

September 19, 2023

Minutes for Western Weber Planning Commission meeting of September 19, 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, Casey Neville  
**Excused:** Wayne Andreotti

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

**Pledge of Allegiance**

1. **Minutes:** August 8, 2023 APPROVED

**Petitions, Applications, and Public Hearings:**

2. **Consent Items**

**2.1 LVT060523** - Consideration and action on a request for a recommendation of final approval of the Taylor Landing Cluster Subdivision Phase 4, consisting of 28 lots and the dedication of Phase 4 open space, in the A-1 zone. Project is located at approximately 4000 W 2200 S, Ogden, UT, 84401. **Planner: Tammy Aydelotte**

**2.2 LVT060623** - Consideration and action on a request for a recommendation of final approval of the Taylor Landing Cluster Subdivision Phase 5, consisting of 31 lots and the dedication of Phase 5 open space, in the A-1 zone. Project is located at approximately 4000 W 2200 S, Ogden, UT, 84401 **Planner: Tammy Aydelotte**

**2.3 LVS061323** – Consideration and action on a request for a recommendation of final approval of Stagecoach Estates Phase 1, consisting of 27 lots in the R-1-15 zone. Project is located at approximately 1800 S 3800 W, Ogden, UT, 84401. **Planner: Tammy Aydelotte**

**2.4 DR 2023-09:** Consideration and action on a request for design review approval of the Washington Heights Church auditorium addition, located at 1770 E 6200 S, Ogden. **Planner: Steve Burton**

**All consent items were approved. Motion made by Andrew Favero and seconded by Jed McCormick. Motion to approve passed 6-0**

**Petitions, Applications, and Public Hearings:**

3. **Administrative items:**

**3.1 LVS060823:** Consideration and action on a request for preliminary approval of the Singletree Acres Subdivision (25 lots) located at 2200 S 4520 W. **Planner: Felix Lleverino**

A rezone of this property was presented to the Western Weber Planning Commission on December 13<sup>th</sup>, 2022. On January 10<sup>th</sup>, 2023, the rezoning request returned to the Planning Commission at which time it received a unanimous positive recommendation.

This rezone proposal was presented to and unanimously approved by the County Commission on May 30<sup>th</sup>, 2023. Then returned before the County Commission on September 5<sup>th</sup>, 2023 to approve a revised version of the development agreement that specified the developer's responsibilities regarding the future pathway connection to the new Weber County High School.

The applicant is requesting preliminary approval of the Singletree Acres Subdivision (25 lots) at approximately 2200 South 4520 West.

This is designed within the bounds of the R1-15 Zone Code which allows for lots as small as 9,000 square if within a connectivity incentivized development such as this. This development plan shows lots that are no smaller than 10,600 square feet in area and no less than 80' in width, which is compliant with Section 106-2-4.030 regulating connectivity incentivized subdivisions.

Selected portions of the Singletree development agreement are attached as Exhibit E. It contains specific development standards unique to the Singletree Acres Subdivision. Subdivision design elements such as pathways, street trees, and road designs are part of the development agreement

September 19, 2023

**Chair Edwards called for a motion. Commissioner Favero motioned to pass this item with all the recommendations and findings in the staff report. Motion was seconded by Commissioner McCormick.**

Staff recommends preliminary approval of Singletree Acres Subdivision, a proposal to create 25 residential lots. This recommendation is based on the following conditions:

1. A final subdivision plat and civil plans are under review by all applicable County review agencies before requesting a positive recommendation for final approval from the planning commission.
2. An annexation plat, bringing land into the Central Weber Sewer Improvement District, is under review by the County Surveyor's Office before requesting a positive recommendation for final approval from the planning commission.
3. Before the Singletree Subdivision proposal may return for final approval, final will-serve letters from the culinary, secondary, and sewer providers shall be submitted.

The following findings are the basis for the staff's recommendation:

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

#### **Motion passed 6-0**

**3.2 LVJ070523:** Consideration and action on a request for preliminary approval of the Orchards at JDC Ranch Phase 1 and Villas at JDC Ranch Phase 1, located at 2850 W 2600 N, Plain City (unincorporated Weber County). **Planner: Steve Burton**

The application was accepted for review on July 5, 2023. Since that time, staff reviews have been conducted and the applicant has been working to address staff review comments. The Orchards at JDC Phase 1 includes 64 cluster single family cottage lots with 6.2 acres of open space. The Villas at JDC Ranch Phase 1 includes 110 attached patio homes.

