

June 13, 2023 Minutes

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

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

Staff Present: Rick Grover, Director; Steve Burton, Principal Planner; Felix Lleverino, Planner; Liam Keogh, Attorney; June Nelson, Secretary

Pledge of Allegiance

1. Minutes: May 9, 2023 APPROVED

Petitions, Applications, and Public Hearings:

2 Administrative items:

2.1 LVA042723: Consideration of a request for preliminary approval of Anselmi Acres Subdivision, consisting of 37 lots located at approximately 4100 W 1400 S, Ogden. **Planner: Steve Burton**

This application was accepted for review by the Planning Division on April 27, 2023. Prior to the owner submitting the application a rezoning ordinance (from A-1 to RE-15) and development agreement were approved by the County Commission on March 14, 2023. The applicant is requesting preliminary subdivision approval of 37 lots, however, only 30 lots can be approved at this time, because the county subdivision code does not allow more than 30 lots off a temporarily terminal street, unless an approved emergency access is platted. The applicant has provided the water and sewer will-serve letters that are required for preliminary approval. The following is an analysis of this project and how it complies, or does not comply, with county ordinance requirements and previous approvals.

General Plan: When this property was rezoned in March of 2023, the County Commission made the determination that rezoning the property from A-1 to RE-15 was supported by the Western Weber General Plan, as ‘medium density’ residential, along with the owner’s proposed open space contribution and street/pathway connectivity. The proposed subdivision layout follows the plan and the density that was approved with the rezone.

Zoning: The subject property is located in the RE-15 zone. Weber County land use code, Sec 104-3-1 describes the purpose and intent of the RE-15 as, “the major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone.”

Lot area, frontage/width and yard regulations: The typical lot size requirement in the RE-15 zone is 15,000 square feet with a required width of 100 feet. The images on the following page show the lot sizes and layout of the concept plan compared to the lot sizes and layout of the proposed preliminary plan. Lots 33 through 37 are slightly smaller than shown on the concept plan. The difference however, is minimal, and staff considers the change inconsequential, as the same number of lots are proposed with the same widths as shown in the approved concept plan.

Steve Burton recommends approval of 33 lots to meet code concerning another access to the subdivision. Applicant Jake Young would prefer to table this item to add 2 phases to the development agreement.

Chair Edwards calls for a motion. Commissioner Favero motions to table this item until a future date so that the phasing considerations can be taken into the preliminary approval process. Casey Neville seconded the motion. Motion passed 7-0.

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2.2 DR 2023-02: Consideration of a request for design review approval of a metals processing site, associated with the Compass Minerals site located at approximately 765 N 10500 W, Ogden. **Planner: Steve Burton**

The applicant is proposing the first phase of a two phase manufacturing project to produce lithium chloride through Direct

Lithium Extraction (DLE) Technology. The proposal includes holding ponds and a lithium plant. This project falls under the “Metals processing or refining, nonhazardous” use listed as permitted in the M-3 zone.

(a). Considerations relating to traffic safety and traffic congestion:

Impact fees for the proposal’s impact on existing streets will be collected as a building permit is issued. The owner is not expected to do more than pay impact fees as a means of addressing traffic concerns. Concerns of congestion or safety are not anticipated to be a result of this proposal.

For the first phase, the applicant does not anticipate the need for additional parking.

(b). Considerations relating to outdoor advertising:

The proposal does not include any outdoor advertising.

(c). Considerations to landscaping:

The applicant has proposed an area along the entrance of the site to meet the 10 percent landscaping requirement, which will primarily include landscaping rock.

(d). Considerations relating to buildings and site layout:

The proposed building material, architecture, and colors conform to the existing site and surrounding neighborhood concept.

(e). Considerations relating to utility easements, drainage, and other engineering questions:

The site is required to retain any stormwater runoff, so that adjacent sites are not impacted by the site's impervious surfaces. The Weber County Engineering Division is currently reviewing the proposal.

(f). Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval:

There have been no development agreements that apply to this property. There have been several design review and conditional use permit approvals on this site, with which this proposal complies.

The applicant is currently working to adjust the boundary line between two properties that they own to be in compliance with the setback requirements.

