

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

Western Weber Planning Commissioners Present: Andrew Favero (Chair), Casey Neville (Vice Chair), Cami Clontz, Kyle "KC" Lindsey, Jed McCormick, and Sara Wichern

Excused: Commissioner Wayne Andreotti

Staff Present: Charlie Ewert, Principal Planner; Felix Lleverino, Planner; Liam Keogh, Legal Counsel; Tiffany Snider, Office Specialist.

4pm-5pm – Joint Meeting between Weber County Commission and Weber County Planning Commission

County Commissioner Gage Froerer led a discussion with the Weber County Planning Commission regarding Western Weber County development and the North Legacy Highway alignment. He outlined that the County has received numerous development applications that will impact infrastructure, particularly North Legacy Highway, and requested the Planning Commission conduct a "refresh" of the General Plan to address new information available since its 2022 adoption. Commissioner Froerer explained that UDOT Region 1 has indicated they prefer an eastern alignment for North Legacy Highway rather than the western alignment currently shown in County plans, citing environmental concerns and traffic projections. He emphasized the County's need to work collaboratively with UDOT to preserve the planned corridor and avoid future property acquisitions.

Chair Andrew Favero and other Planning Commissioners expressed support for updating the General Plan based on new infrastructure information, economic factors, and development patterns. They emphasized the need to plan appropriately for density transitions near industrial areas and major transportation corridors. County Commissioners Bolos and Harvey also expressed their viewpoints about the importance of providing clear future planning documents in order to influence the alignment of the Legacy Highway and appropriate development of the area.

Commissioner Froerer then also discussed a potential interlocal agreement with Cache County regarding Powder Mountain development, where Weber County would assume land use approval authority for Cache County portions of the development area. This arrangement would streamline the approval process while ensuring consistent standards. Planning Commissioners expressed concern about their ability to receive and understand public input from residents of the Ogden Valley or even Cache County and how that input could potentially influence decisions that impact land in Weber County. The group explored the logistics of dealing with land use applications that could impact Cache County, ultimately concluding it would be appropriate to have an interlocal agreement that would spell out the responsibilities of Weber County planning staff, the Planning Commission, the County Commission, and Cache County.

Action Items coming from the joint meeting discussion:

- Planning staff to analyze existing approvals and pending applications in Western Weber County
- Staff to evaluate potential general plan modifications for appropriate density transitions
- Commissioner Harvey to meet with UDOT regarding North Legacy Highway alignment decisions
- Legal staff to continue developing interlocal agreement framework with Cache County

The joint meeting adjourned at 5:00 p.m. and the Planning Commission convened in their regular meeting.

Roll Call: Chair Favero conducted roll call and indicated Commissioner Andreotti has been excused from the meeting; all other Commissioners were present.

1. Minutes: February 3 and 10, 2026

Chair Favero noted corrections to the minutes: Commissioner Lindsey was excused from the February 3 meeting, and Commissioner Clontz's attendance was not recorded for the February 10 meeting. Additional minor corrections were noted regarding attribution of comments to the correct speakers.

Vice Chair Neville moved to approve the minutes as amended. Commissioner McCormick seconded the motion; all voted in favor. Commissioner Andreotti was not present when this vote was taken.

2. Consent items:

2.1 CUP 2026-03: Request for approval of a conditional use permit to construct a 1.5-million-gallon water tank to supply water for additional development and fire infrastructure, located at approximately 9202 E. Shelter Hill Rd, Eden, UT, 84310.

The Planning Commission reviewed a conditional use permit request for a 1.5-million-gallon water tank at 9202 E Shelter Hill Road in Eden.

Commissioner Wichern moved to approve application CUP2026-03, conditional use permit to construct a 1.5-million-gallon water tank to supply water and additional development and fire infrastructure, located at approximately 9202 E Shelter Hill Rd, Eden, UT 84310, based on the findings and subject to the conditions listed in the staff report. Commissioner Lindsey seconded the motion. Commissioners Clontz, Lindsey, McCormick, Wichern, Vice Chair Neville, and Chair Favero voted aye. (Motion carried on a vote of 6-0).

