

August 9-2022 Minutes

Minutes for Western Weber Planning Commission meeting of August 9, 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
Cami Clontz
Casey Neville

Excused: Bren Edwards, Jed McCormick, Sarah Wichern

Pledge of Allegiance

Staff Present: Steve Burton, Principal Planner; Tammy Aydelotte, Planner; Felix Lleverino, Planner; Liam Keogh, Legal Counsel; June Nelson, Secretary

1. Minutes: July 19, 2022 APPROVED**2. Administrative items:**

2.1 LVS042621 - Consideration and action on preliminary approval of Phase 2 of Smart Fields Subdivision (24 lots) located at 1740 S 4300 W. **Presenter Felix Lleverino**

Phases one and two were granted preliminary approval on September 21, 2021. At that time, the subdivision plan for phase 2 contained 17 lots. Since that time, changes were made to the plat on phase 2 that required a new preliminary approval to be granted.

Smart Fields Phase 2 was presented before the Western Weber Planning Commission on March 1, 2022, to consider preliminary and final approval. In that meeting, the planning commission tabled a decision until the development plan indicates the detention ponds are consolidated into one large pond. The plat and civil drawings are revised to show the consolidation. To address ownership and maintenance, the developer is required to enter into a Storm Water Maintenance Agreement.

The applicant is requesting preliminary approval of Smart Fields Subdivision Phase 2 (24 lots) at approximately 1740 S 4300 West. The A-1 Zone requires a minimum of 40,000 square feet in area and a lot width of 150 feet per dwelling. However, the recently adopted subdivision code section called Connectivity Incentivized Subdivision (106-2-4), incentivizes the developer to follow the Planning Division recommendations regarding road alignments and connectivity.

The incentive to the developer would allow them to retain the gross acreage calculations to determine the number of lots allowed within the subdivision. Up to ten percent of the gross developable acreage is not required to be omitted from the net developable acreage of the subdivision.

The developer is currently proposing 24 lots, including lot 209 to be considered a building lot with a retention pond.

This development plan complies with the Connectivity Incentivized code.

There was much discussion about the Detention Pond (Lot 209) and Retention Pond (Lot 222). It was suggested that the retention pond to go to a swale in the road. The planners said that the developer needs to get with Planning and Engineering about the possibility of a swale.

Commissioner Favero calls for a motion. Casey Neville motions the following:

Staff Recommends preliminary approval of Smart Fields Subdivision Phase 2, for a total of 24 lots. This recommendation is based on the following conditions:

- 1. The County Engineering Department shall approve the final civil drawings.**
- 2. The owner of lot 209 is responsible for the maintenance of the detention pond. The owner of lot 222 is responsible for the maintenance of the retention pond if the swale does not go through.**

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3. A Storm Water Maintenance Agreement is recorded and will run with the land
4. All of Smart Fields Phase 2 is annexed into Central Weber Sewer District.
5. The developer considers the implementation of a road swale to replace the retention pond on lot 222.

This 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 the applicable County codes.
3. The subdivision conforms to zoning and subdivision ordinances.

Motion is seconded by Wayne Andreotti. All vote in favor. Motion passes 4-0.

2.2 LVS031422 – Request for a recommendation of final approval of Summerset Farms Phases 3 and 5 (originally all in Phase 3), located in the A-1 zone at approximately 2300 S 3650 W, Ogden, UT, 84401. **Presenter Tammy Aydelotte**

This item will be modified to contain 9 lots not 11. Lots 501-502 will be in Phase 5.

5/14/2019: Preliminary approval granted by the Western Weber Planning

Commission. 7/7/2020: Summerset Farms Phase 1 recorded.

3/24/2021: Summerset Farms Phase 4 recorded.

10/19/2021: Summerset Farms Phase 2 recorded.

The applicant is requesting final approval of Summerset Farms Phase 3 and Phase 5, consisting of 11 lots. Nine lots are in phase 3 and two lots are in phase 5. This proposal includes continuation of a county, dedicated road (2300 South St) located at approximately 2300 S 3650 W in the A-1 Zone. The proposed subdivision will also require dedication of new County Road (3650 West St). The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with LUC.

Commissioner Andreotti asked if there would be a fence along the canal. Tammy Aydelotte says that yes it will be in the requirements. Casey Neville asked about the escrow. Will money be in escrow for improvements? Tammy Aydelotte says that the money will either be in escrow or the improvements will be done before approval.

Commissioner Favero calls for a motion. Wayne Andreotti motions the following:

Staff recommends final approval of Summerset Farms Subdivision Phase 3, and Phase 5, consisting of 11 lots, located at approximately 2300 S 3650 W, Ogden, UT. This recommendation is subject to all review agency requirements, including any requirements from Wilson Canal Company, and the following conditions:

1. Prior to 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 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.
3. A pathway easement must be shown on the final plat in Phase 3 and Phase 5, from the cul-de-sac (temporary turnaround easement), southeast across the canal to connect to the pathway in Phase 4. This is a requirement of 106-1-5, pathways and sidewalk layout shall provide for the continuation of existing pathways or sidewalks. There is a pathway stubbed from the south.

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

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Casey Neville seconds the motion. Motion passes 4-0

2.3 CUP 2022-09 – Request for approval of a contractor’s equipment storage yard in the Weber Industrial area located in the M-1 zone, at 2241 Rulon White Blvd, Ogden UT, 84404. **Presenter Tammy Aydelotte**

The applicant is requesting approval of a conditional use permit for a contractor’s equipment storage. The storage area is located to the rear of the existing buildings, has natural screening along the northern boundary, and has a screened chain-link fence along the west. This proposal is located in the M-1 zone at 2241 N 1500 W, 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.

Commissioner Favero states that this is a good use for this property.

Commissioner Favero calls for a motion. Casey Neville motions the following:

Staff recommends approval of the Stewart Grow conditional use permit application. This recommendation is conditioned upon all review agency requirements, and subject to the following conditions:

- 1. **No outdoor storage shall be permitted on this parcel. Only equipment related to this conditional use permit.**

This recommendation is based on the following findings:

- 1. **Contractor equipment storage is permitted as a conditional use within the M-1 zone.**

Cami Clontz seconds the motion. Motion passes 4-0.

3. Public Comment for Items not on the Agenda: None

4. Remarks from Planning Commissioners:

Commissioner Andreotti asked when the training conferences were coming up. June will get a list to them by email. Commissioner Andreotti also asked how we safeguard the escrow agreements. How do we make sure that the developer follows through? Steve Burton and Liam Keogh both stated that the County rules have changed to protect that agreement. Developers will now have to have enough money in escrow or have the improvements in place before approval. The Planning Commission can also make it a condition for approval in their decisions. Commissioner Andreotti and the other Commissioners also thanked Charlie Ewert and the Planning Staff for all the hard work on the General Plan.

5. Planning Director Report: Steve Burton let the Commissioners know that Planner Scott Perkes is moving on to a different job in Cache Valley. We all wish him the best of luck and he will be missed.

6. Remarks from Legal Counsel: No comments.

Motion to adjourn by Commissioner Neville. Motion passed 4-0.

Adjourn

Respectfully Submitted,
June Nelson
Lead Office Specialist