

Minutes of the Meeting of the Weber County Planning Commission for May 5, 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), 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.

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

### 1. Minutes: January 6, 2026, April 7, 2026, and April 14, 2026

Commissioner Wichern identified a correction to the January 6, 2026 minutes: on page 3, in the work session bullet items, the description of townhome unit width should read "22 feet wide," not "42 feet wide." No other corrections were noted.

Commissioner Wichern moved to approve the minutes as amended. Chair Favero seconded the motion; all voted in favor.

### 2. Legislative items:

**2.1 ZMA2026-09: A public hearing and discussion and possible recommendation on an application to rezone approximately 20 acres of property at approximately 3655 West 1400 South from the A-1 zone to the R1-15 zone. Applicant: Anna and Shawn Alfonsi. Staff Presenter: Charlie Ewert**

Mr. Sean Alfonsi, 3699 West 1400 South, addressed the Commission on behalf of himself and Anna Alfonsi. He described the family's intent to develop a community of smaller, consistently designed starter homes with garages positioned at the rear, inspired by the historical Italian farming heritage of the 1400 South corridor. He noted the family had been working cooperatively with staff throughout the process and expressed hope that the development would carry on the legacy of his 101-year-old mother and the broader Italian farming community of that area.

Principal Planner Ewert presented the rezone application, noting that the property is currently zoned A-1 (agricultural) and the applicant seeks rezoning to R1-15. The surrounding area has seen multiple similar rezones with development agreements tied to the 2.9 units-per-acre average density, including the adjacent Martini Legacy project and Stagecoach Estates. He explained that the applicant proactively sought the rezone to establish road and pathway connections before neighboring parcels developed and foreclosed those options. Mr. Ewert described the concept plan, which shows approximately 68 lots with two east-west collector streets (roughly 1500 South and 1600 South) intended to connect westward to existing planned streets. He noted that yellow dashed lines on the concept plan represented pathway connections he had added to illustrate minimum connectivity requirements, and that some might not ultimately be required pending the surveyor's final analysis. Mr. Ewert confirmed the applicant's proposal to contribute \$7,500 per lot in lieu of an on-site park, consistent with the applicant's own suggestion. He noted the applicant was also willing to discuss channeling some of that contribution toward pathway improvements connecting the development to existing trail infrastructure in Stagecoach Estates. Mr. Ewert stated that staff was recommending approval with conditions, and that the principal policy question for the Commission remained whether to endorse 68 or 59 lots.

Chair Favero opened the public hearing.

Emily Rogers, property owner to the east at 1577 South 3500 West, expressed general understanding that development of the Alfonsi property was inevitable and acknowledged the family's right to develop. She raised two primary concerns: (1) the preservation and proper piping of an existing irrigation ditch running through the Alfonsi property that serves her and other landowners to the east, and (2) the need for thoughtful road planning along 1400 South, including coordination of sewer and utility infrastructure prior to road construction, to avoid the costly scenario of tearing up newly paved roads—as had occurred in Winston Park. She urged the Commission to be proactive rather than reactive in its planning for the area.

Cami Butters, 1670 South 3500 West, echoed Ms. Rogers' comments and added concerns about road safety and the lack of sidewalks in the area, particularly given the proximity of three new schools and the volume of school-age pedestrian traffic on 1800 South. She expressed reservations about the proposed architectural style of the homes, noting it did not fit the character of West Weber, and raised concerns regarding light pollution, signage, road width, and parking availability for smaller lots.

Pat Burns, 2702 North Burns Lane, a neighboring property owner to the northeast and west of the project, expressed support for the application, stating that it fit well with the master plan for the area and that he welcomed the mixed-use residential designation for adjacent parcels.

There were no additional persons appearing to be heard and the public hearing was closed.

Chair Favero addressed the public comments, clarifying the Commission's role: the planning commission evaluates proposals for consistency with the general plan and community planning principles, while infrastructure specifics such as sewer sizing, road design, and utility coordination are addressed by the county engineering department during the subdivision approval process.

