

Minutes of the Meeting of the Weber County Planning Commission for February 3, 2026, Weber County Commission Chambers, 2380 Washington Boulevard 1<sup>st</sup> Floor, the time of the meeting commencing at 4:30 p.m.

**Western Weber Planning Commissioners Present:** Andrew Favero (Chair), Casey Neville (Vice Chair), Wayne Andreotti, Cami Clontz, Jed McCormick, and Sara Wichern

**Excused:** Kyle Lindsey

**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 all Commissioners were present.

#### **1. Minutes: December 2 and 9, 2025**

Vice Chair Neville noted the minutes from the Ogden Valley Planning Commission meeting held on December 2, 2025 and the Western Weber Planning Commission meeting held December 9, 2025 have been presented for approval. Commissioner Wichern noted a correction needed on page of the December 9 minutes, where they incorrectly indicated she had voted for the animal hospital's conditional use permit (CUP) when she was not present. Additionally, Commissioner Clontz clarified that she was not present for the entire meeting rather than just the vote as indicated in the minutes.

Commissioner McCormick moved to approve the minutes as amended. Commissioner Andreotti seconded the motion; all voted in favor.

#### **2. Public Comment for Items not on the Agenda:**

There were no public comments.

#### **3. Remarks from Planning Commissioners:**

Commissioner Andreotti mentioned that work had begun on a lift station in western Weber County, and noted there appear to be challenges getting under the river. Planning Director Grover acknowledged the work being done and thanked Economic Development Director/Government Relations Officer Russell for her efforts on the project over the past four years. He noted it was good to see movement that would hopefully help with future developments. Commissioner Andreotti also inquired about the status of the gas line project. Director Grover indicated some uncertainty with that project.

#### **4. Planning Director Report:**

Director Grover announced a joint meeting with the County Commissioners scheduled for March 3, 2026 at 4:00 PM. The meeting would take place in the breakroom, with the regular Planning Commission meeting to follow at 5:00 PM. This would replace the Commission's normal pre-meeting. Director Grover encouraged Commissioners to prepare any major discussion points they wished to address with the County Commissioners.

Director Grover also reminded Commissioners about the field trip scheduled for the following Tuesday at 12:30 PM, meeting at the County offices before proceeding to the Powder Mountain headquarters near the country club. The logistics of the field trip were discussed briefly.

#### **5. Remarks from Legal Counsel:**

There were no remarks from Legal Counsel.

The meeting adjourned to work session at 4:41 p.m.

**WS1: A discussion on a rezone of the Willow Village development containing a mixture of townhomes and single-family homes designed with pathways, water-wise landscaping, and optional commercial spaces. Applicant: Selvoy Fillerup**

Selvoy Fillerup presented an updated plan for the Willow Village development, noting significant changes from the previous proposal. The revised plan featured rear-entry townhomes along the public street to ensure front doors faced the street, single-family homes on the east side of the road, mixed-use units along 900 South with commercial-style frontages on the ground floor, and parks and community spaces. Discussion among Mr. Selvoy, the Commission, and Planning staff focused on several key concerns:

- **Street and Pathway Design:** Principal Planner Ewert suggested rearranging roads and pathways to create more social corridors throughout the development. This would involve creating two pedestrian corridors rather than one central corridor, moving vehicle access to different locations.
- **Driveway and Garage Dimensions:** Commissioner Wichern expressed concern about the 18-foot driveways and garage sizes, noting they wouldn't accommodate larger vehicles like F-150 trucks that make up approximately one in five vehicles in the area. She suggested making garages wider (24-foot interior) to properly accommodate these vehicles and prevent street parking issues.
- **Commercial Space Viability:** Chair Favero questioned the mixed-use component along 900 South, concerned about the size and viability of the commercial spaces. Mr. Fillerup explained these units would have commercial-style entrances with approximately 12x12 foot spaces that could accommodate small office uses rather than retail. Chair Favero noted that this didn't fulfill the original vision from the general plan for more substantial commercial development in the area.
- **Affordability vs. Quality:** Several Commissioners discussed the balance between affordability and quality. Mr. Fillerup explained the development was aimed at a more affordable price point to serve those transitioning from apartments to homeownership. Commissioner Wichern emphasized that despite affordability goals, homes would still sell at market rates (over \$400,000) and should be designed with adequate space and functionality.
- **Density Concerns:** Commissioner Wichern noted the plan had "apartment density crammed into a townhome development," though acknowledged the proposal had improved from the previous submission.

