

Minutes for the Western Weber Planning Commission meeting of March 10, 2020, held in the Weber County Commission Chamber, 2380 Washington Blvd. Floor 1 Ogden UT at 5:00 p.m.

Members Present: Bren Edwards
Gene Atkinson
Janette Borklund
Wayne Andreotti
Andrew Favero

Members Excused: Greg Bell
John Parke

Staff Present: Rick Grover, Planning Director; Steve Burton, Principle Planner; Tammy Aydelotte, Planner I; Matt Wilson, Legal Counsel; Marta Borchert, Secretary

- Pledge of Allegiance
- Roll Call

1. Approval of minutes for August 13, 2019. Commissioner Borklund pointed out the following errors: Page 2 at the top paragraph CCNR's should be CC&R's The last sentence in that paragraph should say "Commissioner Atkinson" rather than Mr. Atkinson. Page 3 the paragraph about halfway down the page beginning with Director Grover "rod iron" should be "wrought iron" - pond cape should be pondscape? Chair Edwards pointed out that in Commissioner Borklunds motion on page 4 regarding the pond should say secondary water pond, not stormwater. Minutes are approved with noted conditions.

Chair Edwards moves item 2.2 up on the agenda to give applicant Pat Burns for item 2.1 time to show up.

2.2 LVH 040419: Consideration and action on a request for preliminary approval of Halcyon Estates PRUD consisting of 39 lots located at approximately 4100 W 1800 S, Ogden.

Regarding this item Chair Edwards asks if this item was changed from a PRUD to a Cluster subdivision. Director Grover states that it is still under a PRUD. They got conditional approval at the last meeting and they are requesting subdivision approval at this meeting.

Steve Burton gives an overview of the layout of the subdivision. There are already some platted lots that are included as part of the PRUD. There is also a parcel to the West. Half of it will be a 10-acre open space with agriculture parcel and the other half will be lots. They are requesting preliminary approval from the Planning Commission, which is the next step in the PRUD. The overall number of lots is 39 lots. Staff is recommending approval of the project based on the findings and the conditions outlined in the staff report and with the added condition that the conditional use permit is approved by the County Commission. He notes that the conditional use permit did not make it on this week's agenda for the County Commission. It should be approved before it comes back for final approval in April.

Commissioner Borklund states that it is awkward with the cul de sac ending in the open space. It seems odd. Mr. Burton states that originally, it was meant to be a subdivision with a lake, the lake was in phase 2, but instead of doing that proposing that it be a PRUD rather than redesigning the infrastructure for that phase and the cul da sac they are leaving it as is.

MOTION: Commissioner Favero moves to recommend preliminary approval of Halcyon Estates PRUD Subdivision consisting of 39 lots. This recommendation is based on the review agency requirements and the following condition: 1. A deferral agreement for curb, gutter, and sidewalk will be required along 1700 S and 4075 West streets before recording the final Mylar. 2. An approval letter from Hooper Irrigation is required before receiving a recommendation for final approval from the Planning Commission. 3. That conditional use permit be approved by County Commission. The 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 Borklund seconds. Motion carries (4-0)

2.1 LVS021320: Consideration and action on a request for preliminary approval of Stagecoach Estates Cluster Subdivision consisting of 56 lots located at approximately 1800 S 3800 West, Ogden.

Tammy Aydelotte states that this item was before the Planning Commission for sketch plan endorsement in December. The lots range in size from 9,000 to 21,000 sq. ft. Feasibility was received at sketch plan endorsement. All the area to the North is the open space. Engineering has several requirements that they need to meet. There was a request for a soil study. The applicant has the study on order, he has not received it yet.

Patrick Burns 1407 N Mountain RD asks if there are any questions for him.

Chair Edwards asks about the horse stalls, is that area going to be private or part of an HOA. Mr. Burns states that it will be private he will own it himself. Commissioner Borklund asks if it is a cluster subdivision. Is Mr. Burns allowed to have smaller lots because of the open space? The lots don't have a lot of open space on them. Is there any recreation area for the residents to use. Mr. Burns states that the riding area will be available for use to residents. There will be a trail all around the subdivision. It will be privately owned and maintained to avoid an HOA.

Commissioner Favero asks how it will work going forward into perpetuity. How does it carry forward from the applicant being the owner of the open space in the future? Director Grover states that the ordinance different types of open space parcel area. The applicant is requesting to do an individually owned open space parcel.

Chair Edwards states that the area can have agricultural buildings but never a residence.

Commissioner Atkinson asks if the trail will be a walking trail or a horse trail. Mr. Burns states that throughout the subdivision there will be a trail that can be accessed in three ways. It will just be grass but it will be accessible to everyone.

Commissioner Borklund states that she has some concerns regarding the residents having green space to play on. They might feel awkward using Mr. Burn's area. Mr. Burns states that the only other open space will be the detention space. He states that his main concern is the HOA and the fees. It is 18 acres that are never going to be developed.

Commissioner Borklund states that there was mention Engineering is requiring wide rows, the layout may change. If that creates fewer lots will this be in the plan for final approval? If those changes are made will they still be compliant for final approval? Ms. Aydelotte states that they are not increasing the number of lots if the engineering changes the number of lots it would decrease.

Chair Edwards states he would like to see the soil analysis. He would see the findings of the soil sample be included as conditions.

