

**May 10-2022 Minutes**

Minutes for Western Weber Planning Commission meeting of May 10, 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  
Bren Edwards  
Sarah Wichern

**Excused:** Cami Clontz

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

**A Pre-Meeting was held to review agenda items.**

**Pledge of Allegiance**

1. **Minutes were approved for April 6, 2022 5-0**  
**Minutes for April 12 the secretary was asked to review the motion on item 2.1. High School Design Review. This item will go back on the next agenda.**
2. **Consent Items:**  
**2.1 DR2022-02:** Consideration and action on a design review amendment for machinery and warehouse additions (approximately 110,000 square feet) to the Kimberly Clark site located at 2010 N Rulon White Blvd, Ogden. **Presenter Steve Burton**  
  
**Bren Edwards motions to pass this item. Wayne Andreotti seconded the motion. This item was passed unanimously. 5-0**
3. **Administrative items:**  
**3.1 LVJ022222:** Consideration and action on a request for final plat approval of Jacquelyn Estates Phase 1 Amended Subdivision. **Presenter Steve Burton**

The applicant is requesting final approval of Jacquelyn Estates Phase 1 Amended Subdivision. The purpose of this plat is to allow the lot owners to take over the previously platted open space. The lot owners do not like the existing open space plan that includes a park and trails. The original developer has not installed those improvements, and the land is currently being farmed.

The lot owners in the subdivision approached the county in 2021, requesting to amend the plat so that each owner could own a portion of the open space. If the county allows the proposal, the subdivision will no longer be considered a cluster subdivision. In order for each lot owner to add the previously dedicated common area to their individual lots, the County Commission will need to relinquish the open space easement that was granted as part of the original subdivision approval. All lot owners will need to sign the subdivision plat as well. The following language on the original plat granted the county the open space easement:

*We hereby grant and convey to Jacquelyn Estates HOA Inc Owners Association, all those parts or portions of said tract of land designated as Common Areas to be used for recreational and open space purposes for the benefit of each member of Jacquelyn Estates HOA Inc. in common with all others in the subdivision and grant **and dedicate to the governing entity a perpetual Open Space Right and Easement on and over the Common Areas to guarantee to the governing entity that the Common Areas remain open and undeveloped except for recreational, parking and open space purposes as may be approved by the governing entity.***

If the Planning Commission makes a positive recommendation for final approval, the open space easement will need to be vacated

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by ordinance by the County Commission at the same time the subdivision plat is approved by the County Commission.

Where the owners are requesting to become a “standard subdivision” instead of a cluster subdivision, the county will need to ensure that the subdivision lots meet the A-1 zoning requirements, as well as the other subdivision requirements. The proposal is a lot averaged-subdivision.

The Commissioners were concerned that some of the lots did not meet the 150 foot width requirement for the frontage. Commissioner Edwards asked about the secondary water. With the increased lot size, is there enough water?

Dallas Buck 4855 Jacquelyn Park Lane. I am the President of the HOA. We needed to do this option because the developer was not meeting the requirements. Commissioner Wichern asked if they have collected dues for the HOA. Dallas answered that they had collected dues for maintenance. The HOA now has ownership of the land that was to be open space.

**Chair Favero calls for a motion. Bren Edwards motions to table this item for more information and to make sure that these lots meet the County code requirements. Sarah Wichern seconds the motion. Motion passed 5-0.**

**3.2 LVC042022 - Consideration and action on a request for preliminary approval of Cameron Pointe Subdivision (6 lots). Presenter Felix Lleverino**

The applicant is requesting preliminary approval for Cameron Pointe Subdivision (6 lots). This proposal would divide a vacant 6.94-acre parcel and create six new building lots. The 6.94-acre parcel will be subdivided into 6 building lots that will conform to the minimum A-1 zoning standard. The Planning Division has reviewed Cameron Pointe for right-of-way connections and has found that a connection south is the only viable option for the continuation of future neighborhoods. At the time when a connection south is made the road will need to be built over an existing Wilson Irrigation Canal. Curb, gutter, and sidewalk is required within the Cameron Pointe Development and on 4000 West Street and 2375 South Street.

Commissioner Edwards said that lot 5 is a little small and not conforming to the correct size. That should be adjusted.