At the conclusion of the discussion, Mr. Selvoy agreed to return to the Commission with revised road and pathway configurations per Mr. Ewert's recommendations, renderings showing what the mixed-use buildings would look like on 900 South, and information on garage dimensions to address Commission concerns.

**WS2: A discussion on a rezone of 14 acres of vacant land located at 3300 West 2550 South. The current zoning of the property is Agricultural A-1; the proposal would change the zone to Residential R1-15. Applicant: Scott Wynn, Project Manager: Felix Lleverino**

Scott Wynn presented a concept plan for rezoning 14 acres from Agricultural A-1 to Residential R1-15 for a patio home development. The plan featured lots ranging from approximately 8,200 square feet to 14,000 square feet, public streets, minimal Homeowners Association (HOA) responsibilities (only for common area maintenance), and some walking paths. Key discussion points among the Commission, Mr. Wynn, and planning staff included:

- **Drainage Concerns:** Chair Favero emphasized that the property historically floods and retains water for extended periods. Mr. Wynn acknowledged this issue, explaining they had conducted delineation work, dredged canals, and planned to bring in fill to address drainage and allow for sewer fall.
- **Access and Egress:** Felix Lleverino from Planning staff pointed out that the development would need a second access point since it exceeded 30 units (currently planned for 39 units). Commissioners and staff discussed potential options for secondary access, including working with neighboring property owners who might benefit from future development opportunities.
- **Pathway Alignment:** Commissioner Wichern suggested straightening the proposed pathway for better connectivity.

The Commission was generally supportive of the proposal but emphasized the importance of addressing the flooding issues and securing a second access point before proceeding to the public hearing stage.

**WS3: A discussion on a development plan to change the zoning of a property at 1150 South 4700 West to the Form Based Zone, and to amend the Street Regulating Plan to allow for the eastern 13.23 acres to develop as Multi Family Residential, and develop the western 9.11 acres as Transit Oriented Commercial. Presenter: Brett Jones with Basin Development**

Brett Jones with Basin Development presented a concept to rezone property at 1150 South 4700 West to the Form Based Zone, with the eastern 13.23 acres as Multi-Family Residential and western 9.11 acres as Transit Oriented Commercial. The plan included townhomes with a central park area on the eastern portion, commercial development on the western portion, and primary access points aligned with planned intersections. The Planning Commission expressed significant concerns about the residential portion of the proposal:

- **Zoning Consistency:** Chair Favero and several Commissioners emphasized that the entire property is currently zoned commercial and should remain commercial as designated in the General Plan. Chair Favero emphasized that the entire area is zoned commercial and he believes that is the highest and best use of the property; he could not envision residential use of the subject property.
- **Transportation Considerations:** Multiple Commissioners noted that the property's location near railroad tracks and its position in what could become a transportation hub made it more suitable for commercial and transit-oriented development rather than residential use.
- **Future Planning:** Planning Director Grover advised that the County Commission wanted to complete corridor studies before considering changes in these areas, suggesting timing challenges for this proposal.

The developer was encouraged to participate in the upcoming General Plan corridor study process and reconsider the proposal to align more with the commercial designation intended for the area.

**WS4: A discussion on a request to amend the Singletree development agreement to change the minimum side yard setbacks from 12 feet to 8 feet and to change the side yard setback on a corner lot from 30 feet to 20 feet. Presenter: Scott Lindsay, Project Manager: Felix Lleverino**

Scott Lindsay presented a request to amend the Singletree development agreement to change minimum side yard setbacks from 12 feet to 8 feet and to change side yard setbacks on corner lots from 30 feet to 20 feet. Mr. Lindsay explained that the changes would allow for wider homes and garages.