Including both of these phases, the Master Developer is platting 174 out of the 725 units allowed under the development agreement, leaving 551 residential units left to plat in other phases of development. The proposal follows the development agreement that has been recorded to the property. The following is an analysis of the project and how it complies with the land use code and development agreement.

**Chair Edwards called for a motion. Sarah Wichern motioned to pass with the all the recommendations and findings in the staff report. Motion was seconded by Cami Clontz. Motion passes 6-0**

**The Planning Division recommends preliminary approval of the Orchards at JDC Ranch Phase 1 and Villas at JDC Ranch Phase 1 located at 2850 W 2600 N, Plain City.**

**This recommendation for approval is subject to all review agency requirements and based on the following conditions:**

1. **The applicant will need to show the playground area and the amount of grass to be included in the park in the Orchards at JDC Ranch before final subdivision approval.**
2. **Final letters of approval shall be submitted from the culinary and secondary water providers prior to recording the final plat.**
3. **Approved subdivision improvements shall be installed, or an escrow established for their installation prior to recording the final plat.**
4. **The applicant will be required to indicate the types of trees that will be installed in the park strips.**

**This recommendation is based on the following findings:**

1. **The proposed subdivision conforms to the Western Weber General Plan.**
2. **The proposed subdivision complies with applicable County ordinances and development agreement.**

**3.3 LVM04222021** – Request for preliminary approval of Mountain Views Subdivision Phase 1, consisting of 21 lots, located at approximately 1900 S 7500 W, Ogden, UT, 84401. **Planner: Tammy Aydelotte**

Approved \_\_\_\_\_

September 19, 2023

The applicant is requesting preliminary approval of Mountain Views Land and Livestock Subdivision, consisting of 21 lots. This application was originally submitted back in April 2021. The preliminary approval expired April 10, 2023. Subdivision fees have been paid again. This proposal includes connection to a county, dedicated road (5100 West St), and creation/continuation of two county-dedicated roads (1900 South St, 7650 West St) located at approximately 1900 S 7500 W in the A-2 Zone.

7650 West Street will have a cul-de-sac at the south end, and 1900 South Street will eventually connect further west (approximately 3 miles to the west is where 1900 South Street continues west), at some point in the future. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The lot widths and areas in this proposed lot-averaged subdivision exceed the minimum requirements for a lot-averaged subdivision in the A-2 zone. The following is a brief synopsis of the review criteria and conformance with LUC.

As this proposed subdivision has sole access off of a dead-end street. Planning is working with the applicant to establish an additional egress to the east, connecting to the crossing approximately 2.5 miles east of the proposed development, around 5900 West St. An escrow and associated improvements guarantee agreement will be recorded with the final plat, ensuring installation of this secondary egress prior to issuance of any building permits by the County. The funds initially set aside to egress to the west crossing will be used towards a bridge over the crossing to the east.

John Price- Developer 646 S 7900 W Ogden. It was Mr Price’s understanding that the County Commission said that he could forgo the road going west and do the bridge instead. Mr Price could escrow for a bridge to go over the river instead. The escrow was to be a portion of the amount for the bridge. There will be no building permits until the bridge is built. He feels that the road will probably not get used. It is either build a road to the west or escrow for a portion of the bridge. Commissioner Favero says that he is concerned about the railroad crossing. The closest one is a private crossing for ag use. He is concerned about safety, the residents being able to get out quick if necessary. The railroad crossing is often blocked. There should be an egress going west. Charlie Ewert states that the County Code says that there needs to be an egress approved by the fire chief and the county engineer. Mr Price states that the bridge is a high priority. There is enough of a road that we could get people out of there if needed.

