

Minutes of the Work Session of the Weber County Planning Commission for August 4, 2026, 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 Clontz, Kyle "KC" Lindsey, Jed McCormick, and Sara Wichern

Staff Present: Rick Grover, Planning Director; 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. Wagstaff North Proposed R1-15 Rezone and Development Agreement with Shane Douglass

Applicant Shane Douglass presented a conceptual overview of a proposed R1-15 rezone for a 150-acre parcel in Western Weber County. The application is at an early stage, with Mr. Douglass indicating that the primary request at this time is for the rezone itself, with further planning details to be developed afterward. A concept plan was shared, showing general development areas, open space, and a preliminary road network.

Lacy Richards, representing Nilson Homes, which holds an adjacent parcel to the south, was invited to speak given the interconnected nature of the two projects. Ms. Richards confirmed that Nilson Homes had coordinated with Mr. Douglass on road connections and trail alignments, and that Nilson's adjacent development was planned at a similar density of approximately 2.9 units per acre. She noted that both projects shared an interest in park and trail connectivity and that Nilson Homes had been in communication with the Weber County Parks District regarding those elements.

Commission discussion focused on the level of detail the Commission expected to see when the application returns for a formal hearing. Commissioner Wichern expressed that the rezone stage is the Commission's primary opportunity to ensure that General Plan requirements — including parks, trail connections, and road connectivity — are secured, and that she would want more specificity than the current concept plan provided, particularly regarding open space treatment and internal road layout. Vice Chair Neville noted that the road connections and road layout as shown appeared generally favorable, but sought clarification on the property's access to 4300 West.

Principal Planner Charlie Ewert advised the applicant that the Commission would require at least one road intersection every 800 feet and suggested the concept plan distinguish between mandatory road alignments and more flexible internal road locations. Mr. Ewert also raised the question of whether single-family attached product types might be appropriate, particularly along collector road frontages. The Commission indicated openness to townhomes or attached product as long as density remained consistent with the General Plan and the design quality was appropriate for the community context. Mr. Ewert highlighted the importance of the future 400 South collector road alignment through or adjacent to the property, noting that a coordinated approach with neighboring properties — including the Wagstaff parcel and an adjacent property submitted by another applicant — would help avoid a "chicken and egg" situation with future road construction. He strongly favored having the 400 South alignment run through the middle of the development with buildings facing the road, rather than being reserved as a half-width corridor along a property line.

The Commission directed the applicant to return with a more detailed concept plan that, while not necessarily showing individual lot layouts, should clearly illustrate development areas, open space, trail and road connections, and the relationship to the 400 South corridor. The development agreement was identified as the appropriate mechanism to lock in the key details. No formal action was taken.

WS2. Riverbend Rezone and Bitton/Herrick Open Space and Amenities Discussion with Nilson Homes

Ms. Richards of Nilson Homes presented an update on the Riverbend Phases 3 and 4 rezone proposal, together with a discussion of open space dedication and park amenity obligations related to the associated Bitton/Herrick subdivision. Ms. Richards reported that Nilson Homes had met with all neighboring property owners it could reach. Key outcomes of those meetings included:

- **Albert Property:** The adjacent Albert property owners requested that a road stub or recorded easement be provided through the open space parcel being dedicated to the county, so they could eventually obtain a second access point to their property. Nilson Homes indicated agreement with this approach.
- **Hansen Property:** The property owners to the south (Kent and Kathy Hansen) requested that the through-road connecting north to south be designed without excessive stops and turns, and that the road stub accessing their property be fenced to prevent trespass. Both requests were agreeable to Nilson Homes.
- **Hart Family:** The Hart family, whose property adjoins the subdivision, expressed understandable reluctance about having a subdivision developed adjacent to them. Nilson Homes discussed road connectivity options with them, and the Harts expressed a preference for the southern road connection option shown on the plan.

Ms. Richards then described three open space parcels — totaling approximately 20 acres along and near the Weber River — which Nilson Homes proposes to deed to Weber County as part of the project. Mr. Ewert confirmed that the Parks District representative, Rod Peterson, had indicated this dedication is above and beyond what would be required for the number of lots proposed.

A substantial portion of the discussion centered on how Nilson Homes proposed to satisfy the park amenity obligation associated with the Bitton/Herrick subdivision. Rather than paying a cash fee per door as contemplated in the existing Bitton/Herrick development agreement, Nilson Homes proposed to install physical improvements — including a picnic shelter, playground equipment, and sidewalks — in a small existing parkway area within the earlier phases of the Riverbend development, with the intent of making this a publicly accessible neighborhood park.

