

Minutes of the Meeting of the Western Weber Planning Commission for November 18, 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, Kyle “KC” Lindsey, Jed McCormick, and Sara Wichern

Excused: Commissioner Cami Jo Clontz

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.

1. Election: Chair/Vice Chair

Legal Counsel Keogh explained that due to the consolidation of the previously separate Ogden Valley Planning Commission and Western Weber Planning Commission into a single Weber County Planning Commission, a new Chair and Vice Chair needed to be elected for this meeting.

Chair Favero emphasized that this election would only be for this meeting, as another election would occur in January 2026 at the start of the new year.

Commissioner Wichern nominated Andrew Favero as Chair and Casey Neville as Vice Chair for the remainder of 2025. Commissioner McCormick seconded the motion; all voted in favor.

2. Minutes: September 23, October 14, and November 18, 2025

Chair Favero introduced the minutes of the September 23, October 14, and November 18, 2025 meetings. There were no suggested edits to the minutes and Chair Favero called for a motion to approve as presented.

Vice Chair Neville moved to approve the minutes as presented. Commissioner McCormick seconded the motion; all voted in favor.

3. Consent items:

3.1 CUP 2025-26: Request for approval of a conditional use permit for expansion and improvement of Powder Mountain’s sewer lagoon site. This project is located in the Forest (F-5) Zone, at approximately 4000 E 5100 N, Eden, UT 84310. Applicant Representative: Brooke Hontz; Staff Presenter: Tammy Aydelotte.

Commissioner Wichern moved to approve CUP2025-26, a conditional use permit for expansion and improvement of Powder Mountain’s sewer lagoon site; this project is located in the Forest (F-5) Zone, at approximately 4000 E 5100 N, Eden, UT 84310, based on the findings and subject to the conditions listed in the staff report. Vice Chair Neville seconded the motion. Commissioners Andreotti, Lindsey, McCormick, Wichern, Vice Chair Neville, and Chair Favero voted aye. (Motion carried on a vote of 6-0).

4. Legislative items:

4.1 ZDA2025-12: A request from Froerer Family Investment for a public hearing, discussion, and possible recommendation regarding a development agreement to preserve development rights, timing of project development, and overall project layout for approximately 19.32 acres, located at approximately 700 S 7900 E, Eden, UT, 84310 in the AV-3 Zone. Applicant Representative: Ryan Froerer; Staff Presenter: Tammy Aydelotte

Mason Froerer (representing Applicant Ryan Froerer) requested approval for a development agreement to preserve development rights without the County’s typical phasing timelines. He explained that the request did not add new density but would allow his family to maintain their existing six development rights and use them when timing is appropriate. Mr. Froerer noted this was important for his family’s future and their connection to the Valley.

Planner Aydelotte presented the request, explaining that the subject property is located at approximately 700 South 7900 East in the AV-3 zone and consists of just over 19 acres. Under current zoning, the applicant would be entitled to 6 lots, which they are seeking to preserve through the development agreement. Ms. Aydelotte noted that the proposed lot layout meets or exceeds minimum requirements, and the developer is offering a 60-foot-wide right-of-way to allow for connectivity. The applicant is requesting to memorialize their development rights with a 10-year term and an option to extend for 5-years up to three times. In exchange, they are offering connectivity to adjacent parcels and the preservation of open space for a longer period. Ms. Aydelotte concluded by referring to her staff report, which includes staff's analysis and recommendation regarding the application, as follows. After reviewing the proposal within the constraints of existing development agreement and Weber County Ordinance, it is staff's opinion that this proposal may help maintain the vision and goals of the Ogden Valley General Plan, specifically regarding the preservation of open space and maintenance of the valley's pastoral lifestyle. Staff review is offered with the following considerations:

1. Staff's comments, suggestions, and edits regarding the DA should be more fully addressed prior to county commission approval.
2. Submission of an exhibit showing proposed connectivity to the east shall be submitted prior to the appearance before the County Commission.

Staff would recommend approval of this request with the following findings:

1. After the listed considerations are applied, the proposal helps advance the goals and objectives of the Ogden Valley General Plan.
2. The proposed changes are not detrimental to the overall health, safety, and welfare of the community and provides for better project outcomes.
3. A negotiated development agreement is the most reliable way for both the jurisdiction and the applicant to realize mutual benefit.

