Minutes of the Western Weber Planning Commission meeting of June 13, 2017 held in the Weber County Commission Chambers, 2380 Washington Blvd. Floor 1, Ogden UT

Members Present: Mark Whaley, Chair

Roger Heslop

Blake Hancock

Jannette Borklund

Jennifer Willener

John Parke

Member Excused: Wayne Andreotti

Staff Present: Scott Mendoza, Assistant Planning Director; Courtlan Erickson, Legal Counsel; Steve Burton, Planner; Charles Ewert, Principal Planner; Tammy Aydelotte, Planner

* Pledge of Allegiance
* Roll Call

1. **Consent Item**
   1. CUP2017-08 – Consideration and action on a conditional use permit application for water storage tank and pumping facility for Hooper Water Improvement District.

Chair Whaley asks if this item should be pulled and moved to an action item for discussion.

Clark Roberts -3582 w 5350 s, Roy. The proposal appears to be right in our backyard. We were hoping to to get more information, how it will affect property values. Property owner explains notification received from the Planning Division.

Chair Whaley turns the time over to Steve.

Steve Burton describes the project, the location, and zoning, that allows for the project. Mr. Burton also explains the proposed landscaping plan. He then goes on to state that staff recommends approval of this CUP.

Scott Mendoza explains a courtesy notice.

Commissioner Borklund inquires as to the dimensions of the water storage tank, as well as the surrounding landscaping. She then asks about the paved area around the tank. Commissioner Willener asks about access other than off of 5500 west.

Design Engineer – Gardner Engineering: Dan White, there are no elevations of the tank in the packet. Cylindrical, 55 ft in diameter. About 8 feet above foundation (which is about 1.5 feet above existing grade). Mr. White explains landscaping surrounding project. He addresses questions regarding landscaping and pavement.

Commissioner Roger Heslop motions to approve the CUP2017-08, quotes staff recommendations in staff report (See report). Commissioner Borklund seconds the motion. Vote taken: All ayes.

1. **Action/Administrative Items**

**2.1 LVW040717** – Consideration and action on a request for final approval of Winston Park Cluster Subdivision, located at approximately 2665 south 3500 west, Ogden, UT. Steve Burton to present.

Steve Burton, County Planner, gives an overview of the Winston Park Cluster Subdivision. He goes through presentation and staff report. Outlines conditions for final approval (also contained in staff report). Recommendation for approval based on findings in staff report.

Commissioner Heslop inquires as to a potential issue with who will maintain and controls the parcels under the agriculture protection. Steve Burton suggests applicant answer this question. Commissioner Willener asks about ownership of ‘landlocked parcels’ as well as whether or not the HOA or the County will maintain the open space.

Chair Whaley asks about bonus density, also.

Kevin Richter, rep Jay Rice. Ownership and maintenance of retention pond – not sure, no answers from Engineering regarding maintenance. Addresses ownership of ag protection parcels.

Commissioner Borklund asks if Planning Commission is comfortable approving as-is. Mr. Burton reminds the Commissioners that they are welcome to add condition to their approval.

Chair Whaley mentions that perhaps addressing the retention pond can be part of the motion.

Commissioner Parke responds that perhaps it is not appropriate to include retention ponds as open space and possible setting a precedent.

Chair Whaley suggests perhaps tabling the issue – citing bonus density issue, and including retention pond as open space, with the County as owner. Also, it doesn’t seem to be very clear regarding ownership of the agricultural parcels.

Scott Mendoza, Assistant Planning Director outlines the options, regarding this decision, for the Planning Commission.

Kevin Richter states potential purpose (grazing fields) of these retention pond.

Commissioner Borklund motions to table item until all questions from the Commissioners are answered. John Parke seconds the motion. Vote Taken: All ayes.

**2.2 SPE2017-02** – Discussion and action on a conceptual sketch plan endorsement request for Sunset Equestrian Cluster Subdivision located at approximately 4000 west 2200 south. Steve Burton to Present.

Steve Burton, County Planner, summarizes sketch plan endorsement.

Chris Artel – Developer. Adding multiple trail systems with easements through open space, lists various amenities. Mr. Artel points out location of open space within subdivision. Easement would be about 15 feet into the one acre parcels. Commissioner Borklund asks regarding trails through specific parcels.

Commissioner Heslop asks regarding ownership of adjacent parcels, that will not be developed. Several Commissioners inquire as to the bonus density and the proposed trail system, street scaping (trees every 25 ft). Commissioner asks regarding conflict of interest regarding maintenance of trails that cross privately owned property. Commissioner Heslop comments regarding future retention ponds.

Chair Whaley asks for a motion. Comm. Heslop motions to accept sketch plan as outlined with considerations of sidewalk, curb, gutter, retention ponds, located. Comm Hancock seconds. Vote taken: All ayes.

**County Resource Management Plan** – Charles Ewert to present changes. Goes over staff report, and comments received in hearing held last month. Asks for questions.

Roger Heslop recognizes staff in addressing concerns of public. Motion: Roger Heslop motions to recommend approval of Western Weber County Resource Mgmt Plan as amended following public hearing that satisfies current needs for state recommendations. Recommend approval be sent to County Commission, as applied. Willener seconds. Vote taken all ayes.

John Parke gives overview on APA conference in NY.

Legal Counsel addresses question asked in pre-meeting regarding ownership. He cites 17-27A-603 SS 2A(Utah State Code).

Motion to adjourn.

Meeting adjourns at 6:35pm.

Director – announces 5/17 public outreach meeting/open house.

Meeting adjourns.