Commissioner Wichern raised concerns that the proposed parkway parcel was too small and too limited in public accessibility to justify serving as the park improvement. She noted there would be no public parking, that it would primarily benefit only immediate neighbors, and that the scale of improvements relative to the land area did not represent the best use of the available funds. She and Chair Favero both expressed a preference for directing improvement dollars to the larger open space parcels being dedicated along the river, where a proper trailhead with parking, restrooms, and a pavilion could be developed and made accessible to a broader public.

Ms. Richards indicated that Nilson Homes was open to redirecting improvements to the lower river parcels and noted that the company would prefer to have amenities built and in use sooner rather than accumulating cash reserves for a future project. She indicated a willingness to cooperate with the Parks District on potential grant applications to improve the dedicated land. The Commission generally supported this direction, with Chair Favero emphasizing that it was a matter for the developer and the Parks District to work through together before returning to the Commission with a formal proposal.

Vice Chair Neville acknowledged the generosity of the 20-acre open space dedication and expressed a desire for that contribution to be appropriately recognized in the process. A question arose regarding whether an amendment to the existing Bitton/Herrick development agreement — to substitute in-kind improvements for the cash park fee — would require a Planning Commission public hearing. Staff indicated that the change would require a public hearing and suggested that the amendment be packaged together with the Riverbend Phases 3 and 4 development agreement, so that the Commission and the public could review all related obligations in a single proceeding. The Commission expressed support for this approach. No formal action was taken, and the item is expected to return as a public hearing.

Chair Favero then invited public input.

Rod Herrick expressed concern about the incremental expansion of the Riverbend project into land previously understood to be agricultural, the allocation of secondary irrigation water as development proceeds, and the condition and capacity of roads in the area, specifically 3600 West and 400 South. He requested that the Commission give serious consideration to water supply and road infrastructure before approving additional development.

Gene Atkinson, a former Planning Commission member, urged the Commission to take a broad view of Western Weber County's road network, noting that natural barriers — including the river, railroad, canals, and wetlands — significantly constrain traffic circulation. He asked that the Commission apply rigorous attention to road planning with every future decision.

Ms. Herrick (no first name provided) raised a concern regarding water quality in the slough running through the area. She noted that prior testing had revealed significant bacterial contamination and suggested that trails and public access near the slough be reconsidered in light of potential health concerns, or that the slough be piped at a minimum.

Commissioner Wichern responded to the water concern, noting that residential development statistically uses less water than agricultural uses and that all developments are required to demonstrate adequate water supply before approval. Mr. Ewert addressed the road concerns, outlining a series of planned road improvements in the area, including the eventual reconstruction of 3600 West, improvements along 900 South tied to the nearby school, and the potential realignment of 400 South in coordination with the Wagstaff and adjacent developments. He acknowledged the incremental nature of road improvements and the challenge of funding them through development contributions.

Chair Favero addressed the public comments by emphasizing the challenges and responsibilities the Commission faces. He noted that the Commission operates within the codes and provisions set out for them and is committed to managing developments to benefit the community. Chair Favero highlighted the perception that the Commission is often blamed for development issues, yet the drive for development comes from landowners themselves, as property owners exercise their rights to develop or sell their land. He expressed frustration with the criticism directed at the Commission, pointing out that its members are volunteers committed to making informed decisions within the constraints they operate under. Chair Favero concluded by acknowledging the potential for development to occur with or without the Commission's involvement, urging a respectful understanding of the Commission's role in the process.

Commissioner Wichern supported Ms. Herrick's comments about the need to address the slough in the area and agreed that trails and parks near the slough may not be appropriate.

WS2: General Plan Amendment Review and Follow-up

Principal Planner Charlie Ewert presented a work-in-progress overview of proposed amendments to the Western Weber General Plan in advance of a noticed public hearing scheduled for the following week. He acknowledged the document was not yet in final polished form but noted that scheduling the hearing would allow for early public engagement. Mr. Ewert indicated the Commission could choose to continue the hearing an additional month if needed after the hearing. Four primary topics were discussed:

- **4700 West / 12th Street Area Land Use**

Mr. Ewert presented two versions of the future land use map for the area around 4700 West and 12th Street, noting that the current adopted plan shows a mixed-use commercial footprint significantly larger than what was recently approved in the Street Regulating Plan. He recommended reducing the commercial footprint to reflect the smaller scale envisioned under the regulating plan — roughly half the scale of Ogden's 25th Street corridor.