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

Jan Fullmer asked the Commissioners to speak into their microphones because the audience is unable to hear them.

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

Director Grover noted that the Ogden Valley Planning Commission had provided a favorable recommendation for this item at their last meeting. Chair Favero added a similar item was approved by the County Commission the previous week.

Vice Chair Neville moved to forward a positive recommendation to the County Commission for application ZDA2025-12: A request from Froerer Family Investment for a public hearing, discussion, and possible recommendation regarding a development agreement to preserve development rights, timing of project development, and overall project layout for approximately 19.32 acres, located at approximately 700 S 7900 E, Eden, UT, 84310 in the AV-3 Zone, based on the findings and subject to the conditions listed in the staff report. Commissioner McCormick seconded the motion. Commissioners Andreotti, Lindsey, McCormick, Wichern, Vice Chair Neville, and Chair Favero voted aye. (Motion carried on a vote of 6-0). Commissioner Clontz was not present when this vote was taken.

5. Administrative items:

5.1 CUP 2025-24: A request for approval of a conditional use permit for an animal clinic located at 3709 East 3300 North, Eden. Applicant Presenter: Beau Bradbeer; Staff Presenter: Felix Lleverino

Dr. Beau Bradbeer presented her request for a conditional use permit for a veterinary clinic. She explained that she has already started a clinic in Eden but wanted to expand to include facilities for large animals on the property. Dr. Bradley clarified that she typically sees one client at a time and doesn't anticipate having multiple animals overnight except in rare emergency situations.

Commissioner Wichern inquired about the potential limitation on the number of animals housed on the property, suggesting that it align with the standard regulations based on the size of the land. Dr. Bradbeer responded, explaining her operational model focuses primarily on providing gold standard care for individual cases rather than accommodating multiple animals simultaneously. She emphasized that under her current model, which includes advancing plans for large animals such as horses and cattle, the limit wouldn't hinder his operations. Dr. Bradley assured that even while conducting procedures such as a

laceration repair or quill removal, where drop-offs occur, her goal remains to handle one animal per session to ensure high-quality care. Consequently, she did not perceive the proposed limit based on property size as restrictive, making it feasible for her business model that typically accommodates animals individually or in very limited numbers for specific treatments.

Planner Lleverino presented staff's analysis of the application, explaining the property is located in the Agricultural Valley 3 (AV-3) zone north of the Nordic area. He explained the lot has a perfected well and a permitted septic system. The applicant intends to provide veterinary services to large animals and small animals. Services would be open to the public, where the patrons would be able to bring animals to the property by vehicle or horse trailer to be held in a pen for large and small animals. The clinic will be within an existing shed intended for a waiting area and office. The shed will contain a single enclosed consultation room, treatment area, lab, laundry, and storage area. He noted staff recommends approval of a conditional use permit for the Bradbeer Animal Clinic, subject to the applicant meeting the following conditions of approval in addition to any conditions of the various reviewing agencies or the Ogden Valley Planning Commission. Planning conditions of approval:

1. The owner shall obtain and maintain a Weber County Business License.
2. The site and all structures shall be kept and maintained for order, safety, and good visual appearance.
3. Parking on the 3300 North Street shoulder is prohibited.
4. The owner shall obtain approval from the Weber Morgan Health Department before a conditional use permit is issued.
5. The Weber Fire District shall approve this proposal before a conditional use permit is issued.
6. If applicable, the Weber County Building Official shall on further building requirements to verify that the structure is to code for the proposed use.
7. The hard surface parking lot is complete or escrowed before a conditional use permit is issued.

This recommendation is based on the following findings:

1. The proposed use is allowed in the Agricultural AV-3 Zone and meets the appropriate site development standards.
2. The criteria for issuance of a conditional use permit have been met because mitigation of potential detrimental effects can be accomplished.