Staff recommends approval of DR 2023-02, based on all review agency requirements and the following conditions.

1. **The boundary of parcels 10-051-0001 and 10-032-0005 will be adjusted, so that the lithium plant location will meet the required front yard setback, and all other lot development standards.**

This recommendation is based on review agency comments and is based on the following findings:

1. **The proposed use conforms to the Western Weber General Plan.**
2. **The proposed use is not detrimental to public health, safety, or welfare.**
3. **The proposed use complies with applicable County ordinances.**
4. **The proposed use is not anticipated to deteriorate the environment or negatively impact surrounding properties and**

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uses.

Sarah Wichern motions to approve this item following staff recommendations and findings. Motion was seconded by Jed McCormick. Motion passed 7-0.

2.3 LVW122722 - Consideration and action on a recommendation for final approval of The Grove at JDC Ranch Phase 1 (30 lots).
Planner: Felix Lleverino

The applicant is requesting final approval of The Grove at JDC Ranch Phase 1 (Formerly West Ridge Subdivision) which has a total of 30 single family dwelling lots. That road system within Phase 1 will provide connection with adjacent developments to the south and west. A 10’ public pathway within a common area greenway will run in an east/west direction. The common area open space buffering the pathway will include trees, gathering, and sports amenities for the residents. A 10’ wide asphalt pathway runs north and south along 2875 W Street,

Chair Edwards stated that we need an emergency access road. He is concerned about only one access to that area and meeting the County Code. Chair Edwards also spoke about the need for a park in the development. Brian Bayless (developer) said that the Fire District has already signed off on the subdivision plan with the accesses the way they are. He feels like that is sufficient if Fire has given their approval. Commissioner Edwards says that it looks like this has gotten approval from the Fire District and meets the code. Mr Bayless (developer) also stated that there is a park that was put in a nearby development. It is intended to serve this subdivision as well. We have hydro seeded and installed a sprinkler system. There will be sport fields, bathrooms, and two parking lots are already installed. We would like that to serve this new subdivision until the next part is installed. Chair Edwards says that he would like to see some amenity go in with each phase. At least build part of it. The strip of land by Phase 1 of the Grove at JDC ranch is a Bureau of Reclamation easement. Chair Edwards states that something will need to be done to maintain that strip of property. The developer stated that this will be expensive to maintain, but they will make sure that it is taken care of. Since the other park area is in Plain City, Commissioner Favero would like to see “something” in the unincorporated area-even if that park is close by.

Chair Edwards called for a motion. Sarah Wichern motioned to approve based on the staff report recommendations and findings.

Staff recommends that the Planning Commission forward a positive recommendation to the County Commission for final approval of The Grove at JDC Ranch Phase 1. This recommendation is based on all review agency requirements and upon the following conditions:

1. Final conditions of service from the secondary and culinary water districts are satisfied by each district.
2. Before the subdivision plat is recorded, funds to cover the cost of the remaining subdivision improvements are deposited with the County Engineering Department.
3. The tree species to be planted in parking strips is approved by the County Engineer and Planning Director before being considered by the County Commission.

The following findings are the basis for the staff’s recommendations:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.
3. The subdivision conforms to zoning and subdivision ordinances.

The motion was seconded by Cami Clontz. Motion passed 7-0

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

4. Remarks from Planning Commissioners: Reminder about the Fall APA Conference in Weber County. It would be great to make it a show case.

5. Planning Director Report: Fall Conference is scheduled for September 28-29. We have several events planned including a gondola ride at Snow Basin and a tour of 25th Street. Please plan on attending.

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6 Remarks from Legal Counsel:

None

Adjourn to Work Session

WS1. ZMA 2023-08: Consideration of a request for a rezone from A-1 (agricultural, 40,000 square feet per lot) to R1-15 (residential, 15,000 square feet per lot), located at approximately 600 S 4700 W, Ogden. **Planner: Steve Burton**

WS2. ZTA 2023-04: Consideration of a county initiated ordinance to implement water-wise landscaping regulations that align with the Weber Basin Water Conservancy District "Flip your Strip" turf removal incentive. **Planner: Steve Burton**

Adjourn 6:40

Respectfully Submitted,

June Nelson

Lead Office Specialist

Approved _____