

April 12-2022 Minutes

Minutes for Western Weber Planning Commission meeting of April 12, 2022, held in the Weber County Commission Chamber, 2380 Washington Blvd. Floor 1 Ogden UT at 4:30 pm.

Members Present: Andrew Favero—Chair

Wayne Andreotti

Jed McCormick

Sarah Wichern

Excused: Chad Call, Cami Clontz, Bren Edwards

Pledge of Allegiance

Staff Present: Rick Grover, Planning Director; Charlie Ewert, Principal Planner; Steve Burton, Principal Planner; Scott Perkes, Planner; Tammy Aydelotte, Planner; Liam Keogh, Legal Counsel; June Nelson, Secretary

1. Minutes: No minutes were available.

2. Administrative Items

- 2.1 DR 2021-15:** Request for approval of a design review for a new high school, located at approximately 4400 West 2200 South, Taylor, UT, 84405. Proposal outlines additional site improvements that include hard-surface parking, sports fields, landscaping in addition to the main school building(s). **Presenter Tammy Aydelotte**

12/16/2021 – Design Review Application accepted.

The applicant is requesting approval of a design review for a new high school located in the A-1 zone at 2200 South 4300 West, Ogden, UT, 84401. This 52-acre site includes the main building, sports fields and associated accessory structures, and parking for 1501 vehicles.

Design Review: The A-1 zone and the proposed use mandate a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding neighborhood. As part of this review, the Planning Commission shall consider the applicable matters based on the proposed use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

Considerations relating to traffic safety and traffic congestion: The proposal includes a site plan that identifies the location of each structure, field, and parking stall, as well as the plan to access the school from 2200 South Street and 4300 West Street. Planning is requesting a pathway access from the west, per Weber County Land Use Code 108-1-4(a)(2). The applicant does not agree with this requirement and has stated a potential refusal to comply with this requirement, per previous conversations.

The following section of Utah State Code applies to this application (Utah State Code 17-27a-305(3)) "A county may not: (b): "...except as otherwise provided in this section, require a school district or charter school to participate in the cost of any roadway or sidewalk, or a study on the impact of a school on a roadway or sidewalk, that is not reasonably necessary for the safety of school children and not located on or contiguous to school property, unless the roadway or sidewalk is required to connect an otherwise isolated school site to an existing roadway;"

Access to the proposed school site will be from the south (2200 South Street – 2 points of ingress/egress) and from the east (4300 West Street – 5 points of ingress/egress).

Considerations relating to landscaping, buildings and site layout. Per Utah State Code 17-27a-305 (3) " county may not:

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(a) impose requirements for landscaping, fencing, aesthetic considerations, construction methods or materials, additional building inspections, county building codes, building use for educational purposes, or the placement or use of temporary classroom facilities on school property;"

The application proposal includes four structures, five sports courts/field areas, a driving range, and 1501 parking stalls. This proposal also includes landscaping, and sidewalk along 2200 South Street, and 4300 West Street.

Considerations relating to utility easements, drainage, and other engineering questions. The applicant will need to adhere to all conditions of the Engineering Division including but not limited to recommendations regarding retention ponds and a SWPP. There is a drainage easement along the northern lot boundary. An easement located along the east boundary has been vacated for the purposes of combining parcels into a single lot

Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval. The proposed site does not have any type of development agreement associated with the property; therefore considerations pertaining to this portion of the code are not applicable at this time.

Review Agencies: To date, the design review has been approved by the Weber Fire District. Weber County Engineering has reviewed, but not yet approved this project. Planning has issued conditional approval. All review agency requirements must be addressed and completed prior to the written approval of the design review being issued.

Tammy Aydelotte stated that at a minimum the County would like to see an east-west pathway through the property. The commissioners were asking how many students were expected at the school. Commissioner Andreotti asked if there will be street parking. The streets are kind of narrow. Tammy Aydelotte stated that will be up to Engineering. Commissioner Favero stated that he was concerned about not having a road that goes through. His concern is about safety.

Commissioner Favero called for a motion. Sarah Wichern motioned to follow staff recommendation and findings with the addition of item 2 in the recommendations:

Staff recommends approval of the Weber School District New High School Design Review Application. This recommendation is conditioned upon all review agency requirements, and the following conditions:

1. A pedestrian pathway access as shown in exhibit C, shall be shown and legally granted to the county as a public pathway prior to written approval of this design review application is issued.
2. Thirty three foot road dedication to be added on the western boundry.

This recommendation is based on the following findings:

1. Warehouse storage is permitted as a primary use within the A-1 zone.
2. The applicant has demonstrated compliance with the applicable land use codes.

