

Minutes of the Meeting of the Western Weber Planning Commission for July 15, 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.

1. Minutes: April 22, 2025 and May 6, 2025

Chair Favero introduced the minutes of the April 22, 2025 and May 6, 2025 meetings; there were no suggested edits to the minutes, and he declared the minutes approved as presented.

2. Updates:

2.1 The Bennet Master Planned Development.

Staff presenter: Charlie Ewert

Principal Planner Ewert stated the County Commission is working through the Bennet Master Planned Development application, but asked for input from the Planning Commission on a few outstanding issues; he facilitated discussion among the Commission and the applicant regarding the following topics, which he characterized as inconsequential:

- Pedestrian bridges over the Weber River and related trail impact fee credits;
- The section of the development agreement dealing with development standards (Title 108 of the County Land Use Code);
- Open space belt along the portion of the development on 4700 West – but only properties owned by the developer; and
- Certain amount of housing units set aside for senior housing;

Mr. Ewert indicated he will use the feedback provided by the Commission to draft a memo and update the development agreement; he will submit the documentation to the Planning Commission before submitting it to the County Commission.

Chair Favero stated that he feels the County Commission truly values the input of the Planning Commission; it is important for this body to have the trust and confidence of the County Commission, and he is grateful for that.

Mr. Ewert stated that he spoke to a landowner who lives across the river from the area encompassed in the Bennet Master Planned development; she communicated her family – the Hansens – are concerned about 400 South going through their property and they would like to pursue a nature preserve or park in the area. He has provided her with contact information for special service districts that could assist her, but he believes the family may be interested in participating in the development if there were some commitments for the open space to be preserved as a lasting legacy for the family. The group discussed this matter and how the road running along the property could be reconfigured if they are unwilling to sell.

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:

Planning Director Grover was not present; Principal Planner Ewert had nothing additional to report.

6. Remarks from Legal Counsel:

There were no remarks from Legal Counsel.

The meeting adjourned at 5:35 p.m.

Respectfully Submitted,

Cassie Brown

Weber County Planning Commission