Commissioner Wichern raised the sewer question with Mr. Ewert, who acknowledged it as a significant challenge. He explained that the development is located at the edge of a sewer service area and would likely need to connect to the Taylor Landing lift station or seek an alternative gravity line. He noted that any subdivision approval would require adequate sewer capacity, and that if upsizing of the line were required, a pioneering agreement could allow the developer to recover costs from future connecting developments. Commissioner Wichern suggested including a provision in the motion addressing sewer sizing at the future master plan standard, with an option for the developer to pursue a pioneering agreement.

The Commission discussed road improvements along 1400 South. Mr. Ewert noted that the Martini Legacy development had already been conditioned to widen 1400 South by two feet of asphalt across their frontage. Chair Favero emphasized that with the addition of at least 59 homes, further improvement of 1400 South was necessary and that development approvals represented the primary opportunity to achieve such improvements. The Commission discussed the possibility of requiring the applicant to extend road improvements toward 3500 West, noting that a church-owned parcel on the corner would likely contribute its own frontage improvements upon any future development. Mr. Ewert suggested that a temporary packed-gravel path could be installed in lieu of permanent curb, gutter, and sidewalk where permanent alignment had not yet been established.

Commissioner Wichern stated a preference that the architectural design of the homes conform to one of the styles recognized in the county's form-based code, rather than the particular modern minimalist style depicted in the applicant's concept materials. She noted that the functional layout—with front porches and rear garages—was positive, but that the architectural detailing should be more consistent with the surrounding community. Mr. Ewert indicated this could be accommodated through the development agreement.

The Commission also addressed: the applicant's option to construct homes without garages, provided a build-ready pad accessible from the rear with parking for at least two vehicles is provided; confirmation that no front-facing garage doors shall be located within 50 feet of the street right-of-way; and the requirement that all existing irrigation ditches be piped with appropriate maintenance easements.

On the density question, Commissioner Wichern suggested limiting the development to 59 lots consistent with the 2.9 units-per-acre standard, while allowing flexibility in individual lot frontages down to 40 feet to accommodate a range of lot sizes and support affordability within that envelope.

Commissioner Wichern moved to forward a positive recommendation to the County Commission for application MA2026-09, an application to rezone approximately 20.36 acres at approximately 3655 West 1400 South from the A-1 zone to the R1-15 zone, based on the findings and subject to the conditions listed in the staff report, and the following additional conditions of approval:

- Architectural styling of all buildings shall conform to one of the architectural styles recognized in the county's form-based code, with each building featuring a prominent front porch;
- Where a garage is not constructed, a build-ready paved pad accessible from the rear accommodating at least two vehicles shall be provided, and no front-facing garage door shall be located within 50 feet of the street right-of-way;
- The development shall be limited to 59 lots;
- All existing irrigation ditches on the property shall be piped with maintenance easements;

- Additional asphalt on 1400 South shall be provided as determined by a traffic impact study, from the development's western boundary to 3500 West;
- A temporary packed-gravel pathway shall be installed from the development's sidewalk frontage to 3500 West; and
- Sewer infrastructure shall be installed at the future master sewer plan size, with the developer eligible to pursue a pioneering agreement to recover costs of any upsizing beyond the development's proportionate share

Commissioner Neville asked for clarification on the Commissioner's intent behind her motion to rezone the property, which led to a discussion involving Commissioners Wichern and McCormick, and Principal Planner Ewert. Commissioner Wichern emphasized adhering to the existing 2.9 units-per-acre density standard, while allowing lot size flexibility to accommodate affordable housing within that framework. Mr. Ewert provided technical context and assurance that relevant infrastructure requirements, including pathway and road improvements, were aligned with the lot limit. Commissioner McCormick supported the motion, acknowledging the balance between development flexibility and community standards.

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

Chair Favero noted his opposing vote is based on his preference for allowing some additional density paired with more robust road improvements.