Commissioner Andreotti asks if they do or don't have water. Ms. Aydelotte states that they have yet to show they have secured their secondary water. This is a requirement for final approval. Director Grover states that this can be included in the motion but the ordinance will take care of this.

MOTION: Commissioner Favero moves recommend preliminary approval of Stagecoach Estates Cluster Subdivision consisting of 54 lots. This recommendation is based on all review agency requirements, including those outlined in this staff report, and the following conditions: 1. A final approval letter, showing secured water shares, from Hooper Irrigation is required prior to receiving a recommendation for final approval from the Planning Commission. 2. On the final improvement plans, the improved surface of the pathway within the subdivision, including along 1800 South, must be shown to be 10 feet wide. The 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. With the added condition that soil samples be provided for final approval. Commissioner Atkinson seconds. Motion carries (4-0)

3.1 ZTA 2019—01:Public hearing to discuss and take comment on a proposal to amend the following sections of Weber County Code: §101-1-7 and §108-7 to add a definition of agricultural building, amend the definition of the agricultural parcel, and include provisions for agricultural building exemptions.

Mr. Burton states that the Weber County ag. exempt code is not consistent with Utah State code. He goes over the changes listed in the staff report.

Chair Edwards opens the public comment. There is none.

Chair Edwards states that he feels this is the reason in Western Weber are griping. They feel they are not being heard, but they don't show up the public hearings. These types of changes affect them. This is a chance for the public to be heard.

Commissioner Favero states that it doesn't matter what type of governing body you have if you don't participate. Chair Edwards states that he appreciates staff putting this together and sending out public notice but is disheartening to make the code changes when the public is not present.

MOTION: Commission Borklund moves to close the public hearing. Commission Atkinson seconds. Motion carries (4-0)

MOTION: Commission Borklund moves to recommend approval of the text included in Exhibit A of the staff report based on the following findings: 1. The changes cause no adverse effect on the intent of the General Plans. The clarification will provide for the more efficient administration of the Land Use Code. 3. The changes will enhance the general welfare of County Residents.

Commissioner Favero seconds Motion carries (4-0).

4. Public comments for items not on the agenda: There is none

5. Remarks from the Planning Commissioners: Commissioner Borklund asks that staff consider amending the South East General Plan. It says low density, she would like to see it say very low density in all of the Uintah Highlands. She states that it should be RE-15 because this is how it has been developed. Director Grover states that he will approach the County Commission. They need a Commissioner to sponsor it. He states that he will approach Commissioner Harvey because he lives in the area, to get his take on the issue. Commissioner Borklund asks if he goes in to reapply for that if there are any vested rights in that for the plan to be amended. Director Grover states that there are no vested rights, it went through the process and it was denied. Director Grover states that he will take it before the County Commissioners to see if they can get some traction on it. The key is that this is how it has been developed. In that area, a higher density would not be appropriate because that is not how it has been built out. Long term it would have been better to have more density in, because it is in an urban area and there should be more density there and then transition into that to be able to have more farmland and other similar things in other areas. This is not how it happened.

Commissioner Favero states based on her reasoning that makes sense. As a Planning Commission body, they deal with a lot of administrative items, but there are also some legislative items. He notes that as Chair Edwards mentioned there is not a lot of participation. He states that they need to be looking at density. Right now the only way for people to be able to afford to live in the area is for the lots to be smaller. As much as people in the area don't want higher density and for things to stay the same they can't the population and the economics are driving other things. It is unfortunate but it is the reality. He states that he is not for or against it but it needs to be discussed. They are a lot of obstacles and they are coming fast. There is a lot of discussion regarding this issue because of the city being planned and there is a lot of emotion about it. Because of what was started with the County officials 20 or 30 years ago before the Olympics. They wanted Utah to grow and now it's growing. There are people and companies and that are interested in being here. There needs to be planning for this. He states that nothing is being done on this front.

Commissioner Andreotti states that the affordable housing plan has always been in there, pretty soon if nothing is done somebody is going to decide for them. This would be the worst possible thing to do. Regarding income levels and cost of real estate and rent is out of range. It is expensive to live in Utah. Somehow in all of this, we need to figure out how to have smaller lots with smaller buildings, so that people don't have to decide whether they are going to pay their bills or pay their mortgage. This body needs to start having discussions about that. It is going to get done either way and if the government gets involved it will not be congruent with the community. He adds that the County is based on vehicles and roads. There was a meeting about roads regarding the Legacy highway, it is an important road. The East and West corridors are more important. If there is going to be a sustainable area in Weber County there need to be good roads. The roads must accommodate farm machinery. He states that we need to continue

building these roads because they will serve us well in the future. The worst thing that can happen is to create a situation with affordable housing and people living in the area with different size lots that won't be sustainable. For a new city or an old city, the roads are going to be paramount for the ability to accommodate the growth of the new businesses. A good transportation plan is where it starts.

6. Planning Directors Report: Director Grover states that staff has been looking at the transportation plan for the area in Western Weber and Ogden Valley. The transportation plan is part of the General Plan. Staff is looking at the Engineering plan to see where there are discrepancies to make changes and update it. Certain roads have changed from local streets to collector streets or roads that were collector streets and have grown to arterial streets. He states that like Commissioner Andreotti stated the road connections are important and they also need to look at how they are maintained over the years.

7. Remarks from Legal Counsel: there is none

8. Adjournment: 5:45pm

Respectfully Submitted

-Marta Borchert