**Chair Edwards called for a motion. Andrew Favero motions the following: I motion to approve this item with staff recommendations and the following**

**Staff recommends preliminary approval of Mountain Views Land and Livestock Subdivision, a lot-averaged subdivision, consisting of 21 lots, located at approximately 1900 S 7500 W, Ogden, UT. This recommendation is subject to all review agency requirements, and the following conditions:**

1. **A table must be shown on the final plat, showing lot area and widths for all lots within this subdivision, along with the calculated average for each. It must be noted, under the name of the subdivision, that this is a lot-averaged subdivision on the final plat.**
2. **Draft improvement plans shall be submitted to the County Engineer prior to final approval from the County Commission**
3. **A signature block for the culinary water authority shall be shown on the final plat.**
4. **There will be an egress to 10800 W as was proposed earlier.**
5. **There is approval by fire and engineering for Weber County**

**This recommendation is based on the following findings:**

1. **The proposed subdivision conforms to the Western Weber General Plan**
2. **The proposed subdivision complies with applicable county ordinances**

**Motion was seconded by Jed McCormick. There was a split vote. Andrew Favero, Jed McCormick and Bren Edwards were for. Casey Neville, Cami Clontz, and Sarah Wichern were against. Motion fails.**

**A motion was made by Sarah Wichern. The motion was seconded by Cami Clontz.**

**It will include both item 3.3 and 3.4 LVM04222021 based on all the staff recommendations and findings in the preliminary and final agreements for both items. This is with the additional recommendations the egress to the east be reviewed and approved by engineering and fire prior to County Commission. The vote was 4-2 against. For- Sarah Wichern, Cami Clontz. Against, Casey Neville, Andrew Favero, Bren Edwards, Jed McCormick.**

September 19, 2023

Sarah Wichern offered to amend her motion and only include the preliminary item 3.3. Cami Clontz seconded the motion.

1. A table must be shown on the final plat, showing lot area and widths for all lots within this subdivision, along with the calculated average for each. It must be noted, under the name of the subdivision, that this is a lot-averaged subdivision on the final plat.
2. Draft improvement plans shall be submitted to the County Engineer prior to final approval from the County Commission
3. A signature block for the culinary water authority shall be shown on the final plat.
4. This is with the additional recommendations the egress to the east be reviewed and approved by engineering and fire prior to County Commission

This recommendation is based on the following findings:

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

This motion passed 4-2. Andrew Favero and Jed McCormick voting no. Bren Edwards, Sarah Wichern, Casey Neville and Cami Clontz voting for the motion

**3.4 LVM04222021** – Request for a recommendation of final approval of Mountain Views Subdivision Phase 1, consisting of 21 lots, located at approximately 1900 S 7500 W, Ogden, UT, 84401. **Planner: Tammy Aydelotte**

As this proposed subdivision has sole access off of a dead-end street. Planning is working with the applicant to establish an additional egress to the east, connecting to the crossing approximately 2.5 miles east of the proposed development, around 5900 West St. An escrow and associated improvements guarantee agreement will be recorded with the final plat, ensuring installation of this secondary egress prior to issuance of any building permits by the County. The funds initially set aside to egress to the west crossing will be used towards a bridge over the crossing to the east.

Motion is made by Sarah Wichern and seconded by Cami Clontz.

Staff recommends final approval of Mountain Views Land and Livestock Subdivision, a lot-averaged subdivision, consisting of 21 lots, located at approximately 1900 S 7500 W, Ogden, UT. This recommendation is subject to all review agency requirements, and the following conditions:

1. A table must be shown on the final plat, showing lot area and widths for all lots within this subdivision, along with the calculated average for each. It must be noted, under the name of the subdivision, that this is a lot-averaged subdivision on the final plat.
2. Installation of all required improvements, an escrow approved by County Engineering, or a combination of both is required prior to going before the County Commission for final approval. This includes a signed Improvements Guarantee Agreement.
3. A development agreement, that details the egress to the crossing at approximately 5900 West St, shall be recorded with the final plat, including an exhibit showing the area being dedicated and the expected improvements to be made by the developer, and will be finalized prior to appearing before the County Commission for final approval. Funds towards a bridge over this crossing shall be held in escrow by the County as part of this agreement.
4. A signature block for the culinary water authority shall be shown on the final plat.
5. Egress is approved by engineering, fire and Union Pacific for emergency use prior to County Commission.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan
  2. The proposed subdivision complies with applicable county ordinances
- Motion passes 5-1 with Commissioner Favero voting no.

Petitions, Applications, and Public Hearings:

Approved \_\_\_\_\_

September 19, 2023

4. Legislative items:

**4.1 ZMA 2023-11 Halcyon Open Space – PUBLIC HEARING** - Discussion and possible action on a request for approval of a zoning map amendment to rezone 10 acres of property located at approximately 1600 S 4150 W, Ogden from A-1 (Agricultural) to RE-15 (Residential, roughly 15,000 square foot lots). **Planner: Bill Cobabe**

On March 3, 2023 the application was accepted for review. On June 11, 2023, the applicant met with the Western Weber Planning Commission in work session. Prior to submitting the application, the applicant and their professional engineer met with the Planning Division staff to discuss the public street layout. This report contains an analysis of the proposal as it relates to the Weber County codes.

