

Minutes for the Western Weber Planning Commission meeting September 14, 2021 held via Zoom Video Conferencing

Members Present: Andrew Favero--Chair
Bren Edwards-- Vice Chair
Wayne Andreotti
Sarah Wichern
Greg Bell
Chad Call
Jed McCormick

Pledge of Allegiance

Roll Call: All present via Zoom. Welcome Chad Call to the Planning Commission. Bruce Nilson is no longer serving on this Commission.

Staff Present: Rick Grover, Liam Keogh, Tammy Aydelotte, June Nelson

1. Minutes Approved May 11, 2021; May 19, 2021; July 13, 2021; August 10, 2021
Commissioner Edwards motions to accept the minutes as shown with a couple of minor changes. Commissioner Bell seconds the motion. Motion carries 7-0.

Petitions, Applications, and Public Hearings:

2. Administrative Items:

SPE 08302021: Discussion and action on a conceptual sketch plan endorsement request for Ali Farms Cluster Subdivision, a proposal consisting of 31 lots and open space parcels totaling 11 acres.

Presenter: Tammy Aydelotte. This is a request for approval of a conceptual sketch plan for a 30-lot cluster development. Endorsement from the planning commission is only a means to assist in the creation of a complete subdivision application and shall not create any vested right except the right to apply for preliminary subdivision review. This plan includes open space parcels to the west of the proposed lot layout. The total project area amounts to 25.15-acres. The open space area encompasses an area of 11.26 acres. The applicant is proposing to preserve 50 percent open space, meeting the required minimum open space preservation of 50 percent for the A-1 and A-2 Zones, for requested bonus density, as outlined in LUC §108-3-5. This report includes the vicinity map, the concept plan, a contour map, and the application with narrative. This subdivision will be required to provide some connectivity to adjacent properties, as required by the subdivision code. The road connectivity plan will be reviewed at the time a preliminary subdivision application is submitted.

Commissioners asked about secondary water options. The developer states that both Hooper and West Weber Basin are currently options in the area for secondary water. They are still studying the options.

Commissioner Bell asked about the open space. Are there any plan for the open space? The developer said that right now they plan to lease out the open space for agricultural purposes. He does not think that there is any secondary water for that space right now. Commissioner Edwards stated that the space is currently using flood irrigation. The land can't be farmed without water. Commissioner Favero said that he would like to see more firm ideas about what they plan to do with the open space. Commissioners are concerned that there would just be weeds growing unless there is a plan for that space. The developer agrees that they don't want weeds in the open space either. The open space issue will be addressed at the preliminary application for the subdivision. Commissioner Edwards asked staff to explain how open space works in this situation. Tammy

Aydelotte said that 30% of open space is required. There will be about 50% in this cluster subdivision with the bonus density. Trails will be part of it. Commissioner Call asked who will maintain this space. Commissioners also asked who will own this space. Who owns it is up to the developer. It could stay with the developer or an HOA or other. More definite information will follow.

Commissioner Bell asked if there will be a turnaround easement until the road is put through. Commissioner Edwards said that there is an open irrigation ditch on the north end. Will it be piped? Commissioner Favero stated that the canal is close to the area. The elevation of the canal is a higher elevation than the planned lots. Commissioner Edwards asked if a road will be required to be built up to that height. The developer will work with engineering to determine the requirements. Commissioner Favero asked the average lot size. The developer states that the average lot size will be 15,000 square feet, maybe a little more.

Commissioners asked if there was any action to be taken today. Rick Grover said that no action was needed at this time.

3. No public comment at this time
4. Remarks from Planning Commissioners: Bren Edwards said thank you to the Secretary for updating the minutes. All commissioners agreed.
5. Planning Director Report: There will be another meeting on the 29th for General Plan at West Weber Elementary. The survey was available all summer and is now closed. Staff is reaching out to those who cannot come to meetings or access the internet. Notices will be sent out through the elementary school. It was also suggested to network through Facebook. Commissioners were asked to get the word out about the meeting. Andrew Favero stated that community input and participation is very important. All agreed.

There is a Land Use Institute Conference that all Commissioners are encouraged to attend. The Planning Division will pay for their attendance. Wednesday would be the best day to go. June Nelson will scan and send out the application.

6. Remarks from Legal Counsel: No Comment at this time.

Commissioner Edwards moved to close the meeting. Commissioner Favero seconded the motion. Motion carried unanimously.

Respectfully Submitted,
June Nelson
Lead Office Specialist