2.2 CUP 2026-04: Request for approval of a conditional use permit for a sewer lift station (a public utility substation) to service Shelter Hill Subdivision, located at approximately 9202 E Shelter Hill Rd, Eden, UT, 84310.

The Planning Commission reviewed a conditional use permit for a sewer lift station to service Shelter Hill Subdivision at 9202 E Shelter Hill Road in Eden.

Commissioner Wichern moved to approve application CUP2026-04, conditional use permit for a sewer lift station (a public utility substation) to service Shelter Hill Subdivision, located at approximately 9202 E Shelter Hill Rd, Eden, UT 84310, based on the findings and subject to the conditions listed in the staff report. Commissioner Lindsey seconded the motion. Commissioners Clontz, Lindsey, McCormick, Wichern, Vice Chair Neville, and Chair Favero voted aye. (Motion carried on a vote of 6-0).

3. Legislative Items:

3.1 ZMA2026-02: an application to rezone approximately 14 acres of land located at approximately 3300 West 2550 South, from the A-1 zone to the R1-15 zone. Staff Presenter: Felix Lleverino

Scott Wynn of Windruff Construction Company presented an application to rezone approximately 14 acres at 3300 West 2550 South from A-1 (Agricultural) to R1-15 (Residential) zoning. The proposal would allow development of 39 single-family patio homes on lots ranging from 8,500 to 10,000 square feet.

Planner Lleverino then presented details on the development of approximately 14 acres at 3300 West 2550 South. He summarized staff's recommendations regarding the application, which included approving the proposal with some modifications to conform to the County's Land Use Code (LUC) requirements related to block length and pathway connectivity. Staff has emphasized the importance of ensuring that pathway alignments facilitate pedestrian access and serve as an effective connection within the community, encouraging walkability and reducing traffic congestion.

During discussion among staff and the Commission, Mr. Lleverino noted that while the proposed density aligns with the General Plan's medium to large lot residential designation, certain adjustments would help better integrate the development into the existing community infrastructure. These would include not only a logical layout of streets and pathways but also proper sewer and water connections. He highlighted that these changes are necessary to ensure compliance with modern planning and environmental standards, ultimately promoting a cohesive neighborhood design. Furthermore, the importance of maintaining the rural character while accommodating new developments was discussed, with Mr. Lleverino reaffirming that though the area is undergoing growth and development, the vision is to balance progress with the preservation of the existing community's values and quality of life. This intent is reflected in the proposal's alignment with the 2022 General Plan, which envisages organized and thoughtful growth in Western Weber County, particularly around areas transitioning from agricultural to residential use.

Chair Favero then opened the public hearing.

Craig Frederickson (2003 South 3500 West) voiced concerns about the proposed design of the sewer line and its potential effects on the future development potential of his mother's land. He also highlighted the historical issue of the land's wet conditions, pointing out that the property has long been characterized by significant moisture and water presence. This concern stems from the property's position as a collection point for runoff, which could complicate both current use and future development plans.

Matt McCullough (3477 West 2550 South) expressed his worries about the exacerbation of traffic congestion that could result from the new development. He noted that during peak traffic periods, there are already significant backups, with queues often reaching 40 cars or more. This existing congestion raises concerns for him about the current infrastructure's capacity to handle more traffic efficiently. Additionally, he is apprehensive about the possibility of being required to cede additional property to accommodate necessary road improvements that could follow from increased residential density.

James Tribble stated he owns and farms land to the east of the proposed development and shared his concerns about potentially losing access to water from the nearby irrigation slough, which is critical for sustaining his cattle farming operations. Moreover, he emphasized the traffic issues posed by more development, suggesting it would aggravate current challenges. He also expressed skepticism about the findings of the wetland determinations, given the area's features and agricultural practices that rely heavily on the water flow from this slough.