This original PRUD, which established this property as open space and which was used for overall density on the property, also called for street trees to be installed in the public right of way on all public roads in the subdivision.

The developer has not yet resolved this outstanding condition, in spite of repeated staff and Planning Commission requests for resolution. County Code Section 104-27-6 (b) states that in exchange for density bonuses, the following shall be required (emphasis added):

***Roadway landscape design plan.*** Implementation of an approved roadway landscape and design plan that includes, but is not necessarily limited to, vehicle and pedestrian circulation, lighting, and street trees of an appropriate species, size of at least a two-inch caliper, and quantity of not less than eight trees for every 100 feet of road length

Street trees were required as a part of this initial subdivision approval and the developer posted a \$38,000 bond for their installation. The developer has several options to resolve this concern, including working with the Park District to install the trees elsewhere (on a park area, for example), install the trees as required by the Code, work out an alternate planting program with property owners, etc. None of these proposals has been agreed upon and no alternative has been presented. Staff feels that this is an adverse impact on the adjacent properties and could be grounds for denial of this requested zone change.

Further, the PRUD received smaller lots due in part to this open space. In considering whether or not to allow the rezone, then we must consider rezoning the entire original subdivision so those other PRUD lots will be conforming. Staff would recommend that, if this is the direction the Planning Commission would like to see the rezone take, that the item should be tabled until those neighboring land owners can be notified that their property is also the subject of the rezone. Planner Bill Cobabe states that he usually does not recommend a denial, but in this case he feels that a denial is appropriate.

Staff recommends that the Planning Commission deny the requested zoning map amendment application, based on the following:

1. That the Future Land Use Map of the General Plan does not match the requested zone change.
2. The developer has not resolved the street tree requirement for the existing subdivision, and changing the zoning of the property would have a negative impact on the adjacent and existing subdivision, which is out of compliance with County Code.

Casey Neville motioned to open the public hearing. Motion was seconded by Sarah Wichern.

Roger Heslop, 1657 S 4700 W. This ground was set up as open space, under the general plan. Because of proximity, the fee should be higher. He has met with developer and the park district. Will support the development as long as conditions are met.

Brad Nelson, Giorgio Street. There have been false promises with this subdivision. We were told there would be a park and trees. We were not told that there would be smaller lots close by.

Jake Larson 1700 S. 1 acre lots. Promises were made. It should stay 1 acre lots.

Brad Brown 719 W 4300 S. I support this project. We are trying to do the best we can. Connectivity is an important part of the plan. We don't want unused open space.

**Motion was made by Casey Neville and seconded by Jed McCormick to close the public hearing.**

Approved \_\_\_\_\_

September 19, 2023

Commissioner Edwards said that he can't see it meeting the density unless TDRs are brought to the property. Commissioner Wichern agreed. And was concerned about how the first phase was developed.

**Commissioner Neville motioned a denial. It was seconded by Jed McCormick with the findings in the staff report.**

I move that we deny File # ZMA 2023-11, an applicant driven rezone application to amend the zoning map on 10 acres from A-1 to the RE-15 zone, property located at approximately 1600 S 4150 W, Ogden. **I do so with the following findings:**

- The proposal is not adequately supported by the General Plan.
- The proposal is not supported by the general public.
- The proposal runs contrary to the health, safety, and welfare of the general public.
- The area is not yet ready for the proposed change to be implemented.

**Motion passed 6-0 to deny.**

**4.2 ZMA 2023-13 Ali Farms – PUBLIC HEARING** – Discussion and possible action on a request for approval of a zoning map amendment to rezone 25.21 acres of property located at approximately 900 S 4700 W, Ogden from A-1 (Agricultural) to RE-15 (Residential, roughly 15,000 square foot lots). **Planner: Bill Cobabe**

On June 15, 2023 the application was accepted for review. On June 11, 2023, the applicant met with the Western Weber Planning Commission in work session. Prior to submitting the application, the applicant and their professional engineer met with the Planning Division staff to discuss the public street layout. This report contains an analysis of the proposal as it relates to the Weber County codes.

