

Minutes of the Work Session Meeting of the Western Weber Planning Commission for July 8, 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, Cami Jo Clontz, Jed McCormick, Sara Wichern

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 all Commissioners were present.

WS1: A discussion on a proposal to amend the zoning map to expand the zoning C-2 zone boundary so it aligns with the property lines and extends to the center of 4700 West Street and 1400 South Street. This property is located on the corner of 1400 South and 4700 West, parcel numbers 15-054-0075 and 15-054-0073.

Planner Lleverino presented a map of the subject property to orient the Commission to its location and its surroundings; the applicant feels the proposed zoning amendment will make the property more usable and marketable for sale. The proposal is simply for the zone boundary to follow the parcel boundary and encompass the entire parcel. He noted the landowner, Dale Jordan, is present to discuss his proposal with the Commission. The Commission heard from Mr. Jordan regarding the history of the property and discussed the property characteristics with him.

Planning Director Grover interjected that he is somewhat concerned about the C-2 zoning designation for the property; he acknowledged that the old meat packing operation was zoned C-2 and that is the same zoning designation that has been assigned to a majority of the subject parcel. However, he believes the C-1 zoning is a more appropriate designation for the property because it is intended for neighborhood commercial uses and the subject property is in a neighborhood. Mr. Jordan indicated he prefers C-2 zoning given that the business he is currently operating at the property – a roofing business – would not be permitted in the C-1 zone. Mr. Grover stated that in that case, he would recommend a development agreement for the property that would grant C-2 zoning, but limit the uses that would be permitted on the property. Principal Planner Ewert indicated the general plan indicates the future land use of the subject property is mixed-use, which can include commercial/retail uses with storefronts on the street front and residential uses on upper levels of development. This led to high level philosophical discussion and debate among the Commission regarding the appropriate zoning and use of the property given the current character of the property and surrounding area. Mr. Jordan discussed the improvements he has made to the property in recent months and years and indicated he wants to operate a business that is a meaningful part of the community and will not infringe on neighboring property owners. Chair Favero stated that he is willing to accommodate the current use of the property, but the Planning Commission and staff are responsible for responsible planning for the future of the area; for that reason, he feels Mr. Grover's suggestion of a development agreement is appropriate. Mr. Lleverino discussed the types of actions that would trigger the need for a future owner of the property to bring the property into compliance with C-1 zoning standards rather than C-2. The Commission and Planning staff discussed important components of a development agreement for the subject property, ultimately concluding to direct staff to work through the negotiation of a development agreement and bring the agreement and zoning application before the Commission at a future meeting.

WS2: Halcyon Estates Potential Rezone Review

Principal Planner Ewert discussed the outstanding items in phase one of the Halcyon Estates development and noted the County Commission wanted more information about those issues before proceeding with any changes to future phases of the project. He invited the applicant to address the Planning Commission about his project. Dade Rose, developer of Halcyon Estates, discussed his plans regarding development of 24 to 25 lots; programming and improvement of the open space in the project, including planting of trees by the community; street and trails connectivity; and partnering with service districts to ensure adequate irrigation water for the public park space.

Commissioners conveyed the concerns they have heard from residents about the proposed rezone; some residents believe that changing of the zoning of property adjacent to their homes will impact their private property rights relative to things like setbacks for outbuildings or other property improvements. The Commission and Mr. Ewert engaged in discussion of the likelihood of any

of the residents' concerns coming to fruition. Commissioner Andreotti stated that the issues that have been raised are an example of the problems with cluster subdivisions; developers eventually seek to develop the large open spaces that have been preserved as part of a cluster subdivision because there is not sufficient demand for continued agricultural use of the preserved areas. This led Mr. Ewert to provide a historical review of the Halcyon Estates project, with a focus on commitments regarding road and trail connectivity, perceived benefits of the requested zoning, and the need to ensure some positive aspects for the existing residents that have already bought into the project area. The Commission concluded they are comfortable with Mr. Rose continuing to work with Planning staff to finalize the changes being requested for future phases of Halcyon Estates and come back to the Commission for continued review and ultimately scheduling a public hearing regarding the application.

Before adjourning the meeting, the Commission and staff briefly discussed the meeting calendar for the coming weeks and agenda items that will be coming before the body in the near future.

The work session adjourned at 5:54 p.m.

Respectfully Submitted,

Cassie Brown

Weber County Planning Commission