

Minutes of the Regular Meeting of the Weber County Planning Commission for July 7, 2026, Weber County Commission Chambers, 2380 Washington Boulevard 1<sup>st</sup> Floor, the time of the meeting commencing at 5:00 p.m.

**Weber Planning Commissioners Present:** Andrew Favero (Chair), Cami Clontz, Kyle “KC” Lindsey, Jed McCormick, and Sara Wichern

**Excused:** Casey Neville (Vice Chair) 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. Legislative items:**

**1.1. ZMA2026-04: A request for a public hearing and consideration regarding an application to amend the county’s zoning map to rezone approximately 12.3 acres, located at approximately 1940 South, 4700 West, from the A-1 zone to the R1-15 zone.**

**Applicant:** Jordan Holmes, **Staff:** Charlie Ewert

Principal Planner Charlie Ewert introduced the item.

Valerie Claussen, a representative from Planning Outpost appearing on behalf of applicant Jordan Holmes, presented the rezoning request. She explained that the proposed rezone from A-1 to R1-15 is consistent with the Western Weber General Plan's designation for medium-to-large lots, would facilitate a single-family subdivision of approximately 32 lots, and is compatible with surrounding developments including Westfield High School to the east and single-family residential development to the south. She also noted the applicant's voluntary contribution of \$7,500 per lot for parks and recreation trails, with a preference that funds be applied to nearby off-site trail connectivity improvements.

Mr. Ewert supplemented Ms. Claussen’s presentation by confirming the project checks the applicable boxes for a rezone and walking the Commission through the staff analysis. He noted the concept plan shows two north-south pathway connections — one along the project's internal road that ties into the adjacent Single Tree Acres subdivision, and one along an irrigation ditch running through the property. Mr. Ewert discussed the question of whether an east-west pathway connection should be required, acknowledging the challenges presented by the adjacent school district property to the east, where a previously negotiated gate easement had not been acted upon. He indicated the applicant was open to exploring alternative trail routing options. He confirmed that standard development standards for the R1-15 zone would apply, that culinary and secondary water letters of commitment had been obtained, and that a standard development agreement template would be used.

Commissioner Sara Wichern inquired about the feasibility of extending the existing pathway from Single Tree Acres southward along the internal road, and whether there would be off-street pedestrian access throughout the community. Mr. Ewert confirmed that all streets would have either a 10-foot asphalt pathway or standard sidewalk, and that the two proposed north-south pathway connections were the primary trail features of the project.

Discussion also addressed potential road improvements on 4700 West. Commissioner Wichern noted that with only approximately 30 lots, the traffic impact may not meet UDOT's threshold to require widening, but expressed support for requiring improvements along the property's frontage on 4700 West, including along the portion owned by the same landowner to the north (the Martini property). Mr. Ewert confirmed this was a reasonable ask and noted that UDOT has already indicated plans to fund turn pockets at the intersection of 4700 West and 2200 South in response to identified traffic issues in the area.

Chair Favero opened the public hearing.

Henry Stoddard, residing at 1994 South 4700 West, stated that he had lived in the area for exactly one year and had observed significant development activity. He expressed concern about the potential loss of mature trees and the area's rural character, and raised questions about the compatibility of new residential neighbors with adjacent agricultural uses such as livestock and

gardens. He also expressed concern regarding traffic volumes on 4700 West, noting the speed limit is already high, and asked whether a traffic analysis had been conducted.

A second speaker, Louise (last name inaudible), spoke in opposition to the proposed density of this development in the area, raising concerns about water availability, traffic congestion on 4700 West, sewer capacity, school capacity, and rising property taxes. She expressed a preference for the historic one-acre lot standard in the community. She wants to live in the country rather than a city and she does not want her future neighbors complaining about the noise, smell, and other things that come with country living. She cited the steep increase in taxes in the last several years and stated that these increased costs are unfair and ridiculous for current residents.

Chair Favero closed the public hearing.

Following the close of the public hearing, the Chair addressed the public comments, explaining that the Commission's role is to evaluate applications against standards adopted through a public process, including the 2022 General Plan update which guided the shift toward medium-density residential development. He acknowledged the difficulty of these changes for longtime rural residents and noted that water resources are closely monitored by responsible water entities and that development is limited to provable water rights. He also noted that state law prohibits the Commission from conditioning subdivision approval on school district capacity.