Mr Cobabe passed out a letter from the parks department offering support for this project. Commissioner Neville asked what the planning commission role is concerning parks This letter really has no teeth. Bill Cobabe said that as stipulated, we add parks into the requirements for approval.

**Cami Clontz motioned to open a public hearing. It was seconded by Sarah Wichern. Motioned passed 6-0**

**There were no comments.**

**Casey Neville motioned to close a public hearing. It was seconded by Cami Clontz. Motioned passed 6-0**

The only comment was that we should amend the motion to add #6 from an email that was sent out earlier in the week.

**Sarah Wichern motioned and Jed McCormick seconded the following motion:**

**Staff recommends that the Planning Commission approve the requested zoning map amendment application, based on the following:**

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. And with**

**the following stipulations:**

1. **The Applicant voluntarily follows the county's street connectivity incentivized subdivision regulations.**
2. **The concept plan represents the approved general development plan regarding the placement of streets and pathways.**
3. **Additional pathways (and/or streets) need to be added to the concept plan to meet the minimum intent of the street connectivity incentivized subdivision regulations.**
4. **The applicant will donate their committed parks donation to the park district prior to plat recordation.**
5. **In the R-3 zone, the applicant is limited to no more than 18 units per acre (or a pro-rata share of the acres, i.e., 1/2 acre would allow for 9 units).**

**6. That the developer shall enter into a development agreement for the property addressing, among other things, the need for an emergency egress for the property due to the lack of interconnectivity to additional streets/points**

September 19, 2023  
of egress.

**Motion passed 6-0**

**4.3 ZMA 2023-07:** A public hearing to consider a proposal to rezone 7.44 acres from the A-2 (Agricultural) zone to the R-3 (Residential), C-1 (Commercial) and MPD Overlay Zone, property located 3300 S 3500 W, Ogden. . **Planner: Steve Burton**

On January 10, 2023, the Western Weber Planning Commission held a work session and the proposal was presented to the Planning Commission by the applicant.

On February 28, 2023, the application for a rezone was accepted for review. The proposal is for the property to be rezoned to R-3 to allow for townhomes, with C-1 along 3500 W and 3300 S. When the application was initially submitted to the County, planning staff requested that the applicant work with West Haven City to discuss incorporation. The applicant has had several conversations with West Haven City about annexation, as the property is located within the West Haven City annexation area.

The applicant has chosen to move forward with the request to the county without seeking annexation. The applicant has provided letters of acknowledgement from the secondary water provider, culinary water provider, sewer provider, and a letter of support from the local park district.

The surrounding area consists mainly of agriculture, except the area to the north is zoned C-1 (West Haven City) and R-2.5 (West Haven City) which includes a mixed-use development called Hylands Ranch Subdivision with a commercial lot and single family lots at approximately 10,000 square feet per lot.

The Western Weber General Plan anticipated a small scale mixed-use development similar to Hylands Ranch Subdivision in West Haven. The proposal to rezone to C- 1 with townhomes behind the buildings should not be too incompatible with existing development in the area.

When the application for rezoning was initially submitted, planning staff met with West Haven City who expressed that the property is in their annexation area and intended to be commercial (C-2) as shown on the City’s general plan map. Planning staff recommended that the owner work with the city to have the property annexed. It is the understanding of the county staff that the developer went to work session with the city, but did not receive enough positive feedback on the project to want to annex.

**Sarah Wichern motions to open the public hearing. Motion was seconded by Camie Clontz. Motion passed 6-0.**

Sheri Phippen 3900 W West Haven. West Haven Community Development Director. There is a planned road to facilitate E-W traffic. There is already funding for this road. The development will effect that road and infrastructure. Emphasis needs to be on commercial development. West Haven would ask to table until traffic issues can be worked out.

Dave Prevaldal- Hooper. I own property near the project. I am speaking for 7 other people. We control the ag property in the area and have interest in the project. We want to protect this. Our way of life is being compromised. We need a planned comprehensive proper development.

Pat Burns- 2702 N Burn Lane. Charlie and staff are on top and thorough with roads and connectivity. Also, I have nothing to do with this development.

Toby Malisky- I represent the sellers. Owners have received funds for the road projects.

Rob Vanderwood, West Haven. This is a mixed use commercial not residential. This plan has changed several times. The County needs to stick with the general plan.

