

August 8, 2023 Minutes

Minutes for Western Weber Planning Commission meeting of August 8, 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, Sarah Wichern, Wayne Andreotti

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

Pledge of Allegiance

1. **Minutes:** None

Petitions, Applications, and Public Hearings:

2 Administrative items:

2.1 LVA042723: Consideration and action on a request for a recommendation of final approval of the Anselmi Acres Phase 1 Subdivision. **Planner: Steve Burton**

This application was accepted for review by the Planning Division on April 27, 2023. On July 11, 2023 the Western Weber Planning Commission recommended preliminary approval the 2 phase development, consisting of 37 lots total. The Planning Commission decision was based on the following conditions:

1. The donation to the parks district listed in the development agreement will be paid by the developer before the Phase 1 subdivision plat records.
2. The building setback along 1400 S shall be shown on the final plat as a 37 foot front yard setback.
3. The final plat will reflect the development standards that were approved as part of the development agreement (eight foot side yard setbacks for dwellings).
4. Phase 2 will not receive a recommendation for final approval until an approved emergency egress is provided for those lots to have a second access.
5. Before coming back to the Planning Commission for a recommendation for final approval, the applicant will provide a cost estimate for improvements to 1400 S, complying with the subdivision ordinance for substandard streets.

There was some discussion among the Commission concerning a capacity assessment letter for culinary water. Hooper Irrigation does not issue a capacity letter. Steve Burton explained that the Will Serve Letter is sufficient.

The applicant is now requesting a recommendation for final approval from the Planning Commission. The subdivision code states that the developer is required to provide a capacity assessment letter for culinary water before receiving a recommendation for final approval from the Planning Commission. The applicant has provided a 'final approval' letter for culinary water which acts as the capacity assessment letter for culinary. The secondary water provider does not issue a capacity assessment letter, therefore, Planning staff have requested a final approval letter from Hooper Irrigation to be submitted before the subdivision is approved by the County Commission.

Commissioner Favero made this motion: My motion is to follow the staff recommendations with the addition if item 5 & 6: Staff recommends that the Planning Commission forward a positive recommendation to the county commission for final approval of Anselmi Acres Phase 1, consisting of 33 lots. The recommendation is based on the following conditions:

1. **The donation to the parks district listed in the development agreement will be paid by the developer before the Phase 1 subdivision plat records.**
2. **The building setback along 1400 S shall be shown on the final plat as a 37 foot front yard setback.**

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- 3. The final plat will reflect the development standards that were approved as part of the development agreement (eight foot side yard setbacks for dwellings).
- 4. The applicant will provide a cost estimate for all subdivision improvements including street trees and pathway improvements in the subdivision, to be reviewed and approved by county staff before the subdivision plat records.
- 5. Install 3 feet of asphalt on each side of 1400 S from the east boundary of this subdivision 4300 W per subdivision improvement agreement and per Weber County Engineer.
- 6. Final Approval letter from Hooper Irrigation that offers a plat signature before recording. This will include a letter and signature on the plat.

The recommendation is based on the following findings:

- 1. With conditions imposed, the project complies with the approved development agreement.
- 2. The project follows the general plan.
- 3. With conditions imposed, the project meets the requirements of the Weber County Land Use Code.

Motion was seconded by Commissioner McCormick. Vote: 5 yea and 1 no. Chair Edwards voted no because of the Hooper Irrigation item requiring a signature on the plat.

2.2 LVS061323 – Request for preliminary approval of Stagecoach Subdivision, a 116-lot subdivision in the R-15 zone, at approximately 1800 S 3800 W, Ogden UT, 84401. This proposal includes road dedication and public pathways throughout the development. Planner: Tammy Aydelotte

5/30/2023 – Development agreement and zoning map amendment application was approved by the County Commission.

6/13/2023 – Subdivision application accepted by Weber County Planning Division.

The applicant is requesting preliminary approval of Stagecoach Estates subdivision consisting of 116 lots, located at approximately 1800 S 3800 W, Ogden. This proposal meets the lot standards requirements of a connectivity-incentivized subdivision. The lot widths range from 60'- 140'. The area of lots range from 6,390-18,411 square feet.

Planner Aydelotte stated that there a few changes from the first development agreement. There are changes to roads, pathways and sidewalks as shown in the staff report. The sidewalk width is listed as 4 feet. When there is no trail, staff would like to see a 5 foot wide sidewalk on both sides of a 60 foot road and would like to see that in the recommendation.

Vice Chair Favero made the following motion: Staff recommends preliminary approval of Stage Coach Estates Subdivision consisting of 116 lots. This recommendation is based on all review agency requirements, including those outlined in this staff report, and the following conditions:

- 1. An agreement will be made with the Western Weber Parks District before the subdivision plat records and before final approval of the Planning Commission.
- 2. An unconditional final approval letter from the culinary and secondary water provider will be submitted before the Planning Commission considers offering a recommendation for final approval.
- 3. 60 foot roads with 5 foot sidewalks on each side of the 60 foot road as per staff agreement.
- 4. Per staff recommendation –a continuation of path on street D to 1800 S termination.

This recommendation is based on the following findings:

- 1. The proposed subdivision conforms to the West Central Weber General Plan.
- 2. The proposed subdivision complies with applicable county ordinances.

Motion was seconded by Commissioner Andreotti. Motion passed 6-0

Approved _____

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Petitions, Applications, and Public Hearings:

3 Legislative items:

3.1 ZTA 2023-05: A PUBLIC HEARING to consider an applicant-proposed text amendment to Section 104-21-3, Manufacturing Zones Land Use Tables, providing for the allowance of “Critical Infrastructure: Data Centers, Data Warehousing, Data Processing” as a permitted use in the M-T (Manufacturing and Technology) zone. Planner: Bill Cobabe

The M-T (Manufacturing and Technology) Zoning District was created in May 2023. At that time, certain uses were contemplated and adopted in Section 104-21-3 “Land Use Tables”. The land owners of the property that has since been changed to the M-T zone have approached County staff about adding an additional line item for the zone. The requested line item includes “Critical Infrastructure (Data Center, Data Warehousing, and Data Processing” as a permitted use. As the term “Critical Infrastructure” is used in other places for different reasons, staff has changed the proposed permitted use to “Data Services” in order to avoid confusion.

Commissioner Favero motioned to open the Public Hearing. Commissioner McCormick seconded the motion. Motion passed 6-0

Pat Burns- 1407 N Mountain road stated that he liked this kind of business coming into this part of the County.

There were no other comments. Chair Edwards called for a motion to close the Public Hearing. Commissioner Andreotti motioned to close the Public Hearing, It was seconded by Commissioner McCormick. Motion passed 6-0.

There was no further discussion. Chair Edwards called for a motion. Commissioner Wichern motioned to follow the recommendations in the staff report.

Staff recommends that the Planning Commission consider ZTA 2023-05 and forward a positive recommendation to the County Commission for the proposal.

This recommendation may come with the following findings:

- 1. The proposal helps to accomplish a general plan goal or policy related to development in the M-T Zoning District.

The motion was seconded by Commissioner Clontz. Motion passed 6-0.

4 Public Comment for Items not on the Agenda: none

5 Remarks from Planning Commissioners: Commissioner Wichern asked Director Grover about the APA planning conference. The Director stated that the APA Conference is September 28, 29. All commissioners are encouraged to attend and the cost will be covered by the planning Office.

6 Planning Director Report: Please come to APA

7 Remarks from Legal Counsel: none

Adjourn 5:45

Respectfully Submitted,
June Nelson
Lead Office Specialist

Approved _____