Mr. Ewert elaborated on the road and infrastructure process, detailing that before any subdivision plat is approved, a comprehensive traffic and engineering review will be necessary. This process involves collaboration with entities such as UDOT, who will assess potential impacts on the highway system and determine any required improvements or changes to current infrastructure. Mr. Ewert explained that the funding for road improvements is sourced from impact fees, which are collected from new developments to ensure that existing taxpayers are not burdened with the cost of enhancing infrastructure to accommodate growth. These fees can be applied to projects like expanding roads, creating turn lanes, and other necessary adjustments to support increased traffic from new subdivisions. Additionally, Mr. Ewert addressed concerns related to neighboring A-1 zoned properties, emphasizing that current agricultural rights will remain unaffected by new development activities. He reassured that these properties would continue to have the right to maintain farm animals, such as horses, cattle, and goats, which aligns with the established A-1 zoning regulations. Addressing potential complaints from new residents regarding agricultural activities, Mr. Ewert conveyed that responses would be straightforward: individuals choosing to reside in these areas are making the conscious decision to move into a farm-country environment, where agricultural activities are part and parcel of the community's character.

The Commission discussed potential improvements on 4700 West and addressed the impacts of the development. Commissioner Wichern raised a concern that, with only 30 proposed lots in the subdivision, the added traffic might not reach UDOT's criteria for mandatory widening. However, she supported the idea of enhancing the road along the subdivision's frontage, as well as the portion of the same property north to the wider area, known as the Martini property.

Responsive to a question from Chair Favero about appropriate improvements for 4700 West and the County's ability to require such improvements via a development agreement, Mr. Ewert acknowledged that UDOT, recognizing traffic issues, already plans to add turn pockets at the 4700 West and 2200 South intersection, indicating a responsiveness to traffic challenges in the region.

Commissioner Wichern moved to forward a positive recommendation to the County Commission for file ZMA2026-04, an application to amend the county's zoning map to rezone approximately 12.3 acres located at approximately 1940 South, 4700 West from the A-1 zone to the R1-15 zone, with the following recommendations: (1) the concept plan be updated to include road improvements along 4700 West north through the Martini property; (2) the county's typical development agreement template be used; (3) the development agreement memorialize the applicant's voluntary \$7,500 per lot parks and trails contribution, with flexibility for all or a portion of the contribution to be used for off-site pathway improvements where feasible; and (4) the Commission determined that the two north-south pathway connections shown on the concept plan are adequate. The recommendation was based on the findings in the staff report that the proposal generally supports the vision, goals, and objectives of the Western Weber General Plan; that the project is beneficial to the overall health, safety, and welfare of the community; and that a negotiated development agreement is the most reliable mechanism for the county and applicant to realize the agreed-upon conditions. Commissioner Clontz seconded the motion. Commissioners Clontz, Lindsey, McCormick, Wichern, and Chair Favero voted aye. (Motion carried on a vote of 5-0). Vice Chair Neville was not present when this vote was taken.

**1.2 ZTA 2026-04: A request for a public hearing comment on a proposal to amend the Weber County Code. The amendments pertain to minimum setback and height requirements in the F-1 (formerly the FR-1) Zone, uses in the R-3 (formerly FR-3) Zone,**

and proposed zoning text amendments relating to minimum fencing requirements. Amending and clarifying provisions, repurposing, simplifying or otherwise amending certain zones, certain development standards and certain processes to better tailor Weber County land use ordinances for optimal efficiency and effectiveness of governance of land use and development in the unincorporated areas. to amend uses and minimum setbacks in the F-1 Zone, as well as include adjustments to fencing requirements. Staff Presenter: Tammy Aydelotte.

Planner Tammy Aydelotte presented the three components of this county-initiated zoning text amendment:

- **F-1 Zone — Ogden Canyon Setbacks and Height:** Ms. Aydelotte explained that the F-1 zone encompasses approximately 160–170 parcels in Ogden Canyon, of which roughly 80–90 percent do not meet the current minimum standards of one acre in area and 150 feet of width. Most parcels are grandfathered lots of record. Of the approximately 37 land use permits issued in the canyon over the past 10–12 years, about 16 percent required a variance from the Board of Adjustment for setbacks — all of which were approved. The County Commission requested staff examine whether the setbacks could be reduced to better reflect actual conditions. The proposed changes would reduce front and rear setbacks from 30 feet to 15 feet, and side setbacks from 20 feet to 10 feet, applicable only to parcels that do not have direct access off Highway 39. A potential increase in the accessory structure height limit from 25 to 30 feet was also presented for the Commission's consideration.

Ms. Aydelotte noted that the general plan identifies Ogden Canyon as a historic, recreational gateway to Ogden Valley, and that considerations of viewshed and character should be weighed alongside the benefit to property owners seeking to rehabilitate or expand older structures. She also noted that all canyon parcels are on septic systems, which would naturally constrain the buildable footprint regardless of setback changes.

