

**Minutes for the Western Weber Planning Commission meeting of October 13, 2020, held in the Weber County Commission Chamber, 2380 Washington Blvd. Floor 1. Ogden UT at 5:00 pm & Via Zoom Video Conferencing**

**Members Present:** Bren Edwards-Chair  
Greg Bell-Vice Chair  
Wayne Andreotti  
Andrew Favero

**Members Excused:** Bruce Nilson  
Sarah Wichern  
Jed McCormick

**Staff Present:** Rick Grover, Planning Director; Steve Burton, Principle Planner; Scott Perkes, Planner II, Felix Lleverino, Planner II; Matt Wilson, Legal Counsel; Marta Borchert, Secretary

**Pledge of Allegiance**  
**Roll Call**

Chair Edwards asks if there are any ex parte communication or conflicts of interest to declare. There are none.

Chair Edwards states that there were a few changes to the order of the agenda. Item 2.4 SPE092120: A discussion for a sketch plan endorsement request for Vaquero Village Cluster Subdivision Phase 2. will be the first item on the agenda. There were some changes concerning which staff members will be presenting as Tammy Aydelotte was not able to be present Felix Lleverino and Scott Perkes will cover her items.

**Approval of Minutes for September 15, 2020.** Minutes approved as presented

**SPE092120: A discussion for a sketch plan endorsement request for Vaquero Village Cluster Subdivision Phase 2.**

Felix Lleverino states that this is a sketch plan endorsement, this is the first step in cluster subdivision approval to get comments and feedback from the Planning Commission to make sure it meets the cluster code. This is a continuation of phase 1, looking at the property to the north is going to be developed as part of phase 1. There are some open space parcels and there are 15 lots, the developer is present if there are any questions for him.

Commissioner Bell asks how many total building lots are in both phases. He adds that he is concerned that there is only one egress. He asks how many homes are on the one egress.

Mr. Lleverino states that for phase 1 it totals 16 lots phase 2 totals 15. Lot 1 fronts on the 900 S street. There are 30 lots on one road. Mr. Lleverino goes through the open space calculations and the density calculations. Chair Edwards asks if on the plat map which opens space ties in with this project because it is labeled differently. He asks if there is a reason for this. Mr. Lleverino states that the open space is for this phase has two, there is open space parcel D and E. He states that D is a bit hard to track, it wraps around and takes in the pond area. Open space E is a little smaller. Commissioner Favero asks if there any requirements for safety measures for the pond. Mr. Lleverino states that wasn't a part of the sketch plan review but once they have a formal subdivision application they will have each agency look, this as a review comment. Chair Edwards states that he has the same concerns, is there going to be any requirements on that pond, such as a liner to keep it from affecting neighboring properties. He asks if anything such as this going to come in to play in this situation. Mr. Lleverino states that it would if they were looking at possible fluid from the septic system leaking into the secondary water system. The Health Department would have more expertise in this. Chair Edwards states that he is more concerned about the ponds raising the groundwater by not having the pond lined and either messing with the septic tanks or

adjacent properties. Mr. Lleverino states that concerning the groundwater, engineering would be able to address this. Commissioner Bell states that this was not part of the initial approval, he asks if there is a sewer out there, are they are using septic, how they are fitting septic into the lots. Mr. Lleverino states that this is correct. Chair Edwards states that this might be why they are required to have the 20,000 sq. ft. they can't get any lower than that the Health Department won't let them.

Commissioner Bell asks what the requirement for egress is, how many lots can go on a single egress. Mr. Lleverino states the Fire Marshall has set the restriction on the number of homes. Chair Edwards states that it is normal 33 lots for one egress.