Chair Favero noted that the Commission had received an email from one of the neighboring property owners to the east, who indicated they felt the proposed use was not appropriate for a residential area. Chair Favero clarified that the subject property is not in a residential area, but that the property is zoned agricultural and this type of operation is suitable for that zoning. He acknowledged that residents may not have anticipated an animal clinic near their homes, and perhaps screening would enhance privacy. The Commission and staff deliberated on the necessity of additional screening on the east side of the property. It was noted that the planned parking area is situated on the west side, approximately 160 feet from the neighboring properties to the east. Commissioner Andreotti indicated that he felt this was a sufficient distance from the parking area to the residential properties to the east; however, the site layout was evaluated to ensure that the parking arrangements, land elevation, and existing natural barriers already provided sufficient separation from adjacent residences. The Commission ultimately concluded that supplementary screening would not be required, as it would not significantly enhance the existing level of privacy or reduce any potential impacts.

Vice Chair Neville moved to approve CUP 2025-24: A request for approval of a conditional use permit for an animal clinic located at 3709 East 3300 North, Eden, based on the findings and subject to the conditions listed in the staff report. Commissioner McCormick seconded the motion. Commissioners Andreotti, Lindsey, McCormick, Wichern, Vice Chair Neville, and Chair Favero voted aye. (Motion carried on a vote of 6-0). Commissioner Clontz was not present when this vote was taken.

5.2 LVTP7112825: Consideration and action on a request for preliminary approval of the Taylor Landing Subdivision Phases 7 & 8, consisting of 49 lots, public roadways, dedication of public pathways, and a detention pond. Located at approximately 1900 S 3850 W, Weber County, UT, 84401 in the R1-15 Zone. Presenter: Selvoy Fillerup; Staff Presenter: Tammy Aydelotte.

Selvoy Fillerup, representing Heritage Land Development, presented the request for preliminary approval of Taylor Landing Phases 7 and 8, consisting of the remaining 49 lots that are included in the development agreement for the project, which was approved in June of 2025. He acknowledged two issues that needed to be addressed before final approval: adding curb extensions where pathways cross streets and adjusting the alignment of a pathway connecting to Winston Park.

Planner Aydelotte presented staff's analysis of the application, explaining that the roadways in the development would be 60 feet wide public rights-of-way. She discussed the pathway alignment issue, showing how the development agreement specified a more

direct connection that needed to be implemented in the final plans. She noted that staff had identified some engineering issues that were being addressed with the applicant as well.

Ms. Aydelotte concluded the Planning Division recommends preliminary approval of the Taylor Landing Subdivision Phases 7 and 8, consisting of 49 lots in the R1-15 Zone and based on the proposed plan adhering to the requirements of the Weber County Land Use Code and the recorded development agreement (entry# 3374134) This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. All Engineering comments shall be addressed prior to submitting for final approval.
2. Engineered plans shall show compliance with street cross-sections, including pathway, landscaping, and sidewalk width requirements, and all other requirements outlined in the recorded development agreement (entry# 3374134) prior to acceptance of an application for final approval.
3. Final letters of approval shall be submitted from Taylor West Weber Water, and Hooper Irrigation Company, prior to submitting for approval of the final plat.
4. The proposed pathway shall follow a more linear path as depicted in the recorded development agreement (see entry# 3374134 recorded 6/23/2025).

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with applicable County ordinances.

Ms. Aydelotte displayed images of the proposed site layout and oriented the Commission to Planning staff's requests regarding the pathway alignment issue and connection to Winston Park. There was brief discussion about the trail connection, with Commissioner's expressing support for staff's request for the trail alignment and connection to be in alignment with the recorded development agreement for the project.

Commissioner Andreotti moved to forward a positive recommendation to the County Commission for LVTP7112825: Consideration and action on a request for preliminary approval of the Taylor Landing Subdivision Phases 7 & 8, consisting of 49 lots, public roadways, dedication of public pathways, and a detention pond, located at approximately 1900 S 3850 W, Weber County, UT, 84401 in the R1-15 Zone, based on the findings and subject to the conditions listed in the staff report. Commissioner Lindsey seconded the motion. Commissioners Andreotti, Lindsey, McCormick,, Vice Chair Neville, and Chair Favero voted aye. (Motion carried on a vote of 5-0). Commissioner Clontz and Wichern were not present when this vote was taken.