The Commission discussed the accessory structure height provision at some length. Commissioner Wichern raised concerns about the visual impact of large accessory structures, particularly tall pole barn-style buildings, as a gateway feature of the canyon. The Chair expressed general support for the setback reductions, noting that loosening the code would likely incentivize rehabilitation of aging structures. The Commission agreed the height question warranted further consideration but did not object to the setback reductions.

- **R-3 Zone — Short-Term and Transient Uses:** Ms. Aydelotte explained that during a prior comprehensive ordinance cleanup effort led by Mr. Ewert, several uses that had been permitted or conditionally permitted in the former FR-3 zone were inadvertently omitted from the successor R-3 zone. The proposed amendment would restore those uses — specifically, short-term rentals as a permitted use, recreation lodges as a conditional use (limited to locations within 1,000 feet of the DRR-1 resort zone), and transient lodging (motel/hotel) as a permitted use. In practical effect, these changes would apply primarily to two small R-3A zoned areas immediately adjacent to Powder Mountain Resort off Summit Pass Road.
- **Fencing Requirements:** Ms. Aydelotte described a proposed clarification and update to the county's fencing ordinance, the primary substantive change being to allow a six-foot fence along the side yard of a corner lot, extending to the rear yard, as long as two feet of clearance is maintained between the fence and the sidewalk. This would address the practical needs of corner lot owners in newer, smaller-lot communities who wish to maximize usable yard space.

Commissioner Wichern expressed concern that the two-foot setback from the sidewalk may not be sufficient to ensure adequate sight distance for vehicles exiting driveways. The Chair shared the same concern, referencing language used by Ogden City tying fence placement to a specific driveway side-triangle standard. The Commission agreed it would be more comfortable acting on the fencing provision after an engineering review and consideration of sight-triangle language could be completed.

Chair Favero opened the public hearing. No persons came forward to be heard and the public hearing was closed.

After a brief discussion, the Commission, with guidance from Legal Counsel Keogh, agreed to forward a positive recommendation on the F-1 and R-3 provisions, recognizing the need to support rehabilitation efforts in Ogden Canyon and to correct omissions from the prior ordinance update affecting the R-3 zone. The proposed amendments intend to reduce setbacks in the F-1 zone, aligning regulations with the historical lot sizes and uses of the area, thus facilitating improvement and expansion opportunities for property owners. Additionally, the R-3 provisions were acknowledged as necessary updates to restore intended transitory and short-term uses in proximity to resort areas.

Commissioner Clontz questioned whether it would be advisable to include site approval for all lots, particularly when it comes to fencing, to reassure neighboring residents. Chair Andrew Favero suggested that clarity was needed to ensure specific approvals are met when fences are involved, rather than a blanket approval for each lot. Emphasizing the importance of having criteria in place, Chair Favero agreed that tabling the fencing discussion until a more thorough review could be completed was prudent and would result in the necessary criteria being developed to determine appropriate fencing guidelines related to site lines. The Commission decided to table the proposed fencing amendment to address concerns about sight distance at intersections, pending further staff and engineering review.

Commissioner Wichern moved to forward a positive recommendation to the County Commission for two components of file ZTA2026-04: (1) the amendments pertaining to minimum setback and height requirements in the F-1 (formerly FR-1) zone, and (2) the uses in the R-3 (formerly FR-3) zone. Commissioner Wichern further moved to table the proposed zoning text amendments relating to minimum fencing requirements until sight-distance criteria for driveways could be further evaluated. Commissioner McCormick seconded the motion. Commissioners Clontz, Lindsey, McCormick, Wichern, and Chair Favero voted aye. (Motion carried on a vote of 5-0). Vice Chair Neville was not present when this vote was taken.

## **2. Administrative:**

**2.1 LVL051926: Consideration and action on a request for preliminary approval of the Longhorn East Subdivision, also known as the Meibos Development. The residential single-family development plan includes 208 lots and 7.5 acres of park space built in accordance with the Meibos Zoning Development Agreement. Located at 6700 West 700 South. Staff Presenter: Felix Lleverino**

