

Minutes of the Regular Meeting of the Weber County Planning Commission for September 8, 2026, Weber County Commission Chambers, 2380 Washington Boulevard 1st Floor, the time of the meeting commencing at 5:00 p.m.

Weber Planning Commissioners Present: Andrew Favero (Chair), Casey Neville (Vice Chair), Cami Clontz, Jed McCormick, and Sara Wichern

Excused: Wayne Andreotti and Kyle "KC" Lindsey

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 and Commissioner Lindsey has been excused from the meeting; all other Commissioners were present.

1. Minutes: August 4, 2026.

Chair Favero invited Commissioners to raise any questions or concerns regarding the minutes from the August 4, 2026 meeting. No issues were raised.

Commissioner Wichern moved to approve the minutes of the August 4, 2026 meeting as presented. Commissioner Clontz seconded the motion; all voted in favor. Commissioners Andreotti and Lindsey were not present when this vote was taken.

2. Administrative items:

2.1 CUP2026-07: Request for conditional use approval for outdoor storage on a site with the proposed following uses/structures: sandblasting, painting and powder coating. Project area is located at 9501 W 900 S, Ogden, UT 84404 in the M-3 Zone. Staff Presenter: Tammy Aydelotte

Planning Director Grover introduced the item, explaining that the Commission's role was to review the application against the code, and if it met the code, approval was required. Public comments are not typically taken for such items.

Casey McKissen, applicant, summarized the intent of his application, clarifying that the outdoor storage was for raw materials temporarily held before processing (powder coating and painting) and immediately loaded onto trucks.

Commissioner Wichern moved to approve file number CUP2026-07, request for conditional use approval for outdoor storage on a site with the proposed following uses/structures: sandblasting, painting and powder coating. Project area is located at 9501 W 900 S, Ogden, UT 84404 in the M-3 Zone, based on the findings and subject to the conditions listed in the staff report. Commissioner McCormick seconded the motion. Commissioners Clontz, McCormick, Wichern, Vice Chair Neville, and Chair Favero voted aye. (Motion carried on a vote of 5-0). Commissioners Andreotti and Lindsey were not present when this vote was taken.

2.2 ZDA2026-04: Request to approve a modified concept development plan for Area B– The Ridge area - in the Recorded Development Agreement for Powder Mountain. Staff Presenter: Tammy Aydelotte

2.3 ZDA2026-05: Request to approve a modified concept development plan for Area C– Earl's Village area - in the Recorded Development Agreement for Powder Mountain. Staff Presenter: Tammy Aydelotte

Planning Director Grover stated that these two items could be approved administratively if the Commission deemed the proposed changes to the development agreement non-substantial. If considered substantial, they could be reclassified as legislative actions.

Erik Anderson, representing Powder Mountain, presented the Concept Area B and C updates. He thanked staff for the report, noting the changes were minimal, primarily involving the shifting of density and road layout in Concept Area B, including land recently acquired from Weber State. He emphasized improved connectivity, particularly for safety, following meetings with the Weber Fire District. For Concept Area C, the changes show connections to Area B and Summit Pass Road, maintaining density but adjusting "bubbles" for future planning. He also clarified that Cache County density, approved in December 2025, is separate and does not add to Weber County's allowed density.

Planner Aydelotte presented a "before and after" map comparison.

- **Concept Area B (The Ridge):** The existing plan showed mixed-use commercial and residential with a cul-de-sac road layout. The proposed plan shifts mixed-use multifamily and commercial areas (remaining on the Weber County side) and introduces single-family density. Crucially, a previous cul-de-sac is extended, improving connectivity.
- **Concept Area C:** The existing plan showed mixed-use and residential with several dead-end roads. The proposed plan reduces mixed-use, consolidates it to a small area on the Weber County side, and introduces loop roads, creating three connections to Summit Pass Road, which staff deemed a significant improvement for traffic circulation given the challenging topography.