Discussion focused on the appropriate balance between mixed-use commercial (red), vehicle-oriented commercial (purple), and mixed residential (orange) designations in the area. Commissioner Wichern expressed concern that there was too much purple (vehicle-oriented commercial) on the map and suggested that bringing orange (mixed residential) in on both sides of 12th Street — while preserving prime commercial designations at key intersections — would create a more cohesive environment and better support future commercial viability. The Commission generally agreed that the city center focus should be oriented around the 900 South area, which was considered more suitable for pedestrian-scale activity than the 12th Street corridor, given its scale and existing traffic characteristics.

A broader question arose about the timing and potential arrival of light rail along the existing railroad tracks, which could affect the highest and best use of land between 12th Street and the tracks. Mr. Ewert noted the general plan anticipates mass transit in that corridor. Former Planning Commissioner Gene (last name not provided) offered public comment during this portion, suggesting that any transit-oriented development designation in the area could face the same challenges seen near Ogden's intermodal hub, where existing residential development has impeded the realization of transit-oriented development.

The Commission directed Mr. Ewert to adjust the map to reduce the commercial footprint near 4700 West and 12th Street, bring orange mixed residential designations in on both sides of the road in appropriate areas, and preserve vehicle-oriented commercial at key intersections.

- **Western Area — Port Boundary Transition**
Mr. Ewert presented a revised approach to the land use transition between residential uses and the inland port boundary in the far western portion of the county. Based on prior Commission feedback suggesting the transition buffer should be on the inside of the port boundary rather than outside, and should reflect office or light industrial uses rather than mixed residential, Mr. Ewert proposed extending a light manufacturing designation into an area that could also accommodate business or tech park uses, represented by a cross-hatch pattern. The Commission expressed support for this approach as providing a better transition than a hard edge between residential and heavy industrial uses.
- **McFarland Property and 2550 South Area — Freeway Corridor and Land Use**
Mr. Ewert presented a detailed discussion of the potential future freeway corridor west of 5100 West, referencing a UDOT alignment from 2009 that routes through state-owned property purchased under federal funds that would require congressional action to convert to highway use. He noted significant wetland constraints in portions of the corridor and presented an alternative alignment that curves around the state-owned parcels and wetland areas, resulting in fewer crossings of sensitive areas.

Mr. Ewert explained that UDOT's environmental review process requires identification of the least environmentally impactful corridor — not simply the most convenient — and that without a road already in place in the preferred alternative alignment, there is little incentive for UDOT to deviate from a more northerly route. He suggested that coordinated development by multiple property owners in the area, combined with a clear General Plan designation, could help position the western corridor as the preferred alternative when UDOT eventually conducts a formal study.

For the McFarland property specifically, Mr. Ewert proposed changing the land use designation from rural residential (green) to a cross-hatch of mixed residential (orange) and rural residential (yellow), reflecting both the development interest of the property owner and the Commission's desire not to set undue expectations. Commissioner Wichern raised concerns about the effect of an orange designation on land appraisals and landowner expectations, noting that general plans are referenced by appraisers for highest and best use determinations. After discussion, the Commission agreed that a cross-hatch pattern — indicating the area could be either yellow or orange depending on the proposal — was the appropriate approach, and directed Mr. Ewert to apply this treatment.

For lands north of the McFarland property, a representative of landowners in the area stated that all property owners in the broader area had been consulted and were supportive of the General Plan change, and that they were dissatisfied with a green (agricultural) designation that had been applied without their input. The Commission acknowledged this and directed that those northern parcels be shown as yellow (rural residential), with the understanding that individual proposals would still go through the full legislative review process. The Commission also directed that the 1800 South alignment be shown consistently across the map.

- **Administrative and Housekeeping Items**
Mr. Ewert noted that two public hearings are scheduled for the following week: one for the General Plan amendments discussed above, and a second to formally graft the Ogden Valley General Plan into the Weber County General Plan as an addendum. He noted that water conservation language already approved by both the Planning Commission and County Commissioners would also be incorporated. He further advised that staff is working to convert the General Plan from its current PDF format back to a Word document to facilitate future amendments, and that AI tools were being used to assist in standardizing terminology throughout the document — changing references from "Western Weber General Plan" to "Weber County Unincorporated Area General Plan."

No formal action was taken. The Commission expressed readiness to proceed to the public hearing the following week, with the understanding that a continuance would be available if needed.

In closing, Planning Director Grover also announced that the County Commission had approved a new Planner II position, partially restoring staffing capacity that had been reduced over the prior several years as the department managed workload changes associated with the Ogden Valley transition.

The meeting adjourned at 7:48 p.m.

Respectfully Submitted,

Cassie Brown

Weber County Planning Commission