**Commissioner Favero calls for a motion. Commissioner Bren Edwards makes the motion to follow the recommendations and findings in the staff report with the addition of item 3. Wayne Andreotti seconds the motion.**

Staff recommends preliminary approval of Cameron Pointe Subdivision consisting of 6 lots. This recommendation is based on the review agency requirements and the following conditions:

1. Taylor West Weber Water District shall provide a capacity assessment letter before final recommendation from the Planning Commission.
2. Hooper Irrigation shall provide a capacity assessment letter before final recommendation from the Planning Commission.
3. The square footage on lot 5 be brought to minimum of 40,000 square feet before going to County Commission.

The following findings are the basis for the staff recommendation:

1. Cameron Pointe conforms to the West Central Weber County General Plan.
2. The lot area, width, yard, height, and coverage regulations proposed are acceptable as shown on the submitted plat.
3. The proposal will not be detrimental to public health, safety, or welfare.
4. The proposal will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.

**Motion Passed 5-0.**

**4. Legislative Items:**

**4.1 ZTA 2022-01:** Discussion and action on a county-initiated zoning text amendment to regulations in the manufacturing zones (MV-1, M-1, M-2, & M-3) regarding garbage dumps, landfills, incinerators, transfer stations, automobile wrecking or junk yards, and similar uses. **Staff Presenter: Scott Perkes**

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This County-driven text amendment (see **Exhibit A**) has been undertaken primarily due to concern regarding the solid waste dump, automobile wrecking or junkyard, incinerator, or waste transfer station land uses currently listed in the land use tables of the manufacturing zoning ordinance. The majority of the previously listed uses are listed as conditionally permitted uses in the M-3 zone. These uses do not fit in with the long-range goals of the “Mega Site” (manufacturing zoned area of far west Weber County) as the County continues to work on long-range planning and marketing efforts of the area.

In brief summary, the proposed text amendments changes these uses from ‘conditionally permitted’ in the M-3 zone, to ‘not permitted’ in any zone. As detailed below in the General Plan analysis sections, these uses do not fit in well with the community vision as detailed in the current 2003 general plan or the upcoming 2022 general plan regarding land uses in the manufacturing areas of far western Weber County.

Draft language in Chapter 3, Land Use, addresses the *“far western part of the Western Weber County Planning Area (west of 8300 West) indicating that the area has long been planned as a large industrial site. At this time, the Weber County Commissioners are pursuing certification of the area as an industrial mega site by the Economic Development Corporation of Utah... Weber County desires this area to build-out as an industrial, manufacturing, innovation, and tech mega site that provides jobs for current and future residents of Weber County, especially the growing population of the Western Weber Planning Area. In order to attract diverse employers that offer a wide range of jobs and salaries, the area should be designed in a manner that is attractive and well kempt... The area should have a layout... that provides opportunities for employees to walk to local feed establishments or enjoy the outdoors during breaks.”*

**Chair Favero calls for a motion to open the Public Hearing. Bren Edwards motions to open public hearing. Sarah Wichern seconds the motion. Motion passed 5-0**

John Sanders 200 S. There are rumors about the transfer stations. Other companies may want to open another transfer station. The one that the County uses is functioning just fine.

**Bren Edwards motions to close public hearing. Jed McCormick seconds the motion. Motion passes 5-0.**

There is no further discussion from the Planning Commission.

**Chair Favero calls for a motion. Sarah Wichern motions to follow the recommendations and findings in the Staff Report. Bren Edwards seconds the motion.**

Staff recommends that the Western Weber Planning Commission pass a positive recommendation regarding the propose text amendments to the County Commission. Should the County Commission be comfortable with the proposal, it could be approved based on the following findings:

1. The changes are supported by the 2003 West Central Weber General Plan.
2. The changes are supported by the current draft of the soon-to-be adopted 2022 Western Weber Futures General Plan.
3. The changes are necessary to address the growing needs of manufacturing and adjacent residential uses looking to locate in the western portions of Weber County.
4. The changes will enhance the general health and welfare of County residents.

**Motion passes 5-0.**

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**5. Public Comment for Items not on the Agenda:** Brad Blanche 4700 W West Weber. I have an observation. Secondary water and the authority of the water district. Secondary does not have the capacity to fill all the needs of Western Weber area. I am creating my own water district. There might be conflict over using my water rights. There will be 80 acres of open space to maintain. I have worked with Planners and Engineers to use what I have for development.

**6. Remarks from Planning Commissioners: None**

**7. Planning Director Report: None**

**8. Remarks from Legal Counsel: None**

**Bren Edwards motions to adjourn to work session. Sarah Wichern seconded the motion. All voted in favor 5-0**

Respectfully Submitted,  
*June Nelson*  
Lead Office Specialist