

Minutes for Western Weber Planning Commission meeting of April 13, 2021, held in the Weber County Commission Chamber, 2380 Washington Blvd. Floor 1 Ogden UT at 5:00 pm and via Zoom Video Conferencing

Members Present: Andrew Favero - Chair
Bren Edwards – Vice Chair
Wayne Andreotti
Sarah Wichern
Jed McCormick

Members Excused: Greg Bell
Bruce Nilson

Staff Present: Rick Grover, Planning Director; Charlie Ewert, Principle Planner; Steve Burton Principal Planner; Matt Wilson, Legal Counsel; Angela Martin, Lead Office Specialist II

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

- *Pledge of Allegiance*
- *Roll Call:*

Commissioner Andreotti was present for the meeting but was unable to vote on items due to some technical difficulties.

1. Minutes for February 9, 2021 were approved as presented.
2. Petitions, Applications, and Public Hearings:

Administrative items:

3. SPE 02-2021 Discussion and action on a conceptual sketch plan endorsement request for Riverbend Cluster Subdivision

Steve Burton states that this is a request for approval of a conceptual sketch plan for 91 lot cluster subdivision. The applicant’s net development area is 60.68 acres, which would have a total density of 66 lots. The developer is requesting a base density of 61 lots and 50 percent bonus density, a total of 91 lots. Approval of a sketch plan does not create a vested right, but it is meant to create a complete preliminary subdivision application. A more thorough review will be done once a complete subdivision application is submitted. Additional requirements may apply as the preliminary and final plats are reviewed.

There was no public comment.

MOTION: Commissioner Edwards to endorse SPE 02-2021 Discussion and action on a conceptual sketch plan endorsement request for Riverbend Cluster Subdivision. Commissioner Wichern Seconds. Motion carries (4-0)

4. CUP 2021-01: Consideration and action for a conditional use request for the Val Sanders PRUD, located at 2900 S 3500 W, Ogden.

Steve Burton states that the applicant is requesting a conditional use permit approval for a 24 unit PRUD located at 2900 S and 3500 W, Ogden. The proposal includes a 10.79 acre agricultural parcel and a small open space parcel with a park amenity for the unit residents. The proposal includes three six-plex townhome units, one five-plex, and one existing single family dwelling. The following is an analysis of the project against the county’s land use codes. He adds that staff recommends approval with the conditions listed in the staff report.

There was no public comment.

MOTION: Commissioner Wichern moves CUP 2021-01: Consideration and action for a conditional use request for the Val Sanders PRUD, located at 2900 S 3500 W, Ogden. Based on following conditions: 1. An architectural fence shall be provided along 3500 W and the private drives that surround the tot lot. 2. The developer will be required to completely screen the dumpster from street or public view by a six foot screening device on three sides. The fourth side shall be a gate constructed of opaque materials. The developer will need to show the enclosure or screening as part of a revised submittal prior to consideration of the county commission. 3. That the storage units have the same brick wainscot and colors as the townhomes and that the developer provide more detailed drawings of the storage units, prior to consideration by the County Commission. 4. The developer will be required to submit documentation showing the exact tree species and planting method, as well as street light design. This will be required to be submitted and approved by the Planning Department prior to approval from the County Commission 5. Prior to approval by the County Commission, the developer will need to provide HOA covenants and by-laws that outline the maintenance of the private park area including the tot lot. And that all water rights are thoroughly investigated. Commissioner McCormick seconded. Motion carries (4-0)

5. LVH 091820-Consideration and action on a request for final approval of Highlands Bluff Estates Phase 1, 1st Amendment, a subdivision proposal to create a 12 lot residential development

Felix Lleverino states that the applicant is requesting final approval of a 12-lot subdivision, located at approximately 6224 S 2225 E Uintah Highlands. The public right-of-way for this development will intersect with 2225 East Street. The public road will terminate at a cul-desac. Curb, gutter, and sidewalk are planned for this development. This proposal has been reviewed against the current Land Use Code of Weber County Utah (LUC), the standards of the R-1- 12 zone found in LUC §104-12. The following section is a brief analysis of this project against current land use regulations. Parcel A is being designated for a detention basin. Engineering decided this was the better option.

There was no public comment.

MOTION: Commissioner Edwards moves to grant final approval of LVH 091820-Consideration and action on a request for final approval of Highlands Bluff Estates Phase 1, 1st Amendment, a subdivision proposal to create a 12 lot residential development based on the following conditions 1. All subdivision improvements shall be completed or the developer shall create an escrow account with the County Engineering Department before final approval from the County Commission. 2. A note added to the dedication plat stating that a geotechnical study is available for review in the Weber County Planning Office. This recommendation is based on the following findings: 1. The proposed subdivision complies with South East Western Weber County Plan. 2. The proposed subdivision complies with the applicable County codes. Motion carries (4-0)

6. DR2020-07: Request for approval of a design review application to allow for GVH Commercial Warehousing to expand their current facility located at 2458 N. Rulon White Blvd., Ogden, in the M-1 zone. This request includes a 6 new bay doors on the existing building and a 48,000 square foot addition to the rear of the existing structure.

Tammy Aydelotte states that The applicant is requesting approval of a design review for GVH Distribution Services, to add 48,000 square feet of warehouse area to the existing structure, located in the M-1 zone at 2458 N Rulon White Blvd, Ogden, UT, 84404. The application is being processed as an administrative review due to the approval procedures in Uniform Land Use Code of Weber County, Utah (LUC) §108-1-2 which requires the planning commission to review and approve applications for conditional use permits and design reviews.

There was no public comment.

MOTION: Commissioner Edwards moves to approve DR2020-07: Request for approval of a design review application to allow for GVH Commercial Warehousing to expand their current facility located at 2458 N. Rulon White Blvd., Ogden, in the M-1 zone. This request includes a 6 new bay doors on the existing building and a 48,000 square foot addition to the rear of the existing structure. This recommendation is conditioned upon all review agency requirements, and the following conditions: 1. Written approval of the design shall not be issued until the pending subdivision for GVH has been approved. 2. Any additions/changes to existing signage, or additions/changes to existing exterior lighting must be approved by the Planning Department This recommendation is based on the following findings: 1. Warehouse storage is permitted as a primary use within the M-1 zone. 2. The applicant has demonstrated compliance with the applicable land use codes. Commissioner Wichern seconds. Motion carries (4-0)

7. Public Comment for Items not on the Agenda: There was none.

8. Remarks from Planning Commissioners: There was none

9. Planning Director Report: Director Grover states that he looks forward to seeing everyone in person.

10. Remarks from Legal Counsel: There was none.

WS1: Work session regarding culinary and secondary water requirements in subdivision ordinance.

Mr. Ewert goes through the changes made to the water requirements based on the Western Weber Planning Commissions desire to separate the changes on a planning area bases. Before there was two different water sections one was for culinary and one was for secondary. He notes that a lot of the language was the same, and he has merged the two together and called out different specificities.

Meeting Adjourned at 7:30 pm
Respectfully Submitted,
Angela Martin, Lead Office Specialist
Marta Borchert, Secretary
Weber County Planning Commission