

March 14, 2023 Minutes

Minutes for Western Weber Planning Commission meeting of March 14, 2023, held in the Weber County Commission Chamber, 2380 Washington Blvd. Floor 1 Ogden UT at 5:00 pm.

Members Present: Andrew Favero—Vice Chair, Cami Clontz, Jed McCormick, Casey Neville, Wayne Andreotti, Sarah Wichern
Excused: Bren Edwards

Pledge of Allegiance

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

1. Minutes: February 21, 2023 **APPROVED**

Petitions, Applications, and Public Hearings:

2. Legislative items:

2.1 ZMA 2023-03 - A public hearing to consider and take action on a rezone request of approximately 30 acres from the A-1 zone to the RE-15 zone. The proposed development is named the Smart Fields Subdivision with the approximate address of 1650 South 4300 West, Taylor. **Planner Felix Lleverino**

This item is an applicant-driven request to rezone approximately 30 acres from A-1 to RE-15. The purpose of the rezone is to facilitate a residential development called Smart Fields Subdivision. If a rezone is approved, the potential number of lots can be increased from 32 lots to 87 lots. The local services that are available for this area include but are not limited to; Taylor West Weber Water District, Hooper Irrigation Company, and Central Weber Sewer District.

Much of the surrounding area is one acre residential and large farms of more than ten acres. The creation of the Smart Fields development will result in the potential for up to 87 new homes in this area. Under the current A-1 zone agriculture and residential use are permitted. A zone change to 15,000 square-foot lots would remove the likelihood of medium to large-scale agricultural uses while expanding the potential for residential uses and semi- agricultural uses. For example, the change to the RE-15 zone would optimize the property for residential uses while disincentivizing farms and animal husbandry due to the large-lot, five-acre minimum acreage requirement.

Currently, traffic in the area is limited to the occasional farm vehicle and local residential traffic. The Smart Fields Development will undoubtedly increase the traffic demands on roads and intersections, particularly at the intersections of 4300 West and 1800 South and 4300 West and 1250 South. The General Plan’s Future Streets Map shows 1600 South as becoming a minor neighborhood collector that will help funnel traffic in an east-west direction. With further residential development in the area a system of corridors will result but only if we follow the transportation elements of the general plan and if careful consideration is taken when reviewing development proposals for right-of-way connectivity. In anticipation of increased traffic demands, the General plan designates selected ROW corridors for widening and required road improvements. Specific to this development, 4300 West street will require an 80’ ROW, which is an increase from the current 66’ ROW and 1600 South will require a 66’ ROW. The developer is responsible for road widening improvements on 4300 West for areas fronting the Smart Fields development.

The preservation of Walker Slough and the potential of a pathway was discussed by the Commissioners.

Pat Burns 1407 N Mountain Road. (Developer) Commissioner Clontz asked who would install some of the requirements like the park strip. Mr Burns explained that some of the provisions, if adopted, (like the rock in the park strips) will be add by the builder as lots are sold.

Vice Chair Favero called for a motion to open the public hearing. Wayne Andreotti motion to open the public hearing. It was seconded by Jed McCormick. Motion passed 6-0.

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Jason Green 2992 W 1400 S We are concerned that you are adding some blind curves. Also the trash in the subdivision will blow right into the agriculture fields.

Mr Favero asked if we were looking at design. Director Grover stated that right now, we are just looking at the rezone. The rest will happen on the Subdivision application.

Quincy Adams stated that he did not want himself or others to lose access to the slough or lose connectivity.

Mr Favero called for a motion to close the public hearing. Casey Neville motioned to close the public hearing, Wayne Andreotti seconded the motion. Motion passed 6-0

Planner Charlie Ewert explained that the Planning Division wants to make sure that there is access to the slough for the community. The slough does run behind some private properties. They will not be affected. The long term goal by Walker Slough is a green corridor with access to property owners. Mr Ewert also stated that there is also possible areas for future roads as more development comes. Mr Favero stated that it would be good to keep 4300 in a straight line, not offset.

Vice Chair Favero called for a motion. Commissioner Wichern motioned the following. It was seconded by Commissioner McCormick:

1. **Forward a positive recommendation to the County Commission. Before consideration by the County Commission, the owner will voluntarily enter into a development agreement with the County; that development agreement will include provisions listed below:**
 - a. That the concept plan includes the appropriate width of right-of-way for 1600 South at 66’ and 4300 West at 80’
 - b. The concept plan shall display that 1700 South Street continues through adjacent developments eastward
 - c. That the concept plan includes a 30’ pathway southward from the corner of 4400 West and 1700 South.
 - d. The number of lots shall not exceed the gross area divided by a 1/3 acre (minimum lot size for a ‘Medium-size’ lot).
 - e. The development agreement will specify that the zoning will govern the allowed uses, except that uses that require a one-half acre of land or more shall not be permitted.
 - f. The final layout of streets and infrastructure shall conform to the County Commission-approved concept plan.
 - g. The streets shall be lined with trees, spaced at a distance so that, at maturity, their canopies touch. The trees shall be of a species that are deep-rooting and have a high likelihood of survival, given the unique characteristics of the soils.
 - h. The park strips shall have six-inch angular rock.
 - i. Multiple elements of water-conserving landscape plans, designed by a licensed landscape architect, are implemented for all lots within the development.
 - j. There shall be a \$2000.00 per lot minimum contribution or in kind or as agreed by the parks district and developer.
 - k. That Dark Sky lighting is installed, dark sky compatible lighting
 - l. 1600 S to extend to the far west edge of the development.

This recommendation comes with the following findings:

1. The proposal implements certain goals and policies of the West Central Weber General Plan.
2. The development is not detrimental to the overall health, safety, and welfare of the community.

Motion passes 6-0.

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

4. Remarks from Planning Commissioners: Commissioner Andreotti asked Director Grover if the County was ready for melting and possible floods. Director Grover stated that the County has been preparing and already very busy with roads. There was a large rock slide on North Ogden divide. The Roads Department was quick to take care of that. There are some areas of concern that the County is keeping an eye on.

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5. Planning Director Report: None

6. Remarks from Legal Counsel: None

Adjourn to work session

WS1: Review and discussion regarding proposed ordinances to implement the Western Weber General Plan. The proposal also affects ordinances that govern development in the Ogden Valley Planning Area. The proposal is pertaining to lot area, design standards, dark sky lighting, block lengths, pathway and street connectivity, and related amendments. **Planner: Charlie Ewert**

WS2: Review and discussion regarding the proposed amendments to the Form-Based zone, and related amendments. **Planner: Charlie Ewert**

Adjourn

Respectfully Submitted,

June Nelson

Lead Office Specialist

Approved _____