Pat Burns 1407 N Mountain Rd states that the pond was put in for the first phase it is the secondary pond for the first phase. He states that he is not sure what the requirements were for the first phase. On phase 2 he brought in some belly scrappers and belly scrapped all of the road area and 15 ft. on each side of the front of the roads as well. He states that it pulled all of the topsoil and spread it on the Eastside where the open space is. Right now it is flood irrigated from the Southside and then it goes North. He states that when he gets done with it will be flood irrigated from the North to the South. He states that they are doing this because they want to comply with leaving the good farmable ground for the open space. He adds that he met with the Fire Marshall and they told him he could have 30 lots on an egress. He states that this is the continuation of phase 1, there were a few things in phase 1 that he didn't like. He took over in phase 1 and fixed the problems in phase 2. He states that they abandoned the first phase plan and redid it and changed some things. Chair Edwards asks what the plan is for the trail system. Mr. Burns states that it is a walking trail around the pond. Through the middle of the pond, there is going to be a bridge across. He adds that he would like to get some fish and solar aerators to keep the water clean. He states that they want to make it a walkable pond and make it look nice. He states that concerning the open space they want to add a horse arena there, people that live there could store some of their horses. There would also be a walking trail around the pond. He states that it is not required but he has made it wide enough that there could be two horses side by side to walk the entire trail. Commissioner Andreotti asks where the runoff water goes from the lots, he asks how this is managed. Mr. Burns states that on the Southside of the development there is a retention pond and the temporary turnaround at the Southside of the development there is a slew at the bottom and then it goes out to the East and it dumps into Little Weber. Commissioner Andreotti asks if phase 2 is going to hook on to the same thing. Mr. Burns states that phase 2 will have the detention pond just below where the temporary turnaround is between lot 202 and 203 there is a stub road and the temporary turn around.

**LVW0922-2020: Consideration and action on Winston Park Subdivision, a 36 lot- subdivision, a lot averaged subdivision located in the A-1 zone at approximately 3900 W 1800 S, Ogden UT.**

Felix Lleverino states that this is a 36 lot development and the developer has chosen to go with lot averaging there was a previous development plan for this land and it did not work out, there is a new developer back the applicant's name is Lori Blake. This is a request for preliminary approval the zoning for this area is A-1. The property will be served by Taylor West Weber for culinary. Central Weber Sewer will be providing the sewer. There is a condition in the report that states that proof of secured culinary water is required before scheduling for final approval. This is something that needs to be taken care of before coming back for final approval. He notes it needs to show that in the calculation and the lots average out to be 40,000 sq. ft. and 150ft wide. They have provided a table in the next slide. One thing that was pointed out in pre-meeting, looking at lot 135 there is double frontage and this is not allowed by the code. Planning would require that access be blocked, they would only have access through one side of the property. Commissioner Favero and Chair Edwards point out that there is more than one lot that have double frontage. Chair Edwards notes that the location of the access needs to restrict where the access is going to tie into those. Mr. Lleverino states that this is a comment he will pass on to Tammy concerning the double frontage. He notes that the Weber fire has given conditional approval. The County Surveyors has given preliminary approval, and the County Engineering has not yet reviewed the plans. Engineering might be back with a review comment concerning road width. This proposal is showing 60 ft. if this comes back as a requirement they would need to widen the right of way. Typically they want to see 66 ft. this proposal shows 60 ft. if that comes back as a requirement the right of way will need to be widened reducing the area for the lots. They would have to recalculate the averaging. In the staff report, there is a condition of approval that all review agency requirements be met, and that included engineering. The staff recommends preliminary approval of Winston Park, 36 lots and an open space parcel. He states that this could be a typo as well he notes that it could be the detention basin. Chair Edwards states that he is not sure they can consider the detention basin because it has to be there for stormwater requirements. He notes that there is a requirement from the state that all agencies are required to meet the low impact development requirement calculations and setting. For stormwater requirements, they are trying to get away from detention basin and go into more swells and he wants to make sure that engineering looks at this.

Chair Edwards asks if there are there any comments. There was none.

Chair Edwards asks if there are any questions from the Planning Commission.

**MOTION:** Commissioner Andreotti moves to recommend approval of the Winston Park Subdivision, 36- lot subdivision located in the A-1 zone at approximately 3900 W. 1800 S. this recommendation is based on all review agency requirements and the following conditions as outlined in the staff report and that it conforms to the Weber County General Plan and the proposed subdivision complies with any applicable county ordinances. Commissioner Favero seconds. Commissioner Bell votes nay. Commission Favero votes aye. Commissioner Andreotti vote aye. Chair Edwards votes aye. Motion carries (3-1)

Commissioner Bell states that he would like to see the concerns with the double frontage taken care of before this is approved.

