

October 18-2022 Minutes

Minutes for Western Weber Planning Commission meeting of October 28, 2022, held in the Weber County Commission Chamber, 2380 Washington Blvd. Floor 1 Ogden UT at 4:30 pm.

Members Present: Andrew Favero—Chair

Cami Clontz

Casey Neville

Bren Edwards

Jed McCormick

Sarah Wichern

Excused: Wayne Andreotti

Pledge of Allegiance

Staff Present: Rick Grover, Director; Charlie Ewert, Principal Planner; Steve Burton, Principal Planner; Bill Cobabe, Planner; June Nelson, Secretary

As part of the pre-meeting discussion Director Grover stated that the County Commissioners want to use Smart Growth principles as part of the General Plan, saying that 1/3 acre lots should be required to use Smart Growth principles. Commissioner Favero would like to have a joint meeting with the County Commissioners to go through their expectations. November 1, 2022 work session is a possibility.

1. Minutes: September 13, 2022 APPROVED

2. Administrative Items:

- 2.1 Proposal to amend an open space preservation plan in Sunset Equestrian Cluster Subdivision Phase 1. **Planner: Steven Burton**

Planning Commissioners,

The Planning Division has recently received a request to amend an open space preservation plan within Sunset Equestrian Cluster Subdivision. The owner of lot 16 has applied for a building permit to construct an accessory building and would like to place it on the agricultural parcel behind the dwelling. The use of the building as “accessory” is not allowed because of the existing Agricultural Preservation Plan (Exhibit A) that was approved by the Planning Commission and recorded to the property.

The existing preservation plan acts as a covenant that restricts the use of the open space as a means to preserve the open space in this subdivision. The existing preservation plan states that only buildings intended for agricultural endeavors are allowed in the preservation parcels (page 2, structures). The plan also states that structures within the preservation parcels shall not be used for permanent or residential purposes. The proposed building is not intended solely for agricultural purposes, therefore it is considered to be accessory to the residence. The Planning Division feels that this residential accessory building is not permitted based on the current language of the preservation plan.

Under the current cluster subdivision ordinance (Sec 108-3-5(a)), the following is listed as a means to amend an open space preservation plan:

Open space preservation plan amendment. After submittal of a new application and application fee an open space preservation plan may be amended, from time to time in accordance with the standards of this chapter. If an amendment of an open space preservation plan affects any part of the recorded subdivision plat, or if an amendment to a subdivision plat affects any part of an approved open space preservation plan, then the two shall be amended together and final

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approval of the amended subdivision plat shall constitute final approval of the amended open space preservation plan. Otherwise, each may be amended independently. Submission for an independently amended open space preservation plan shall be in compliance with the open space plan submittal requirements of this chapter and shall require the approval of the planning commission.

Last year, lot 17 received approval to amend the open space plan to allow an accessory building of the same size. The Planning Division recommends approving the amendment for lot 16, as proposed.

Attached to this memo is Exhibit A, the original open space plan, and Exhibit B, the proposed amendment to the open space plan for lot 16.

Feel free to reach out to me if you have any questions.

Steve Burton
Planner

Bren Edwards motioned to pass the Proposal to amend an open space preservation plan in Sunset Equestrian Cluster Subdivision Phase 1. Casey Neville seconded the motion. Motion passed 6-0.

3. Legislative Items:

3.1 ZTA 2022-02: A public hearing for consideration of a county initiated text amendment to the Subdivision Ordinance to exempt lot adjustments from preliminary and final subdivision review. **Planner: Steven Burton**

The Weber County subdivision code currently requires all subdivision amendments to receive an administrative subdivision approval at a formal meeting. This process can add several weeks to the approval timeline once an application is submitted to the county. There is currently no expedited process for individuals who are proposing to amend lot boundaries with adjacent lots, or who propose to remove plat restrictions that are no longer applicable.

This proposal will exempt lot line adjustments and plat restriction removals that are no longer applicable from the formal preliminary and final plat approval meeting. Under the proposed subdivision code change, a lot owner can submit a lot adjustment to the county for review and receive formal review comments, print a mylar plat, get county signatures, and record the plat without a formal approval meeting.

Commissioner Edwards asked who the review agencies would be. Steve Burton stated that the agencies would be Engineering, Planning, Surveyor, Fire and possibly Health. There were no other comments.

Bren Edwards motioned to open the Public Hearing. Sarah Wichern seconded the motion. Motion passes 6-0

No Public Comment

Sarah Wichern motioned to close Public Hearing. Cami Clontz seconded the motion. Motion passed 6-0

There was no further discussion among the Commissioners. Chair Favero called for a motion.

Sarah Wichern motioned and Jed McCormick seconded the motion as follows:

Staff recommends that the Planning Commission forward a positive recommendation to the County Commission for the proposed text amendment ZTA 2022-02 with any text amendment included from legal.

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This recommendation may come with the following findings:

1. The proposal is an additional subdivision option for lot owners.
2. The proposal is not contrary to the goals and principles of the general plan.

Motion passed 6-0

4. . Public Comment for Items not on the Agenda:
5. Remarks from Planning Commissioners:
6. Planning Director Report:
7. Remarks from Legal Counsel
Motion to adjourn by Commissioner Edwards. Seconded by Commissioner Neville. Motion passed 6-0.

Adjourn to Work Session

- WS1: Brad Brown Rezone Discussion
- WS2: Chad Buck Rezone Discussion
- WS3: Stagecoach Estates Rezone Discussion
- WS4: Smart Fields Rezone Discussion
- WS5: General Plan Priorities Discussion

Adjourn

Respectfully Submitted,

June Nelson

Lead Office Specialist