

November 15-2022 Minutes

Minutes for Western Weber Planning Commission meeting of November 15, 2022, held in the Weber County Commission Chamber, 2380 Washington Blvd. Floor 1 Ogden UT at 5:00 pm.

Members Present: Andrew Favero—Chair

Cami Clontz

Jed McCormick

Sarah Wichern

Bren Edwards

Excused: Wayne Andreotti

Casey Neville

Pledge of Allegiance

Staff Present: Rick Grover, Director; Charlie Ewert, Principal Planner; Steve Burton, Principal Planner; Bill Cobabe, Planner; Tammy Aydelotte, Planner; Felix Lleverino, Planner; Liam Keogh, Attorney; June Nelson, Secretary

1. Minutes: November 1, 2022, **APPROVED**

2. Consent Items:

2.1 DR 2022-03 – Request for approval of a design review application, for an office warehouse project, located at approximately 2167 Rulon White Blvd., in the M-1 zone. **Planner Tammy Aydelotte**

The applicant is requesting approval of a design review for Jeffrey Leeper, to add 48,000 square feet of warehouse office space to a vacant lot in a new subdivision, 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.

Commissioner Edwards motioned to approve this consent item based on the recommendations in the staff report. Motion was seconded by Commissioner McCormick:

Staff recommends approval of the Jeffrey Leeper Design Review Application. This recommendation is conditioned upon all review agency requirements, and the following conditions:

- 1. A detailed landscaping plan, that meets minimum requirements of Weber County LUC 108-1-4(c).**
- 2. Any signage will need to be approved by Weber County Planning and Engineering, prior to implementation/installation.**
- 3. Written approval of this design review application will be issued once subdivision approval has been issued by Weber County.**

Motion passed 5-0.

3. Administrative items:

3.1 DR 2022-04 - Consideration and action on a design review for a 50,000-square-foot building with employee parking around the perimeter, located at 791 S 9350 W, Ogden, UT. **Planner Felix Lleverino**

The applicant is proposing a manufacturing building that will be available to tenants who may conduct a wide range of business activities within. New development on the site is in addition to the two businesses that are already in place. Harvest and Pinnacle Manufacturing are currently operating under legitimate approvals from the Weber County Business licensing and the Planning Division. Site preparation includes the construction of a 50,000-square-foot insulated metal building, a new compacted gravel access point from 9350 W Street, new storm water detention

November 15-2022 Minutes

facilities, and a compacted gravel parking area (see Exhibit A). The proposed application has been reviewed against certain standards in the Uniform Land Use Code of Weber County, Utah (LUC), and meets these standards. The following is the staff's evaluation of the request.

Motion was made by Commissioner Edwards and seconded by Commissioner Clontz to approve this item based on the staff report and findings:

The Planning Division recommends approval of file# DR2022-04, design review for the Ryan Brown industrial building. This recommendation is subject to all review agency requirements and the following conditions:

1. **If signage is used, all signage must comply with LUC 110-1-7 Sign/Zone regulations for the M-3 zone.**
2. **Landscaping shall be complete before the issuance of the land use permit.**
3. **Building tenants shall obtain the appropriate review, permits, and licenses from Weber County before business operations may begin.**
4. **Requirements from the Weber Fire District are satisfied before the issuance of a land use permit.**
5. **Requirements from the Weber County Engineering Department are satisfied before final occupancy is given.**

This recommendation for approval is based on the following findings:

1. **The proposed use conforms to the Western Weber General Plan.**
2. **The proposal, if conditions are imposed, will not be detrimental to public health, safety, or welfare.**
3. **The proposal, if conditions are imposed, will comply with applicable County ordinances.**
4. **The proposed design implements quality development standards and will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.**

Motion passed 5-0.

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

5. Remarks from Planning Commissioners: None

6. Planning Director Report: There is a Water Conference going on right now that will be beneficial for the staff and Commissioners who are attending.

7. Remarks from Legal Counsel

Adjourn to Work Session

WS1 Work session regarding Halcyon Estates Open Space - Keith Ward and Tylor Brenchley

WS2 Discussion Regarding Black Pine Zoning Map Amendment

WS3 Discussion of Terakee Village Rezone

WS4 Discussion of General Plan Priorities- this item was tabled until the next work session

Motion to adjourn by Commissioner Edwards. Motion passed 5-0.

Adjourn

Respectfully Submitted,

June Nelson

Lead Office Specialist