### **3. Public Comment for items not on the agenda:**

There were no public comments.

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

There were no additional remarks from Planning Commissioners.

### **5. Planning Director Report:**

No report was given.

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

There were no remarks from Legal Counsel.

The meeting adjourned to work session at 6:04 p.m.

### **WS1: Discussion regarding development potential west of 7500 West and south of Union Pacific RR. Applicant: John Price**

Mr. John Price, property owner, presented a conceptual development plan for his approximately 95-acre parcel located between Westbridge (to the east) and the Inland Port (to the north and west). He explained that the plan had evolved significantly from earlier designs due to the approved expansion of the Inland Port boundary, which added approximately 200 acres beyond what was anticipated during the general plan process and brought the port boundary directly adjacent to his property. He also noted that a Public Infrastructure District (PID) is currently underway that would fund a railroad bridge over 8300 West and extend 1800 South to 7500 West, providing the primary egress for the development area.

Mr. Price described a mixed-use residential concept that he believed was consistent with the general plan's intent to provide a transitional buffer zone between the Inland Port and lower-density residential areas to the east. The concept incorporates a range of product types including smaller single-family lots and townhomes, with densities that he characterized as lower than the adjacent Westbridge project (approved at approximately 10 units per acre). He stated that his primary purpose in appearing before the Commission was to seek informal input and not to request any formal action at this time, emphasizing that no rezone application would be filed until the PID was further advanced.

Mr. Ewert provided context, explaining that when the general plan was adopted, the industrial land use designations were expected to remain west of 8300 West. The Inland Port boundaries were established afterward by willing landowners, placing the port boundary significantly further east than anticipated. He noted that the general plan's policy intent—to buffer single-family residential from heavy industrial with a transitional mixed-use residential zone—still applies, but that the port boundary change means the colored designations on the general plan map may now be in the wrong location relative to where that buffer is actually needed. Mr. Ewert framed two questions for the Commission: (1) whether they interpreted the general plan map lines as sufficiently flexible ("fuzzy") to support a rezone of Mr. Price's property to a mixed-use residential designation without first amending the map; and (2) whether, if a rezone application were submitted, they would want to see a formal general plan map amendment processed first.

The Commission's discussion reflected general agreement that the general plan map had been rendered inaccurate by the port boundary change, and that an update should reflect the new port boundaries—including coloring port lands as manufacturing/industrial. Commissioners were reluctant to give a firm commitment on the density question without seeing a more complete plan and understanding how the project would relate to the full surrounding context, including Westbridge and the PID infrastructure. Chair Favero raised a concern about consistency, noting that the Commission had just declined to increase density on a small parcel in Taylor/West Weber, yet was being asked to consider higher mixed-use density in an area with significantly less existing infrastructure. He encouraged the Commission to be thoughtful about where density was being directed across the county.

The Commission's general direction to Mr. Ewert was that the general plan map should be updated to reflect the actual port boundaries, and that the manufacturing/industrial designation should be extended to align with those boundaries. Commissioners indicated a willingness to consider a future rezone application on its merits once the PID is further advanced, but stopped short of providing a formal endorsement of any specific density or land use.

**WS2: Discussion regarding Stagecoach Estates old setback regulations discussion in relation to new setback regulations, including front-facing garage doors. Applicant: John Gassman**

Mr. Ewert explained that recent updates to the R1-15 zone setback standards—including new requirements for front-facing garage doors—were not in effect when the Stagecoach Estates development agreement was approved. The development agreement references compliance with R1-15 standards but does not specify whether those are the standards in effect at the time of the agreement or at the time of building permit application. Applying the new standards would require redesigning lots that were laid out under the prior regulations.

The Commission agreed that the intent at the time of approval was to apply the standards then in effect, and that applying new standards retroactively would be inequitable to the developer. The Commission directed Mr. Ewert to process an administrative modification to the Stagecoach Estates development agreement to clarify that the setback standards applicable are those that were in effect at the time the development agreement was approved. Mr. Ewert confirmed this type of modification falls within the "de minimis, routine, and uncontested" category under the development agreement and can be handled at the staff level, with notice to Commissioner Wichern for concurrence.