Commissioner Jed McCormick seconded the motion. All commissioners voted in favor 4-0. Motion passed.

2.2 LVT010622: A request for final approval of Taylor Landing Phase 3 Cluster Subdivision consisting of 34 lots (this was clarified to be 35 lots, not 34) located near 4075 W 2200 S.; **Staff Presenter: Scott Perkes**

Scott Perkes states that there will be 35 lots not 34.

The applicant presented the overall cluster subdivision sketch plan on February 11, 2020. The applicant then submitted for preliminary approval based on the sketch plan design. The proposed subdivision included 5 phases and requested a 50% bonus density to create a total of 156 lots and a total of 55.97 acres of agricultural open space (see **Exhibit A**). Preliminary approval was denied by the Western Weber Planning Commission during their May 12, 2020 meeting based on findings that the proposed design did not prioritize the most prime agricultural land within the subdivision boundary for preservation. The Planning Commission's denial of preliminary approval was then appealed by the applicant to the County Commission. This appeal was heard by the County Commission during their June 16, 2020 meeting and resulted in the overturning of the Planning Commissions denial of preliminary approval by a County Commission vote of 2 to 1.

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Following preliminary approval, the applicant was granted final approval of Phases 1A and 2 by the WWPC during their November 10, 2020 meeting. The applicant is now requesting final approval of Phase 3 (see **Exhibit B**).

The proposed Phase 3 is consistent with the approved preliminary plan and consists of 34 lots (this was clarified to be 35 lots, not 34) totaling 12.85 acres of developed land. This request for final approval also requires the dedication of a proportionate amount of open space (58.25%, per the preliminary/open space plan) consisting of 13.16 acres.

The Commissioners stated some concern about existing buildings on the property. When will they be taken down?

Applicant Representative Marshae Stokes, 2650 Washington Blvd. Suite 203, Ogden. She stated that they have begun work to take down the buildings. They have engaged a demo company. Work should be completed by mid to end of May.

The Commissioners were satisfied with that information.

Chair Favero called for a motion: Sarah Wichern motioned to follow all staff recommendations and findings with the inclusion of item 4 in the recommendations.

The Planning Division recommends final approval of the Taylor Landing Cluster Subdivision Phase 3 based on the proposed plan adhering to the requirements of the Weber County Land Use Codes including the design standards in the Cluster Subdivision Ordinance. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Per LUC 108-3-5(f)(3), an agreement shall be recorded with the final plats to the title of all open space preservation parcels that details the open space preservation plan and any conditions necessary to execute the open space preservation plan.
2. Final letters of approval shall be submitted from Taylor West Weber Water, Hooper Irrigation Company, and the Central Weber Sewer Improvement District prior to recording the final plat.
3. Approved subdivision improvements shall be installed, or an escrow established for their installation prior to recording the final plat.
4. Open space parcel must be cleared of buildings before the first building permit is issued.

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.

Wayne Andreotti seconded the motion. All voted in favor 4-0. Motion passed.

3. Public Comment for Items not on the Agenda: Chad Buck, 2205 S 2200 E Clearfield. He owns some land near the new school. He is concerned about a road behind the school. The school has told him that they won't do a road. He is also concerned that a pathway through the school property will bring lots of parking in the subdivision.

4. Remarks from Planning Commissioners: Commissioner Wichern commented on an article on KSL. Is California to blame for Utah's problem? We have a home grown problem, not a California problem. We can't keep all the land. We need to create places for Utahns to live in Utah.

5. Planning Director Report: We will be revising the General Plan schedule. It will more than likely go to the County Commission in July. To Mr. Buck, if there are parking issues, we can put in parking restrictions in the area to curb that problem.

6. Remarks from Legal Counsel: Liam Keogh said that he would like to commend and congratulate all the planners, but especially Tammy Aydelotte for her work on the Design Review.

Wayne Andreotti motions to adjourn to Work Session. All voted in favor 4-0

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7. Adjourn to Work Session

7.1 Western Weber General Plan Work Session

Next meeting for the General Plan will be April 27, 4:00. There will be no Western Weber Planning Commission meeting on May 3.

There will be some changes in the timeline for the General Plan. Timeline has been extended. More information will follow.

Charlie Ewert had updates on the General Plan.

Adjourn

Respectfully Submitted,
June Nelson
Lead Office Specialist

The regular meeting will be held in the Weber County Commission Chambers, Break -Out Room, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

Public comment may not be heard during administrative items. Please contact the Planning Division Project Manager at 801-399-8371 before the meeting if you have questions or comments regarding an item.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374