Sheila Richey stated she owns a 5-acre parcel also to the east of the proposed development. Her concerns centered on the sustainable access to water for her property, notably if such access is compromised, it could affect her neighbor who operates a horse boarding business reliant on the same water source. This dependency underscores the potential impact on local businesses and properties should water access issues arise from the development.

Jill McCullough (3477 West 2550 South) raised the question of whether the proposed development aligns with the rural character of the Taylor area. She pointed out that many residents, including herself, had moved to the area to enjoy larger lot sizes and the accompanying space that Taylor offers. The influx of higher-density housing threatens that lifestyle, and she remains concerned about the relatively small area chosen for the developer's notification process, which she feels may not adequately represent the views of the widespread local community.

Linda Rose (2468 South 3500 West) voiced her opposition to the planned development density due to ongoing water problems and the risks linked with construction on land historically recognized for its wetness. Given her decades-long experience in the area, she challenged the adequacy of the proposal's sewer connection plans and whether they meet access requirements, emphasizing that these issues could lead to unforeseen repercussions for existing residents.

Shirley Atkinson (2448 South 3500 West) stated she is amenable to grant an easement for sewer access as a courtesy to the community, demonstrating her goodwill. However, she is apprehensive that provision of this easement might open the door for conversion into a public thoroughfare in the future, making her household susceptible to increased traffic and accessibility issues.

Kari Frederickson (2380 South 3500 West) expressed concern over the prospect of a secondary roadway cutting through private property. Her worry centers around potential rights-of-way or access roads that might require using privately owned land without ensuring proper consultation and compensation, thereby disturbing the existing use and value of her property.

Chair Favero closed the public hearing.

Vice Chair Neville addressed the concerns raised during the public hearing, offering clarification on several key points raised by the speakers:

- **Water Rights:** Vice Chair Neville assured attendees that water rights would not be denied to anyone holding them. He explained that if the developer needs water for the new development, they would have to purchase existing water shares, thus not creating new water but utilizing what's already available.
- **Sewer Easement:** He clarified that if the property owner agrees to provide an easement for sewer access, it does not automatically extend to providing a road. Any decision to extend the easement or allow further access remains with the landowner.
- **Traffic and Congestion:** Addressing Mr. McCullough's concern about increased congestion, Vice Chair Neville acknowledged these concerns and noted that infrastructure discussions—and potential improvements—were active topics of consideration in recent planning sessions.

- **Walkways and Connectivity:** Vice Chair Neville explained that proposed walkways through properties were part of broader planning efforts to ensure connectivity for future developments. These plans would not affect property owners unless they choose to develop their land.
- **Access Requirements:** Highlighting the zoning rule, he mentioned that the development could proceed with up to 30 lots with one access point. For more than 30 lots to be constructed, a secondary access would be required. This ensures adherence to current zoning laws regarding emergency and everyday access points.

This commentary was aimed at showing awareness and addressing concerns while reinforcing the existing regulatory and planning framework governing new developments.

The Commission then engaged in a detailed discussion about the conceptual nature of the current proposal, emphasizing specific concerns regarding secondary access requirements. They debated the potential variations in lot count, centered on the availability of emergency egress, which could influence the number of units from 30 up to 40. The discussion highlighted the importance of understanding the infrastructure and safety implications tied to the development's design. Commissioner Wichern voiced a particular preference for more comprehensive planning at the rezone stage. This detailed planning would ensure future builders have clearer guidelines and expectations, thereby facilitating smoother project execution.

Developer Scott Wynn took the opportunity to address existing community concerns about wetlands on the property. He provided insights from environmental studies, which identified a minimal presence of actual wetlands—specifically, just 0.08 acres. Much of the perceived wetland issue on the site was attributed to seasonal water accumulation because the property serves as the lowest point in the surrounding area, naturally collecting runoff. Despite these concerns, the developer maintained that with proper elevation adjustments and drainage considerations, these issues could be managed.