Commissioner Wichern raised concerns about roads accessing more Cache County property than Weber County property and the loss of mixed-use on the Weber County side. Ms. Aydelotte clarified that density would be pulled from either Cache or Weber County's approved density at the subdivision stage, and the concept area amendments were necessary for the road layout. Director Grover added that the loss of some mixed-use was not a major issue given the mountain-top location.

Discussion ensued regarding the implications of interlocal agreement with Cache County. Director Grover explained that the interlocal agreement would dictate jurisdiction, and Cache County had already approved their side. Ms. Aydelotte clarified that the interlocal agreement would designate Weber County as the land use authority for development in the area, meaning applications would come through Weber County if approved. Director Grover anticipated the interlocal agreement would be finalized in October.

Commissioner Wichern expressed concern that the interlocal agreement might not be binding on Powder Mountain, allowing them to work directly with Cache County. Legal Counsel Keogh clarified that the interlocal agreement would be binding on Weber and Cache Counties, not Powder Mountain directly, but it would establish the land use authority. Commissioner Wichern reiterated her concern about the leverage being disconnected from the agreement and stated she would look into it further. Ms. Aydelotte agreed with the citizen perspective but noted that as Planning Commissioners, their purview was planning elements, not policy or contract elements, which are County Commissioner decisions.

Vice Chair Neville moved to approve file number ZDA2026-04 - request to approve a modified concept development plan for Area B— The Ridge area - in the Recorded Development Agreement for Powder Mountain, based on the findings and subject to the exhibits included in the staff report. Commissioner Clontz seconded the motion. Commissioners Clontz, McCormick, Wichern, Vice Chair Neville, and Chair Favero voted aye. (Motion carried on a vote of 5-0). Commissioners Andreotti and Lindsey were not present when this vote was taken.

Vice Chair Neville moved to approve ZDA2026-05 - Request to approve a modified concept development plan for Area C— Earl's Village area - in the Recorded Development Agreement for Powder Mountain, based on the findings and subject to the exhibits included in the staff report. Commissioner Clontz seconded the motion. Commissioners Clontz, McCormick, Wichern, Vice Chair Neville, and Chair Favero voted aye. (Motion carried on a vote of 5-0). Commissioners Andreotti and Lindsey were not present when this vote was taken.

3. Legislative items:

3.1 GPA2026-01: A public hearing on a request to consolidate the Consolidated Weber County General Plan and relevant sections/elements of the Ogden Valley General Plan as they relate to the Ogden Canyon and East Weber areas of Unincorporated Weber County. Staff Presenter: Tammy Aydelotte

Planning Director Grover explained this item is a public hearing on a staff-initiated request to consolidate the Consolidated Weber County General Plan and relevant sections/elements of the Ogden Valley General Plan as they relate to the Ogden Canyon and East Weber areas of unincorporated Weber County; the action before the Commission is to forward a recommendation to the County Commission.

Planner Aydelotte presented the proposed General Plan amendments.

- **Purpose:** To combine general plan elements due to the recent incorporation of Ogden Valley City and the consolidation of Planning Commissions, aiming for clarity and efficiency.

- **Planning Areas:** The plan now designates four planning areas: West Central Weber, Uintah Highlands, Ogden Canyon, and East Weber. Mr. Grover noted Ogden Canyon was kept separate due to its unique character as a gateway to East and West Weber.
- **Changes:**
 - **West Central Weber & Uintah Highlands:** Content largely carried forward, with updated statistics (e.g., agricultural acres, population, entitlements) to reflect development since 2022. Area-specific considerations apply.
 - **Ogden Canyon:** Defined from the west mouth to the dam, primarily zoned F-1 (Forest 1) with some grandfathered commercial zones. Most parcels are legal nonconforming. The plan emphasizes maintaining character and density, and water quality due to the Ogden River.
 - **East Weber:** Encompasses areas north of Ogden Canyon, including Powder Mountain and Snow Basin resorts (with existing master development agreements). The area is sparsely developed forest land, with limited agriculture. Utilities guidance has been added, noting the lack of sewer systems outside resorts, implying slow development.
- **Document Flow:** Text changes were made for clarity and consistency, correcting clerical errors, but the intent of the General Plan remains unchanged. Consolidated maps of unincorporated Weber County will be included.