Planner Felix Lleverino presented the preliminary subdivision request. Mr. Lleverino described the 64-acre site, noting that primary access would be provided at two points — 7100 West and 6700 West — with internal street connectivity designed to ensure no phase relies solely on a single access point. The development agreement, previously approved by the County Commission, governs the layout and specifies two street types: a 60-foot right-of-way (Street Type B) and a 66-foot right-of-way (Street Type A) designed to accommodate a 10-foot pathway along the east side of the primary north-south road. Mr. Lleverino noted that the preliminary subdivision plan closely mirrors the concept plan from the development agreement, with the notable difference that lots are proposed in an area shown as open space on the original concept, and a detention basin has been added in the southwest corner. A phasing plan was presented showing Phase 1 at 51 lots, which would establish the connecting road between 6700 West and 7100 West at the outset, preventing a dead-end condition. Key infrastructure points included: sanitary sewer via a pressurized line connecting to the Black Pine lift station currently under construction; culinary water from Westmore Water District; and secondary water from Warren Irrigation water rights and a storage/pump system in the Longhorn West area, to be constructed by the developer and ultimately adopted by either Pine View Water Systems or Box Elder Conservation District prior to final subdivision approval. A 7.5-acre public park, to be fully constructed and equipped with water rights by the developer, is to be dedicated to the county and transferred to the Weber County Park District. Mr. Lleverino confirmed that park construction would be escrowed and phased proportionally with each subdivision phase. Off-site road improvements include widening of 6700 West from 900 South to the subdivision entrance, and turn lane improvements at the intersection of 7100 West and 900 South. Street lighting is also required at the 6700 West and 900 South intersection. Mr. Lleverino also noted ongoing discussions with the Warren Irrigation Company regarding pathway access along the canal levee on the north edge of the property, and that if the irrigation company declines, the developer would be responsible for providing the pathway within the subdivision boundary.

The Commission discussed the status of a flashing crosswalk at 7100 West and 900 South, which had been included in the original County Commission development agreement to provide pedestrian access to Reese Park on the south side of 900 South. Mr. Ewert explained that a traffic warrant study conducted by the county engineer determined that a crosswalk is not currently warranted based on existing pedestrian volumes, but acknowledged that conditions will change as development proceeds. The Commission agreed to include the flashing crosswalk recommendation in their motion.

The Commission also discussed conditions 8 and 9 regarding the adjacent Vaquero Village subdivision. Chair Favero stated that condition 9 should require completion — not mere escrow — of all outstanding improvements in the Vaquero Village subdivision before the first phase of Longhorn East is recorded, given that those residents had been dealing with unresolved issues for six or seven years.

Commissioner Lindsey inquired about potential traffic improvements, sharing concerns about the accessibility to Reese Park due to its location across 900 South from the development. He noted that this matter was not addressed in the presented preliminary subdivision plans and emphasized the importance of considering measures such as installing a light or other traffic calming

elements to accommodate the expected foot traffic, despite the development including a considerable park within its own layout. Mr. Lleverino explained that a traffic study was conducted to assess the impact of the development on local infrastructure, particularly focusing on road access via 7100 West and 6700 West. He noted that the development's preliminary subdivision plan includes internal street connectivity, ensuring no phase relies solely on a single access point, thereby preventing dead-end conditions. The study's findings were instrumental in designing the two street types specified in the development agreement: Street Type B with a 60-foot right-of-way and Street Type A with a 66-foot right-of-way to accommodate a 10-foot pathway along the main north-south road. Mr. Ewert elaborated on the findings of the traffic study, clarifying that the primary focus was indeed the road improvements necessary to accommodate the development, specifically addressing the main access points at 7100 West and 6700 West. Ewert reiterated that the traffic impact analysis mainly considered vehicular improvements and that pedestrian safety, although crucial, did not trigger significant immediate concerns that warranted crossing installations at this time. Mr. Ewert also provided a brief update on the Park District's status, noting that while there had been some friction in negotiations, the Park District was relieved to learn the county would require an engineered park design and escrowed construction costs as conditions of final approval. The development agreement provisions were noted as the primary vehicle ensuring park delivery.

Commissioner Wichern moved to grant preliminary approval of the Longhorn East Subdivision (file LVL051926), based on the conditions listed in the staff report, with the following modifications and additions: (1) condition 9 be amended to require that all improvements in the Vaquero Village subdivision be complete — with escrow eliminated — before the first phase of Longhorn East is recorded; and (2) an additional condition requiring the installation of a flashing crosswalk with advanced signage at 7100 West and 900 South. Commissioner Lindsey seconded the motion. Commissioners Clontz, Lindsey, McCormick, Wichern, and Chair Favero voted aye. (Motion carried on a vote of 5-0). Vice Chair Neville was not present when the vote was taken.

**2.2 LVR061526: Consideration and action on a request for preliminary subdivision approval of the Riverbend Farms Phase 1 Amendment 1 Subdivision, consisting of 10 single family lots within an area previously platted as agricultural open space with additional open space of 3.02 acres being dedicated along the Weber River Corridor. Located at 900 South 3600 West. Staff Presenter: Felix Lleverino**

Commissioner Wichern was excused from the meeting at 6:13 p.m.

