

Minutes of the Work Session of the Western Weber Planning Commission for March 4, 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: Andrew Favero (Chair), Casey Neville (Vice Chair), Wayne Andreotti, Jed McCormick, Sara Wichern

Excused: Commissioners Cami Jo Clontz and Bren Edwards

Staff Present: Rick Grover, Planning Director; Charlie Ewert, Principal Planner; Liam Keogh, Legal Counsel; Tiffany Snider, Office Specialist.

Roll Call: Chair Favero conducted roll call and indicated Commissioners Clontz and Edwards were excused; all other Commissioners were present.

Chair Favero then noted there were two items included on tonight's agenda, but the second item has been removed at the request of the applicant. Planning Director Grover discussed the Commission's upcoming meeting schedule; work session item two was scheduled to be on the first April meeting agenda, but another work session discussion of the Black Pine Group application is needed before it is placed on a business meeting agenda. He asked the Commission if they are willing to hold a work session April 15, with a regular/voting meeting on April 22. The Commissioners present reviewed their schedules and determined the proposed adjustment is reasonable. They also briefly discussed the concept of 'boiler-plate' development agreements that can be applied to developments throughout the areas of unincorporated Weber County in the Western Weber Planning Area; they agreed that small adjustments can be made to a standard development agreement to fit the unique nature of each development, but the agreement should be County-specific rather than developer-specific to provide consistency.

WS1: A discussion regarding a zoning map amendment application and associated development agreement for the Westbridge Meadows rezone, a master planned development that will rezone approximately 1400 acres of property located within the area between the Weber River and 7500 West, and south of the Union Pacific Railroad. The zone(s) being proposed will include a Master Planned Development Overlay Zone (MPDOZ), and may include a variety of Single- Family Dwelling (R1), Two-Family Dwelling (R2), and Multi-Family Dwelling (R3) zones, as well as the Form-Based Zone (FB (mixed uses)) and the neighborhood commercial zone (C-1), and/or may include the creation of a new master-planned development zoning designation that is unique to the proposed development. Applicant: Fenix Development and Flagship.

Representatives of Fenix Development, Jeff Meads and Kameron Spencer, worked with Principal Planner Ewert to present the draft development agreement for the proposed master planned development, which has been referred to as the Westbridge Meadows Rezone.

The first significant change relates to an industrial byway through the project to access the commercial component, which is essentially a "city center" idea and makes sense given the proximity of the project area to the future West Weber Highway corridor. The second significant change is narrowing the corridor along the River to ensure that the River is visible to those using the trail that will run along it. There was discussion among the Commission and the applicant regarding the language in the development agreement related to the location of the industrial byway, open space and public amenities, density, the required setback from the River to ensure no improvements are made within the flood plain, and phasing of the project over 10 to 15 years.

The work session adjourned at 8:12 p.m.

Respectfully Submitted,

Cassie Brown

Weber County Planning Commission