**DR 2020-05 Consideration and action on an application for outdoor recreational vehicle storage, located at 2250 N 1500 W, Ogden UT.**

Scott Perkes states that this is a design review for proposed recreational storage, this is in the M-1 zone. The project area is about 1.7 acres. Due to this being in the M-1 zone it does require a design review as outlined in the land-use code. There are a couple of in that section that they review as a part of the consideration. They are considerations related to traffic and landscaping, building and site layout utility easements, drainage and engineering questions whether or not it is subject to a concept plan or zoning agreements or development agreements. The access will be taken off of Rulon White Blvd. It is a setback in a considerable way; it is set back about 400 ft. from Rulon White Blvd. This is the primary access. It is set back 2350 N as well. It is tucked into the corner. It will be screened by a fence. It is proposed to be an 8 ft. fence which will be covered with fabric. There will be three strands of barbed wire for security. Mr. Perkes goes over the proposed plan. They do meet the landscaping requirement.

Engineering has reviewed the utility easements and drainage. He notes that engineering has reviewed but has not approved the project. He states that staff recommends approval based on the findings in the staff report.

Chair Edwards asks if there are any requirements for how many trailers they can put in a certain area. Mr. Perkes states that he is not aware of a limit but as long the site provides good maneuverability and access he is not sure that there is a maximum. Steve Burton states that there is no maximum. If there were actual buildings it 80 percent coverage per vehicle. Mr. Perkes states that in Ms. Aydelotte's report indicates that Fire has reviewed and approved it.

Chair Edwards asks if the applicant would like to speak.

Bob Christensen, states that he was told that originally it was preferred not to have outdoor storage. He tried to figure out why that would be. He states that he understood that they don't want it to look like a junkyard, by a manufacturing facility that's on the property would not work out well if he had a junkyard back there. He tried to cover the area over outside and set it back a long way from both of the streets. It is going to have a nice look to it. In addition to that, he will be using crushed asphalt so that it will be a good hard surface. There will be good lighting and cameras. It will all be electronic, so that it can be managed, and not be an eyesore.

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

**MOTION:** Commissioner Favero moves to approve DR- 2020-05 Consideration and action on outdoor recreational vehicle storage located at approximately 3875 W 2375 S, Ogden UT. This recommendation is subject to all review agency requirements, and the following conditions: 1. Proof of secured culinary and secondary water before the scheduling of final approval. 2. Final approval from Central Weber Sewer (payment of impact fees) 3. An escrow established for the improvements, before scheduling for final approval. 4. A plat must be provided, before final approval, with a table showing the average of all lots within this subdivision meeting the minimum area and width requirements for the A-1 zone. 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. Commissioner Andreotti seconds. Motion carries (4-0)

**LVS071320: Request for final approval for Summerset Farms Phase 2, consisting of 17 lots in the A-1 zone, located at approximately 3875 W 2375 S, Ogden UT. This is a phase in a lot-averaged subdivision.**

Director Grover states that they will be looking to make sure that the conditions from preliminary approval were met. Notices were sent out for preliminary approval they are not required for final approval.

Scott Perkes states this is a consideration and action on the final approval of Summerset Farms. It has 17 lots and is in the A-1 Zone. The project area is 13.5 acres. This phase included the continuation of the County dedicated to a road which is 3900 West at approximately 2267 S 3500 W. It also requires the dedication of new roads. The proposed subdivision and lot configuration are in conformance with the application and zoning and subdivision requirements as required in the land code. It is a lot of average subdivision put together with the other phases the average is the minimum for the zone. The lots do not go below 20,000 sq. ft. or 80 ft. of frontage. Taylor West Weber water has given and final approval for culinary. Hooper Irrigation has given a final approval letter for secondary. The subdivision needs to be annexed into the Central Weber Sewer District. This is a condition of approval in the staff report. Staff recommends the approval of this project subject to the conditions in the staff report and all agency requirements.