Andy 3200, East of property. I don’t support this. The elementary school nearby is already too full.

**Casey Neville motioned to close the public hearing. Motion was seconded by Sarah Wichern. Motion passed 6-0**



September 19, 2023

Planner Steve Burton stated that we have received a letter from Central Weber Sewer. For a rezone, we only require a letter saying that sewer is available. Commissioner Edwards says that this is in West Haven Sewer boundary. Commissioner Wichern says that school is her number one concern. We have no effect on the schools. Townhomes and apartments usually have fewer kids than single family homes. The memo from West Haven says that the area says single family homes.. Their general plan says commercial. Steve Burton states that West Haven general plan says commercial. Commercial Edwards says that there was some work done in a work session in January. The plan was conceptual at the work session. The surrounding properties have places for business-commercial corridor. I feel that this needs to stay commercial. There is some confusion when working with surrounding cities.

Commissioner Neville says that our primary responsibility is to the community- to our neighbors. There are some businesses in the area. I am not ready for either commercial or residential. Planner Steve Burton states that we as a County planning office are well aware of the roads and connections. These are NOT apartments, but townhomes. The school district is buying land in the west side of the County. Townhomes are where the owners own from the ground to the sky. Charlie Ewert says that we know that this area is planned for mixed use. We gave the developers directions to go to West Haven. We are at a difference in timing. We don't want to do anything against West Haven. Other options were discussed. The developer went to a work session with the County Commissioners and they said to get the process going.

Rick Steadman-developer. A lot of things that have been said are not true or maybe enhanced. The units will be two bedroom for sale, not for rent. We donate 5 acres to West Haven for roads in another development. We offered to sell property to the city, but they turned us down. This relies on businesses and doors for this to work. I grew up out here and I want something that people can be proud of. We need affordable housing. People want to live out here. This is the right product. As for sewer, we will get what we need.

Chair Edwards says that schools are crowded. We can't work with the schools Commissioners Wichern asks if we can ask people to donate to the schools. Charlie Ewert says that State Code forbids it. We can't make developers responsible for schools. Commissioner Wichern stated that she had driven in the area and she was not impressed with the quality of the area built near the project. There are no trees and they buildings look like cheap construction. Commissioner Clontz says that her biggest concern is the school. Chair Edwards says that his concern is the sewer. He also thinks that the area need to be left commercial use.

**Casey Neville motions to deny based on the staff report below. Seconded by Chair Edwards.**

**I move that we deny File # ZMA 2023-07, an applicant driven rezone application to amend the zoning map on 7.44 acres from A-2 to the C-1, R-3, and MPD overlay zone, property located at 3300 S and 3500 W, Ogden. I do so with the following findings:**

**Examples of findings for denial:**

- **The proposal is not adequately supported by the General Plan.**
  - **The proposal is not supported by the general public.**
  - **The proposal runs contrary to the health, safety, and welfare of the general public.**
  - **The area is not yet ready for the proposed change to be implemented.**
- Adding that it does not meet the intention of the general plan and inadequate infrastructure.**

**Commissioner McCormick said that he thinks that it is unfair to turn down this item, maybe we should table this.**

**Motion is denied on a 3-3 vote. Commissioners Wichern, McCormick and Favero voting no. Commissioners Edwards, Neville and Clontz vote.**

**Motion is made by Sarah Wichern to table this item for further meetings with West Haven and to get sewer figured out as well. It was seconded by Jed McCormick.**

**I move that we table action on File # ZMA 2023-07, an applicant driven rezone application to amend the zoning map on**



September 19, 2023

7.44 acres from A-2 to the C-1, R-3, and MPD overlay zone, property located at 3300 S and 3500 W, Ogden.

- We have more time to talk with West Haven
- The applicant can get us more information on sewer options.

Motion passes 6-0 to table this item.

**5. Public Comment for Items not on the Agenda:**

Toby 775 W 17 St Unit B Ogden. Schools were not mentioned on the other items.

**6. Remarks from Planning Commissioners:** Reminder about the APA Conference on Sept 28, 29.

**7. Planning Director Report: APA Conference**

**8. Remarks from Legal Counsel ; No Comment**

Adjourn

Adjourn

Respectfully Submitted,

*June Nelson*

Lead Office Specialist

Approved \_\_\_\_\_