Chair Favero requested a review of the General Plan maps and initiated a discussion on agricultural uses. Ms. Aydelotte presented the maps and used the geo-gizmo to orient the Commission to the East Weber and West Weber Planning areas, respectively. She illustrated the contrast between the significant agricultural lands in the West Weber planning area with the more limited agricultural activity in the forested East Weber area.

Ms. Aydelotte noted that the General Plan would be amended over time and suggested that any missed items or minor text changes could be addressed through future amendments or by informing staff.

Commissioner Wichern moved to open the public hearing. Commissioner McCormick seconded the motion, all voted in favor.

No members of the public came forward to comment.

Commissioner McCormick moved to close the public hearing. Vice Chair Neville seconded the motion, all voted in favor.

Vice Chair Neville moved to forward a positive recommendation to the County Commission for GPA 2026-01, a planning staff-driven application to amend the Weber County General Plan to import text and maps from the Ogden Valley General Plan pertaining to lands outside the Ogden Valley City Incorporation boundary. The findings supporting this motion were that the changes are supported by the Western Weber General Plan, serve to implement the vision, goals, and principles of the Weber General Plan, and will enhance the general health and welfare of Weber residents, with Exhibit A in consideration. Commissioner Clontz seconded the motion. Commissioners Clontz, McCormick, Wichern, Vice Chair Neville, and Chair Favero voted aye. (Motion carried on a vote of 5-0). Commissioners Andreotti and Lindsey were not present when this vote was taken.

3.2 ZTA2026-05: A public hearing to amend certain provisions of Weber County Code related to Code Enforcement such that "inoperable or abandoned vessels" may be taken into consideration. Staff Presenter: Tammy Aydelotte

Planning Director Grover noted this was another staff-initiated request and the action before the Commission is to forward a recommendation to the County Commission.

Planner Aydelotte explained that staff is proposing to add a new definition for "inoperable or abandoned vessel" (encompassing all watercraft) to the County's land use ordinance, mirroring the existing definition for vehicles. This change was prompted by code enforcement issues and would allow for single court proceedings for violations.

Vice Chair Neville moved to open the public hearing. Commissioner Wichern seconded the motion, all voted in favor.

No members of the public came forward to comment.

Commissioner Wichern moved to close the public hearing. Commissioner Clontz seconded the motion, all voted in favor.

Commissioner Wichern moved to forward a positive recommendation to the County Commission for file number ZTA2026-05: A

public hearing to amend certain provisions of Weber County Code related to Code Enforcement such that “inoperable or abandoned vessels” may be taken into consideration, based on the findings included in the staff report. Commissioner McCormick seconded the motion. Commissioners Clontz, McCormick, Wichern, Vice Chair Neville, and Chair Favero voted aye. (Motion carried on a vote of 5-0). Commissioners Andreotti and Lindsey were not present when this vote was taken.

4. Public Comment for Items not on the Agenda:

There were no public comments.

5. Remarks from Planning Commissioners:

Vice Chair Neville thanked staff and Weber County employees for making the large packet of information easy to understand; he expressed appreciation for their efforts. Commissioner Wichern and Chair Favero echoed these sentiments, praising staff for the clarity of their presentations.

6. Planning Director Report:

Planning Director Grover thanked the Commissioners for their willingness to hold a special meeting last week, despite it being cancelled due to the applicant's unpreparedness, and for accommodating it this evening. He also thanked those planning to attend the upcoming ULI conference in October and expressed appreciation for their service.

7. Remarks from Legal Counsel:

There were no remarks from Legal Counsel.