The Commission was generally supportive of the request, with no major concerns expressed. Commissioner McCormick noted that the proposed setbacks seemed reasonable compared to other cities' standards. Director Grover inquired about the status of a potential gate from the high school, with Mr. Lindsay indicating he understood it was not currently planned.

The Commission indicated preliminary approval but noted that the item would need to go through the formal public hearing process.

**WS5: A discussion on a Weber County Planning Staff-driven application to amend the Western Weber General Plan to include text and maps from the Ogden Valley General Plan applicable to Unincorporated Weber County outside the new Ogden Valley City boundary. The text and maps from the Ogden Valley General Plan will be added as an addendum to the Western Weber General Plan. Staff Presenter: Felix Lleverino**

Felix Lleverino presented a staff-driven application to amend the Western Weber General Plan to include text and maps from the Ogden Valley General Plan applicable to unincorporated Weber County outside the new Ogden Valley City boundary. Mr. Lleverino explained that he and Mr. Ewert had reviewed the Ogden Valley General Plan to extract relevant content that could be applied to the remaining unincorporated areas of Weber County. He provided commissioners with a packet showing highlighted text that would be incorporated, noting that some text edits would be needed to replace references to "Ogden Valley" with "Weber County."

Commissioner Neville noted some inconsistencies in the highlighted text, pointing out that some sections specific to Ogden Valley schools were highlighted for inclusion. Mr. Lleverino acknowledged this oversight and said it would be corrected.

The Commission was supportive of the approach and looked forward to seeing a refined version at a future meeting.

**WS6: A discussion regarding a county-driven land use regulation text amendment to remove irrelevant provisions related to the area that is now the incorporated Ogden Valley City, and to provide other clerical, administrative, clarification, and technical code updates. Staff Presenter: Charlie Ewert**

Charlie Ewert presented a comprehensive set of proposed amendments to the Weber County land use regulations to remove provisions related to the newly incorporated Ogden Valley City and provide other clerical and technical updates. Key changes included:

- Code Reduction: The amendments would reduce the county code from approximately 585 pages to 480 pages by eliminating Ogden Valley-specific provisions.
- Zone Consolidation: Several Ogden Valley-specific zones would be eliminated or consolidated with existing zones. For example, the FR-3 zone would be translated to the R-3A zone.
- Form Based Zone Updates: Changes to the Form Based Zone included removing Transferable Development Rights (TDR) requirements and adding "Old West" and "Modern" design themes to the existing "Agrarian" theme.
- Sign Code Improvements: The proposal would adopt the more comprehensive Ogden Valley sign code for all of Weber County, with some modifications to make it less restrictive.
- Lighting Standards: The outdoor lighting standards would be maintained but adjusted to be less strict than the Ogden Valley standards.
- Height Limits: Maximum building heights in the Form Based Zone would be increased from 40 feet back to the original 60 feet.

Several policy discussions occurred among the Commission and Planning staff:

- TDRs in Form Based Zone: The Commission discussed whether Transferable Development Rights should be required in the Form Based Zone. The consensus was that TDRs had not been effective in Ogden Valley and should be removed from the requirements for Western Weber, with Commissioner Wichern noting, "We're not making housing more affordable, but we still look at what we allow and make sure that we're building quality homes."
- Design Themes: Commissioners discussed whether different architectural design themes should be allowed adjacent to each other or if consistent themes should be required in specific areas. The Commission ultimately supported allowing a mix of design themes.
- Commercial vs. Residential in Mountain Areas: The Commission supported changes that would make provisions more practical for the remaining unincorporated areas, which primarily include the canyon and mountain resort areas.

Chair Favero expressed frustration about delays in implementing needed changes due to election-year politics, stating that the Commission should be able to move forward with practical changes regardless of the election cycle.

The Commission was supportive of the proposed changes, with the expectation of reviewing a complete draft at a future meeting before proceeding to public hearings.

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

**Respectfully Submitted,**

*Cassie Brown*

**Weber County Planning Commission**