner Favero thanked Commissioner Edwards for his service in the role of Chair. Commissioner Andreotti echoed the expression of gratitude and also thanked Commissioner Favero for his service in the role of Vice Chair.

Commissioner Neville stated he has heard feedback from the public that the doors of the building have been locked on the nights of Planning Commission meetings and this has prevented them from participating in the meeting. Planning Director Grover stated he aware of the issue is trying to resolve that issue with those that control access to the building. There have been concerns about security in the building given a lack of funding to pay for a public safety official to attend meetings.

6. Planning Director Report:

Planning Director Grover reported on efforts of staff to plan a dinner for the Planning Commission. He also reported on upcoming training opportunities for Commissioners.

7. Remarks from Legal Counsel

There were no remarks from Legal Counsel.

WS1: A discussion regarding a zoning map amendment that would change the zoning on a 25-acre parcel from Manufacturing M-1 to Residential R-3 at 1811 West 3300 South, named Midland Townhome Development. The third work session for this proposal will present concept plan changes recommended by the Planning Commission. Applicant: Preston Mobius

The Commission heard from Preston Mobius and Jon Thornley of D.R. Horton regarding a proposed zoning map amendment for

a project called the Midland Townhome Development; he highlighted the design and conceptual plan changes that he has completed responsive to the feedback he has heard from the Commission over the course of two work session discussions on the matter. The Commission also heard from the landowner, Bryan Flamm, regarding his discussions with Roy City regarding connecting the trail in the development to the existing trail system that runs through Roy. Roy City officials indicated they are comfortable with the connection but wanted to ensure that maintenance responsibilities will be handled by an HOA for the project. There have also been concerns about the proximity of the project to the Ogden Airport, but Roy City is not concerned about that use. He has also met with Ogden City Mayor Nadolski and Economic Development Director Johnson to try to understand their concerns; they are trying to protect the Airport from encroachment, but they have not taken an opposing position on this matter.

Mr. Mobius and Thornley then facilitated a review of the updated concept plan for the project. Throughout discussion with the Commission there was a focus on access to the site, including approval from the Utah Department of Transportation (UDOT) for access from a State Road; density of the project; floorplans of the townhome units; trail improvements and opportunities to partner with the Trail Foundation of Northern Utah for maintenance of the trail in order to reduce the HOA responsibilities to keep HOA costs low for residents; trail crossing at 1900 West; the highest and best use of the property given its proximity to the Ogden Airport; the income level classification of the project and whether owner occupancy can be required for the project; architectural design; landscape/xeriscape plans; and utility service providers for the project area.

Mr. Ewert indicated he will work with the applicants to continue to refine the plan in preparation for continued discussion of the application.

WS2: 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 rezone 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.

Principal Planner Ewert provided the Commission with a hard copy of the proposed zone text for the “Traditional Neighborhood Zone” (TN) that has been proposed by the Black Pine Group. He highlighted the ‘red lines’ and other changes that have been made since the Commission’s last review of the matter.

Jeff Beck and Daniel Stephens, representing Black Pine Group, approached and engaged in discussion with the Commission regarding a proposed development agreement for the Gibson Farms Rezone. They stressed their priorities for the Development Agreement, including design and architecture for the project and appointment of a Town Architect to review and approve all building designs and plans for the project; creation of a design code for the project; developers responsibilities in the project; amenities or improvements to be dedicated to the County; design of the trail corridor and open space; 100-foot setbacks and buffering along the Weber River corridor and flood proofing the project area; density of the project and the ratio of open space to total number of residents in the project area; definition of open space and programming of open space; public versus private use of open space; and the term of the agreement. Closing discussion centered on timing for proceeding with the creation of the zone, rezoning the subject property, and continued negotiation of the development agreement. Mr. Ewert indicated he will continue to work with representatives of D.R. Horton on the project and will bring updates to the Commission as they are available. The Commission determined that at least one more work session discussion is needed before formal applications are included on a business meeting agenda for a public hearing.

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 continue the discussion regarding standardized template for typical zone change actions in the Western Weber Planning Area. Changes he has made to the template since the January 7 work session discussion include removal of the requirement of a landscape plan for individual lots and adjustments to environmental care standards, which includes things like requiring wiring for solar infrastructure. The Commission indicated that many of the items included in the template are already identified in the building code and it is not necessary to duplicate that information. It is also important to be clear about the items that would be the responsibility of the eventual homeowner rather than the developer of an entire project. They also discussed reasonable adjustments to the sections of the agreement template that deal with deed restrictions and the requirement to

include 'mature' trees in a development project. There was also extensive discussion and debate of the definition of housing affordability and moderate-income housing and any requirement to require a certain percentage of affordable housing in a given development project. Mr. Ewert indicated that he will use the feedback provided tonight to continue to refine the template before submitting it to the County Commission for consideration and action.

The work session adjourned at 9:14 p.m.

Respectfully Submitted,

Cassie Brown

Weber County Planning Commission