Commissioner Clontz moved to adjourn to a Work Session at 5:41 p.m. Commissioner McCormick seconded the motion, all voted in favor.

WS1: West Creek Proposed R-3 Rezone and General Plan Amendment of 30 acres, located at 6150 West 900 South , Parcel 10-35-0072 with Pat Burns.

Applicant Pat Burns presented his proposal for a rezone of a 30-acre parcel at 6150 West 900 South (Parcel 10-35-0072) from R1-15 to R-3 or R1-5. He explained that he had previously sought R1-15, which was approved by the Commission but held by the County Commissioners pending sewer infrastructure development. The property is adjacent to the Black Pine M-T zone, which is expected to bring several thousand new jobs, necessitating attainable housing. He noted had engaged with surrounding landowners, all of whom (highlighted in green on his map) were in favor of working with him, with some expressing interest in similar rezoning for their properties. He confirmed that the Black Pine lift station, to which he had contributed significantly (\$132,000 and engineering assistance), could handle the increased capacity resulting from the project. He presented two development options:

1. **Original Plan:** Featured townhomes and smaller lots, with a density of approximately 190-199 doors.
2. **Revised Plan (per Gage's request):** Placed townhomes along 12th Street as a buffer, with smaller lots scattered throughout, resulting in approximately 223 doors.

He clarified that R-3 zoning would allow townhomes directly, while R1-5 would require a development agreement for townhomes. His primary goal was to provide attainable for-sale housing, not for-rent products, and was open to deed restrictions to ensure this. He emphasized that the density would be significantly lower than the 18 units per acre allowed in R-3.

Commissioners provided feedback:

- **Commissioner Wichern:** Expressed concern that R-3 was "a little out there" for the area. She preferred R1-15 with increased density and a focus on single-family units with price limits, similar to the GDC development, rather than high-density townhomes. She suggested a mixture of smaller and slightly larger lots. Mr. Burns explained the market shift from apartments to townhomes and now to smaller, attainable lots (the "missing middle"). He was open to small attainable lots if townhomes

were not preferred, or incorporating twin homes for cost reduction. He also suggested using townhomes as a barrier along 12th Street, with mansion housing or 4-plex units behind.

- **Vice Chair Neville:** Agreed that smaller attainable lots were more appropriate for the area, acknowledging the need for housing affordability. He also raised the potential impact of a proposed highway and interchange nearby, questioning if the area should be zoned commercial in the long term.
- **Principal Planner Ewert:** Noted that commercial zoning might make sense in 20 years if the freeway materializes, but currently, the area lacks the rooftops to support significant commercial development beyond a truck stop.
- **Commissioner McCormick:** Supported higher density and townhomes to reduce costs and make housing more attainable for younger generations, emphasizing that reducing frontage costs (e.g., 50-foot lots instead of 80-85 feet) significantly impacts affordability. He also suggested building homes without garages initially, allowing homeowners to add them later. He stressed the importance of well-designed townhomes to overcome their past negative perception.
- **Commissioner Clontz:** Agreed with the need for housing, especially for younger buyers, and did not necessarily "hate" townhomes on a busy road like 12th Street. She inquired about the neighbors' intentions for their properties.
- **Commissioner Wichern:** Reiterated her preference for R1-15 with increased density and a versatile product mix, including "Lego" homes (expandable starter homes) and Nelson's mansion homes (main home with two attached townhomes). He also stressed the importance of adequate parking in higher-density developments, citing issues in existing subdivisions.

Mr. Burns confirmed that his previous R1-15 application likely expired after a year. He sought guidance on an appropriate density for his next proposal. Chair Favero polled the Commission and there was a general consensus for R1-15 zoning, or 4 to 5 units per acre. They agreed that 6 units per acre was too dense. Mr. Burns indicated he will work with staff to adjust this application before appearing before the Planning Commission again.

The Work Session adjourned at 6:36 p.m.

Respectfully Submitted,

Cassie Brown

Weber County Planning Commission