He states that in the pre-meeting there was a question concerning a plat with all phases. He shows the plat map and notes that it is the most recent version of all the phases together. The current phase consists of 17 lots. He goes over the conditions of approval as they are listed in the staff report.

Chair Edwards asks if there is anything in the conditions of approval concerning a requirement to fence the or piping the canal. If they choose to fence it, it needs to have access for the farmers to get their water. Do they need to fence around the easement or can they fence it right to the canal? Is there a requirement for that? Mr. Perkes states that the staff report does say that as a condition of approval is any recommendations from the Wilson Canal Company. It would be up to the canal company to determine where the fence would be placed. Chair Edwards states that looking at the plat map shows the property going all the way to the edge. It might cause some issues. Mr. Perkes states that they could add a gate or a lock to only allow the farmers access. He adds that it is mostly a safety concern, once the threshold of water is crossed it triggers a requirement.

Chair Edwards asks if there are any more questions. Commissioner Andreotti asks if this proposal is for final approval. Mr. Perkes states that preliminary approval was granted for all phases. Commissioner Andreotti states that in the end they either need to pipe it or put a fence up before final approval is given. When there is a requirement for a fence there needs to be good access so that the water user has a way to go and turn the water on. It may not have anything to do with approval but it is something that needs to be considered. It seems that everything that they try to do to help agriculture makes it more work for some people. Chair Edwards asks if these improvements should be in place before approval. Commissioner Andreotti states that as long as they are required to do it and they do it, it works out ok but a lot of the time it doesn't get done. He states that he would vote for approval but who is going to make sure that it gets done. Chair Edwards states that they are required to escrow for it if it is not installed. Mr. Perkes states that if given final approval by the Planning Commission it would allow the developer to install the improvements. They have two options before they install the plat they can either install the improvements based on the approved improvement plan from the County Engineer or they can escrow for the improvements including a fence or the piping of the canal. This would allow them to record the plat and sell the lot but they wouldn't be able to pull all of their building permits. Chair Edwards asks concerning lots 30-33 if the developer chooses to escrow the money is there a way to not allow them to build on those lots until a safety fence is put in against that canal. Mr. Perkes states that this is correct if they were to try and pull a building permit on any of those lots and the improvements hadn't been installed yet they would not be issued until those improvements were complete.

Chair Edwards opens the meeting for public comment. There is no public comment.

Commissioner Favero states that he will make the motion, but he would like to note that he has the same last name as listed on the plat map, but he is not in any way shape, or form is a conflict of interest.

**MOTION:** Commissioner Favero moves to recommend final approval for Summerset Farms Phase 2, consisting of 17 lots in the A-1 zone, located at approximately 3875 W 2375 S, Ogden UT. A lot averaged subdivision. This recommendation is based on the following conditions: 1. before scheduling for final approval with the County Commission, improvements must be installed or escrow for improvements must be received, along with a signed improvement agreement.

2. A final plat must be received and approved by the County Surveyor, which includes a table of averages for lots in all 4 phases, before scheduling for final approval with the County Commission. 3. Proof Annexation into the Central Weber Sewer District, if it has not already been provided. 4. A fence must be installed along the Wilson Canal, or the canal must be piped (per Wilson Canal requirements, if needed). If not installed, it must be escrowed for with other improvements.

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. Commissioner Bell seconds. (4-0)

#### **Discussion to review revisions to proposed Accessory Dwelling Unit Ordinance**

Charlie Ewert goes over the changes that were discussed at the last meeting. He notes that the Ogden Valley Planning Commission reviewed the request changes and were comfortable with them.

**Public Comment for Items not on the Agenda:** there are none.

**Remarks from Planning Commissioners:** Chair Edwards states that he would like to thank the Planning Commissioners for their participation in the joint work sessions that have come up and their input concerning the short-term rental issue.

**Planning Director Report:** Director Grover states that there will not be a joint work session for the first meeting of the month. The meeting would land on Election Day and the meeting will be canceled. He states they will likely go straight to a public hearing on short term rentals. He adds that he appreciates all their comments and input on that issue.

**Remarks from Legal Counsel:** there was none.

Adjournment: 6:16 PM

Respectfully submitted,

Marta Borchert