5.3 LVH110325: Consideration and action on a request for preliminary approval of Harper Haven Subdivision consisting of 74 lots, public roadways, and dedicated public pathways, located in the R1-15 Zone at approximately 550 South 4700 West, Taylor, UT, 84401. Applicant Presenter: Trek Loveridge; Staff Presenter: Tammy Aydelotte

Trek Loveridge presented the request for preliminary approval of Harper Haven subdivision, consisting of 74 lots. He discussed the challenges with the north access point, noting he had been working with the Utah Department of Transportation (UDOT) for 18 months but hadn't received definitive approval. He explained he was exploring two options: continuing to pursue UDOT approval for the access point or finding a secondary access through an adjacent landowner.

Chair Favero appreciated the commitment to working with UDOT and expressed his hope to avoid implementing a crash gate at the north access point, as that was not the original plan. He supported the consideration of collaboration with neighboring landowners to possibly develop a suitable northern access point. Vice Chair Neville asked whether moving the road 20 feet to the north would help to further the negotiations with UDOT. Mr. Loveridge stated shifting the road would solve the spacing issue with UDOT but create alignment problems with the existing southern access point, indicating that shifting the road might disrupt the broader connectivity and layout of the infrastructure plan for the area. He noted there are three adjacent property owners to work with in the event he is unable to secure approval from UDOT.

Planner Aydelotte presented staff's analysis of the application, explaining the development agreement required a parks district donation of \$7,500 per lot. She referenced Mr. Loveridge's comments about his efforts to secure a secondary access point and noted he would not be allowed to develop more than 30 lots before establishing a secondary egress from the subdivision. She noted staff recommends preliminary approval of Harper Haven Subdivision consisting of 74 lots. This recommendation is based on all review agency requirements, including those outlined in this staff report, and the following conditions:

1. Improvement plans compliant with the recorded development agreement shall be approved by Planning and Engineering prior to submitting an application for final subdivision approval.
2. Proof of the voluntary Parks District donation of \$7,500 per lot will be made to the Western Weber Parks District before the subdivision plat records. This is per the development agreement.
3. An unconditional final approval letter from the sewer, culinary and secondary water provider will be submitted before final approval.
4. All improvements shall be installed, escrowed for, or a combination of both, prior to recording the final plat.
5. This development will need to annex into Central Weber Sewer District prior to final approval.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the West Central Weber General Plan.
2. The proposed subdivision complies with applicable county ordinances.

Chair Favero referenced the exhibits to the application, noting the date on the Central Weber Sewer District approval letter was July 23, 2024; he asked if that should be updated before the project is approved. Ms. Aydelotte confirmed that Planning staff have reached out to the service districts for updated letters and are waiting for the new exhibits, assuring the Commission that the issue is being addressed.

Vice Chair Neville asked how many lots can be developed in the project before the secondary egress point is required, to which Ms. Aydelotte answered 30 lots.

Vice Chair Neville moved to forward a positive recommendation to the County Commission for application LVH110325: Consideration and action on a request for preliminary approval of Harper Haven Subdivision consisting of 74 lots, public roadways, and dedicated public pathways, located in the R1-15 Zone at approximately 550 South 4700 West, Taylor, UT, 84401, based on the findings and subject to the conditions listed in the staff report, as well as the additional condition that a secondary access point be secured before developing more than 30 lots in the project area. Commissioner Andreotti seconded the motion. Commissioners Andreotti, Lindsey, McCormick, Vice Chair Neville, and Chair Favero voted aye. (Motion carried on a vote of 5-0). Commissioner Clontz and Wichern were not present when this vote was taken.

5.4 UVP111325: Consideration and action on a request for preliminary subdivision approval of the Prado at Powder Mountain Subdivision, a 38-lot subdivision located in the DRR-1 zone located at the end of Summit Pass Road in Eden. *Applicant Presenter: Erik Anderson; Staff Presenter: Felix Lleverino*

Eric Anderson presented the request for preliminary approval of the Prado at Powder Mountain subdivision, consisting of 38 single-family residential lots. He explained that the subdivision includes a main corridor with a 66-foot right-of-way and fingers with 60-foot rights-of-way. He noted they had worked with the Weber Fire District to ensure all hammerheads and turnarounds were located at appropriate intervals.