Planner Lleverino presented this request, explaining that the Riverbend Farms cluster subdivision (Phases 1 and 2) was previously recorded under the now-repealed cluster subdivision provisions of the county code, allowing lots as small as 9,000 square feet with 60-foot widths. The applicant sought to amend Phase 1 by developing Parcel A — previously platted as agricultural open space — into 10 additional single-family lots on a 6.7-acre area, while dedicating additional open space along the Weber River corridor. The application was processed under the prior cluster code because the applicant had vested rights by submitting before the code change. Mr. Lleverino noted that the combined open space across all phases would decrease from approximately 35 percent to 54 percent — which, while a typographical discrepancy in the record, the staff confirmed remained compliant with the cluster subdivision open space requirements. Access to the new lots would be via 825 South, ultimately connecting to 3600 West, with shared driveways used to limit access points off the collector street. Right-of-way improvements on 3600 West were also required.

Commissioner McCormick raised a question about whether there was a trail easement across the open space parcel at the south end of the development connecting to the river corridor, noting it appeared isolated from the trail segment to the north. Staff acknowledged this as a valid concern and indicated that a trail easement across the open space parcel would be a prudent addition, particularly given the developer's stated intention to pursue additional phases (3 and 4) closer to the river. The Chair expressed some reservations about the layout of lots along 3600 West — noting that what had been an agricultural frontage was being converted to residential use — but acknowledged the application was vested under prior law and that the outcome was an improvement over leaving the open space parcel undeveloped.

Staff confirmed that right-of-way improvements on 3600 West would be required as part of this application.

Commissioner Lindsey moved to grant preliminary approval of LVR061526, the Riverbend Farms Phase 1 Amendment 1 Subdivision, based on all review agency requirements and the conditions listed in the staff report, consistent with the findings that the proposed subdivision conforms to the Weber County General Plan and complies with applicable county code and zoning ordinances.

Commissioner McCormick suggested the Commission hear from the applicant, Lacy Richards. Ms. Richards clarified that the developer plans to pursue phases 3 and 4 closer to the Weber River, which might offer more opportunities for connectivity along the river corridor. Additionally, when asked about potential linkages, she acknowledged that the current open space configuration could benefit from a trail easement across agricultural space to connect trail segments pending further development.

Commissioner Clontz seconded the motion. Commissioners Clontz, Lindsey, McCormick, and Chair Favero voted aye. (Motion carried on a vote of 4-0). Commissioner Wichern and Vice Chair Neville were not present when this vote was taken.

### **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 Commissioners.

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

There were no remarks from the Planning Director or Planning staff.

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

There were no remarks from Legal Counsel.

The meeting adjourned to Work Session at 7:01 p.m.

### **WS1: Discussion regarding a proposed rezone on Wagstaff property in West Weber.**

Lacy Richards, representing Nilson Homes, presented a preliminary concept regarding a proposed rezone of approximately 86 acres of Wagstaff family property located near 3600 West and 400 South in West Weber — informally described as approximately one quarter mile west of the Riverbend Farms area. The family, following a death in the family last fall, elected to pursue development of the property. She indicated the intent is a straightforward rezone to R1-15, consistent with the General Plan's designation for the area, with no attached housing, no lots smaller than the 6,000 square feet permitted by the zone, and density at or below 2.9 units per acre. She noted that sewer service would be brought in via a deep trunk line running through the property rather than requiring connection to the Heritage development's lift station to the north.

Road connectivity was discussed in some detail among the Commission and Ms. Richards, including the need to plan for improvements to 3600 West, 4300 West, and 400 South as development proceeds, and the potential for future connectivity to surrounding parcels. Staff indicated that the project's development agreement would include standard provisions, with potential trail and open space elements being coordinated with the Park District.

The Commission offered general support for the concept, noting the scale of the property (86 acres) as a meaningful planning opportunity compared to smaller, fragmented parcels. Commissioners and staff briefly discussed water conservation and landscaping approaches, including the trade-offs of xeriscape versus conventional turf, noting that while xeriscape significantly reduces outdoor water use, the upfront cost is substantially higher and may not yet be cost-effective for this type of development. Ms. Richards indicated they continue to encourage water-wise landscaping design where feasible.

No formal action was taken during the work session. Ms. Richards indicated they would return with a formal application once the concept plan is finalized.

The Work Session adjourned at 7:23 p.m.

**Respectfully Submitted,**

*Cassie Brown*

Weber County Planning Commission