**WS3: Discussion regarding the use of auto parts dismantling and recycling in the M-1 zone - Indoor only - bulk of automobile removed after dismantled. Applicant: Greg Scothern**

Mr. Ewert introduced the item, explaining that the county's current code prohibits auto parts recycling in the M-1 zone, permits it in the M-2 zone with all activities conducted indoors and a cap of 40 vehicles, and permits it in the M-3 zone without those restrictions. The applicant, Mr. Scothern, is seeking to operate an indoor auto parts recycling and dismantling business at a property in the Weber County industrial area that was previously occupied by a Peterbilt dealership.

Mr. Scothern described his operation as distinct from a traditional pick-and-pull or salvage yard. Vehicles come in, are fully processed and dismantled indoors from start to finish, parts are inventoried and made available for online sale and same-day shipping, and the bulk of the vehicle shell leaves the site promptly. He characterized the use as lower-impact than a conventional lube shop in terms of chemical handling volume, and noted it generated meaningful sales tax revenue.

The Commission discussed whether the use, if conducted entirely indoors with no outdoor storage of vehicles or parts, would be appropriate in the M-1 zone. Commissioners generally agreed that the key policy concern was maintaining the clean, orderly

exterior appearance of the M-1 business district, and that if all dismantling and storage activities occurred inside the building with only brief, managed exterior staging of incoming vehicles, the use was compatible with the zone's character—comparable in impact to auto repair or auto body work already permitted in M-1.

The Commission directed Mr. Ewert to prepare a code amendment for a future public hearing that would allow indoor-only auto parts recycling and dismantling in the M-1 zone, with appropriate conditions to ensure all activities occur within the building and that outdoor vehicle or parts storage remains prohibited.

**WS4: A discussion regarding a modified FB zone street regulating plan for the West Weber Village area. Presenter: Charlie Ewert**

Mr. Ewert presented a proposed modification to the form-based zone street regulating plan for the West Weber Village area centered on 4700 West. He explained that the current adopted regulating plan shows commercial and mixed-use designations extending in a "hashtag" pattern along multiple cross streets, which the Commission had previously indicated may be too expansive and somewhat off-center from the logical commercial core along 4700 West. The proposed revision would compact the mixed-use commercial and street-oriented commercial designations more tightly around 4700 West as the primary "Main Street" corridor, replace the extended commercial arms along cross streets with residential designations, and introduce scaled building footprint polygons to give a clearer sense of what the plan envisions at actual dimensions. Mr. Ewert noted that this change would also have the secondary effect of removing the mixed-use commercial overlay from the Heritage property on the east side, which had been the subject of prior application discussions.

Commissioners discussed the broader question of what the West Weber Village area should look like in the long term, including the tension between preserving land for future commercial development and allowing residential infill in the interim. Commissioner Clontz expressed a desire to see the entire area—from 3500 West through the Bennett Farms area—considered more holistically before further piecemeal changes. Commissioner Wichern noted that the sewer extension planned along 12th Street would be transformative for the area and likely trigger significant commercial interest. Chair Favero observed that decisions made now about density and land use designations would have multi-generational consequences, and encouraged the Commission to think carefully about whether the area should develop as suburban sprawl or eventually transition toward a more compact, walkable node.

The Commission reached a general consensus that the proposed map adjustment—moving the commercial designations westward toward 4700 West and reducing the commercial footprint on the east—was an appropriate incremental improvement. Commissioners indicated comfort placing this item on a future regular meeting agenda for formal recommendation, while acknowledging that a broader area-wide discussion should accompany or follow the upcoming general plan update process. Mr. Ewert stated he would prepare a side-by-side comparison map for inclusion in the meeting packet.

The work session adjourned at 8:15 p.m.

**Respectfully Submitted,**

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**Weber County Planning Commission**