Planner Lleverino presented staff's analysis of the application, explaining that the property is located in the DRR-1 zone designed specifically for resorts. He acknowledged the Commission's unfamiliarity with resort development in the unincorporated areas of Ogden Valley and used the aid of a PowerPoint presentation to orient the Commission to historical actions taken regarding Powder Mountain. He noted that the roads in the subdivision would be privately maintained and the development agreement for Powder Mountain includes provisions for emergency evacuation, including safe zones if residents are unable to exit down the mountain. He addressed General Plan and zoning ordinance compliance, and highlighted design standards and requirements for the project.

Vice Chair Neville noted the applicant is asking for approval of 38 lots in this application, but there is already development in the area as well as a significant amount of traffic associated with the ski resort; he inquired about emergency egress from the Powder Mountain resort area for all of those people. Planning Director Grover explained the main emergency concern would be fire danger in summer. He noted that shelter-in-place areas have been established where there is limited fuel for fires. These areas are considered safe zones due to the lack of combustible material, minimizing the risk of fire spreading. The Fire District has been actively working with Powder Mountain to explore the possibility of a secondary access route as an additional safety measure. However, the proposed secondary access would be a dirt road, which presents its own set of challenges. Importantly, this dirt road would only be accessible during the summer months, as winter conditions would render it impassable due to snow and ice. This makes the primary access route up and down the mountain particularly critical during the winter when the risk of being cut

off due to weather is high. Mr. Grover emphasized the need for close collaboration with the Fire District to ensure the safety of the community in these development plans.

Mr. Lleverino concluded staff recommends preliminary approval of the Prado at Powder Mountain Subdivision with the following conditions:

1. The final subdivision plan shall include a cost estimate for the subdivision improvements
2. The cost for subdivision improvements that are not complete at the time of plat recordation shall be escrowed with Weber County.
3. All County review agency requirements are satisfied before the final subdivision plat is recorded.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Vice Chair Neville moved to forward a positive recommendation to the County Commission for application UVP111325: Consideration and action on a request for preliminary subdivision approval of the Prado at Powder Mountain Subdivision, a 38-lot subdivision located in the DRR-1 zone located at the end of Summit Pass Road in Eden, based on the findings and subject to the conditions listed in the staff report. Commissioner McCormick seconded the motion. Commissioners Andreotti, Lindsey, McCormick, Vice Chair Neville, and Chair Favero voted aye. (Motion carried on a vote of 5-0). Commissioner Clontz and Wichern were not present when this vote was taken.

5.5 DR 2025-16: Request for design review approval for a wastewater treatment facility for the Nordic Village area. Located at approximately 3651 Nordic Valley Road, Eden, UT, 84310. This is located in the Form-Based (FB) Zone in Ogden Valley. Applicant Presenter: Nathan Schellenberg; Staff Presenter: Tammy Aydelotte

Eric Langvardt presented the request for design review approval of a wastewater treatment facility for Nordic Village. He explained that they decided to break the facility into two smaller buildings to create an agricultural complex that would fit better on the site. They maintained a 130 to 140 foot buffer from neighboring properties and oriented the buildings so that no long wall was directly parallel to neighbors. The landscaping plan included 53 trees as screening.

Planner Aydelotte presented staff's analysis of the application, explaining that the project is located within the Nordic resort development in the form-based zone. She detailed the development standards for the multifamily residential street type and showed the building elevations that had been revised to meet the modern Alpine architecture requirements. She concluded that if approved, Planning staff recommends a heavily conditioned approval as shown below. This recommendation is for DR 2025-16, a design review application for a wastewater treatment facility for the Nordic Village area. This recommendation for approval is subject to all review agency requirements and the following conditions (written approval shall not be issued until compliance is shown by the applicant):

1. Weber County Engineering and Weber Fire District shall issue approval prior to written approval of this application.
2. Any exterior signage shall be approved by Planning prior to installation.
3. Any exterior lighting shall be dark sky compliant.
4. A more detailed site plan showing how this site will be accessed, as well as a site plan showing appropriate setback compliance based upon the proximity to the nearest roadways.
5. Architectural standards that apply to this proposal in the form-based zone for this area are Modern Alpine or Mountain Modern. Applicant shall show compliance with these standards, prior to written approval of this application.

