

**Minutes of the Western Weber Planning Commission meeting of April 9, 2019, held in the Weber County Commission Chamber, 2380 Washington Blvd. Floor 1. Ogden UT at 5:00 p.m.**

**Members Present:** Bren Edwards - Chair  
Greg Bell  
Jannette Borklund  
Jennifer Willener  
Blake Hancock

**Members Excused:** Andrew Favero - Vice Chair  
John Parke

**Staff Present** Rick Grover, Planning Director; Tammy Aydelotte, Planner I; Matthew Wilson, Legal Counsel; Marta Borchert, Secretary

- Pledge of Allegiance
- Roll Call

**1. Approval of March 12, 2019 meeting minutes.** There were some changes added to clarify the intent of the motion regarding item 2.2 Consideration and action on final approval of Uintah View Estates Subdivision, a 9 lot subdivision. On page four, paragraph three where it says Commissioner Froerer it is meant to say, Favero. Minutes approved with noted corrections.

Director Grover states that the next item is an administrative item. They can choose to take public comment but it is not required.

**2.1 Consideration and action on preliminary approval of Fenster Farms Phase 3 Subdivision, a nine-lot subdivision. Applicant: Kenny Palmer; Presenter Tammy Aydelotte.** Tammy Aydelotte gives an overview of the project. It will continue 560 N through there. Also creating two new streets within the subdivision boundaries. She notes that they do have letters from the Health Department and the applicant will need to submit updated letters. There are fewer lots than originally submitted so the number needs to be redone. She notes that when they come in for final approval they will have a corrected plat that will have updated numbers and a letter from the health department and their recommendations based on those specific plot numbers. Engineering has noted that when building commences lot owner should be aware that water levels fluctuate, through the seasons. Flood elevations should be reported in the plat. They will make recommendations when building permits come into that. These items should be added as a part of the motion.

Kenny Palmer 3062 W 4375 S Roy UT, thanks the Planning Commission for the opportunity to present. He notes that he does not have much to add. It is a 9-lot subdivision; it is an extension of phase 2. They are one-acre lots. He adds that they are after standard primary review. This phase is designed with the same concept.

Chair Edwards asks if there are any questions or comments for the applicant. There are none.

Tammy Aydelotte states that Staff recommends preliminary approval of Fenster Farms Subdivision Phase 3, a nine-lot subdivision located at approximately 560 North 5500 West. This recommendation is subject to all review agency requirements, and the following conditions: 1. A letter from the water district and secondary water provider approving the design of the new infrastructure, prior to scheduling final approval. 2. An escrow established for improvements to be installed, prior to recording the subdivision. 3. Proof of secured culinary and

secondary water prior to the scheduling of final approval. 4. A fence must be installed along the irrigation ditch to the east and south of the proposed subdivision. 5. An updated letter from the Health Department reflecting the updated and redrawn phase three be submitted prior to scheduling for 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 and meets all zoning requirement for the A-2 zone.

Chair Edwards asks if there are any questions from staff. There are none.

Eric South 522 N 5500 W states that he was present for the preliminary discussion for phase two. On the plat map, there is a stormwater retention area on the West end of phase two. Currently, this is a field and all the water drains from the East to the West. It collects in the South Corner of the pond. According to the plans that have been submitted the storm drain is on the North end but all water collect on the South end. There needs to be some significant changes done by engineering. The flow of the water needs to be from the South to the North. He asks that engineering be updated on this so that these changes can be reflected during the build-out of phase two and three. He states that everybody in phase one has had significant issues with water. It is water that drains from the East to the West. Phase one is in the West.

Chair Edwards closes public comment.

Tammy Aydelotte states that she can request that County Engineering update their review to make sure that any potential issues with the water collecting are being mitigated.

Commissioner Bell states the plat map they were given does not indicate the same location of the retention pond. Ms. Aydelotte states that this is just a preliminary sketch. She is not sure if the applicant plans to make that change. Mr. Palmer states lot twelve has been eliminated. It will be in the same spot and the lots will be renumbered. Commissioner Hancock asks if the retention pond is moving to the North? Mr. Palmer states regarding Mr. Souths comments the pond was designed to have the water go into the storm drain. He notes that if the elevations are changed the water won't go down the drain.

Commissioner Willener asks if in order to address these concerns because phase two is already approved would the current engineering plans already accommodate the concern. Is it something that needs to be addressed additionally? Director Grover states that in phase two the improvement drawings haven't been installed when they are they will have met code because they have to hold the water on sight for a certain time before it is discharged into the storm drain system. Once that is installed it would be meeting engineering requirements. At preliminary approval typically the detail drawings and the information that is done on final approval. Once phase 2 is installed it should be meeting engineering standards and requirements. This should address storm water issues. Chair Edwards states all the improvements for phase 2 will need to be done prior to starting phase 3. If they so choose to just do the improvement they can do that. It has to be brought up to standards prior to phase 3.

Chair Edwards asks if there are any further questions. There is none.

**MOTION:** Commissioner Borklund moves to recommend preliminary approval of Fenster Farms Subdivision Phase 3, a nine-lot subdivision located at approximately 560 North 5500 West. This recommendation is subject to all review agency requirements, and the following conditions: 1. A letter from the water district and secondary water provider approving the design of the new infrastructure, prior to scheduling final approval. 2. An escrow established for improvements to be installed, prior to recording the subdivision. 3. Proof of secured culinary and secondary water prior to the scheduling of final approval. 4. A fence must be installed along the irrigation ditch to the east and south of the proposed subdivision. 5. Lot numbers are corrected. 6. An updated letter from the health department be provided. 7. The base flood elevations be provided on the final plat. 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. Commissioner Willener seconds. Motion carries (5-0)

**3. Public Comment for Items not on the Agenda**-there was none.

**4. Remarks from Planning Commissioners**-There were none.

**5. Planning Director Report**-there was none.

**6. Remarks from Legal Counsel**-there were none

**7. Adjourn to Work Session**

**WS1: Ongoing review of the proposed land use table ordinance amendment. Presenter: Charlies Ewert-**  
Postponed

Adjournment-5:20 pm  
Respectfully submitted  
Marta Borchert