Furthermore, the discussion touched on the design adjustments needed for the proposed development to integrate effectively into the existing community infrastructure in Western Weber County. Planning staff noted that pathway alignments and street layouts are crucial components that could enhance the community's walkability and connectivity. Commissioners also discussed the importance of balancing the development's design with the rural character of the area, ensuring that the new project would not detract from the community's established values and quality of life.

Commissioner Wichern moved to table application ZMA2026-02, an application to rezone approximately 14 acres of land located at approximately 3300 West 2550 South from the A-1 zone to the R1-15 zone until the concept plan is agreeable to staff and appropriate access for the rezoned lot count is planned for.

Chair Favero opened the floor for discussion following the motion to table ZMA2026-02. He shared that he generally dislikes tabling matters, as it often doesn't add value, but in this case, he felt compelled to dig deeper into the development proposal due to specific concerns. Favero expressed that while there appeared to be good intentions from all parties involved, the current proposal did not address key issues. These included considerations for secondary access for more than 30 lots, potential configuration changes for the development depending on access, and a more refined look at the layout before moving forward. He emphasized the importance of having clearer visibility on the plan, particularly considering the implications of developing either 30 or 40 lots, to align with zoning and infrastructure requirements.

Commissioner Clontz seconded the motion. Commissioners Clontz, Lindsey, Wichern, Vice Chair Neville, and Chair Favero voted aye. Commissioner McCormich voted nay. (Motion carried on a vote of 5-1).

Chair Favero then explained that when a project is tabled, it means that additional information or revisions must be submitted before it can be revisited by the Commission. The additional information pertains specifically to the questions or concerns raised during the meeting. Once the developer addresses these items, the application is brought back to the Planning Commission for further review. A decision will be made at that time based on the updated submission without an additional public hearing. During this intervening period, members of the public who have concerns or require clarifications are encouraged to reach out to the planning staff for assistance.

4. Public Comment for items not on the agenda:

There were no public comments.

5. Remarks from Planning Commissioners:

There were no remarks from Planning Commissioners.

6. Planning Director Report:

In Director Grover's absence, Principal Planner Ewert provided an update on potential building renovations, noting positive progress toward facility improvements including audio system upgrades, though no timeline was confirmed.

5. Remarks from Legal Counsel:

There were no remarks from Legal Counsel.

The meeting adjourned to work session at 6:32 p.m.

WS1: Willow Village discussion. Applicant: Selvoy Fillerup

Applicant Selvoy Fillerup presented updated concept plans for the Willow Village development, incorporating previous Planning Commission feedback. The proposal includes single-family homes, townhomes, and mixed-use buildings along 900 South, designed to comply with form-based code requirements. Key design changes included wider spacing between building units (40 feet), increased street width to 30 feet with 26 feet of asphalt per fire department requirements, and relocated pathways for better connectivity. Dr. Horton provided architectural elevations showing agrarian-style homes ranging from 1,400 square feet to larger mixed-use units.

Commissioners raised significant concerns about parking adequacy, noting the proposed garages at 20x22 feet are insufficient for two cars and the development lacks driveways. They calculated only 72 parking spaces for 190 total units. Commissioner Wichern emphasized the need for at least one additional parking space per unit beyond garage spaces.

Chair Favero expressed strong concerns that the mixed-use buildings along 900 South do not meet general plan requirements for post-and-beam commercial construction, noting the proposed residential townhome design cannot be easily converted to commercial use as intended.

Additional concerns included building massing with six connected units separated by only 15 feet, and the need for more architectural variation to avoid monotonous appearance.

Action Items:

- Applicant to redesign parking to provide adequate spaces per unit
- Applicant to address mixed-use building design to meet post-and-beam construction requirements for commercial convertibility
- Staff to continue refining form-based code standards for better development guidance
- Applicant to return with revised plans addressing commission concerns

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

Respectfully Submitted,

Cassie Brown

Weber County Planning Commission