This recommendation is based on the following findings:

1. The existing use conforms to the Ogden Valley General Plan.
2. The existing use will not cause harm to the natural surroundings, if all of staff recommendations are followed.
3. The existing use, if staff conditions are imposed, will comply with applicable County ordinances.
4. The existing use, if staff conditions are imposed, will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Vice Chair Neville moved to forward a positive recommendation to the County Commission for application DR 2025-16: Request for design review approval for a wastewater treatment facility for the Nordic Village area. Located at approximately 3651 Nordic Valley Road, Eden, UT, 84310. This is located in the Form-Based (FB) Zone in Ogden Valley, based on the findings and subject to the conditions listed in the staff report. Commissioner McCormick seconded the motion. Commissioners Andreotti, Lindsey, McCormick, Vice Chair Neville, and Chair Favero voted aye. (Motion carried on a vote of 5-0). Commissioner Clontz and Wichern were not present when this vote was taken.

6. Approval of 2026 Calendar

Director Grover explained the proposal is to schedule Planning Commission meetings for the first Tuesday of every month, with a second meeting on the second Tuesday in months requiring two meetings. This schedule is based largely upon building availability. He asked the Commission to consider a motion to approve the 2026 calendar.

Chair Favero called for a voice vote in support of the 2026 Calendar; all voted in favor. Commissioner Clontz and Wichern were not present when this vote was taken.

7. Public Comment for Items not on the Agenda:

Jan Fullmer from Eden spoke about the newly incorporated Ogden Valley City and expressed concern that four items on the agenda fell within the boundary of the new city without representation from that area on the Commission. She detailed issues with sewage and water in Ogden Valley, noting that there are lawsuits against water companies and that water rates have more than tripled. She emphasized that the Ogden Valley community wants development that is smart, well-planned, affordable, and sustainable. She indicated she has provided a written copy of her copies to Planning staff for inclusion in the record of this meeting.

Orville Peterson stated he has lived on Powder Mountain Road for nearly 50 years, and he expressed concerns about the increasing traffic on the road and questioned whether alternate routes for Powder Mountain traffic and traffic associated with other development in the area could be explored through Cache Valley.

Gary Fullmer from Eden discussed the transition period between County Planning Authority and the new city. He noted that the County Commission had tabled several items that morning in recognition of the creation of the new city. He presented two letters: one from Jim Bird suggesting that items relevant to the new city be put on hold, and another from Jim Hall regarding Powder Mountain's sewage ponds that will be within city limits.

8. Remarks from Planning Commissioners:

Vice Chair Neville welcomed public engagement and clarified that the Commission only makes recommendations to the County Commissioners, not final approvals. He advised the public to lodge their concerns with the County Commission as well. He congratulated the community on forming their new city and welcomed Commissioner Lindsey to the Commission.

Commissioner Andreotti echoed Vice Chair Neville's comments about public engagement. He also discussed his positive experience at the University of Utah Architectural Fair, where students presented ideas for housing that works for people. He also talked about the financial benefits of home ownership versus renting.

Chair Favero stated that he also enjoyed the University of Utah Architectural Fair.

Vice Chair Neville acknowledged the public's concerns about the need for another egress point from certain areas of the Ogden Valley; he is aware that Planning staff have considered those matters and they are always working on those issues.

The Commission heard additional comments from Ms. Fullmer about a past incident when a significant gas main break occurred at the intersection of SR 158, leading to a crisis situation. The rupture made it impossible for parents to reach the school to pick up their children, who had been released early. In response to the emergency, Jan's husband, along with two other neighbors, used their SUVs to create a passage through the fields, enabling access and alleviating the situation temporarily. This event highlighted the potential risks associated with having only one access road and the importance of discussing alternate routes for emergency scenarios.

Commissioner Lindsey thanked everyone for the warm welcome and expressed his enthusiasm for joining the Commission.

9. Planning Director Report:

Director Grover thanked the commissioners for their professionalism and preparedness. He congratulated the Ogden Valley community on their new city status.

10. Remarks from Legal Counsel:

There were no remarks from Legal Counsel.

The meeting adjourned at 7:17 p.m.

Respectfully Submitted,

Cassie Brown

Weber County Planning Commission