

Minutes of the Work Session Meeting of the Western Weber Planning Commission for December 3, 2024, Weber County Commission Chambers, 2380 Washington Boulevard 1st Floor, the time of the meeting, commencing at 5:00 p.m.

Western Weber Planning Commissioners Present: Andrew Favero (Vice Chair), Wayne Andreotti, Camie Jo Clontz, Jed McCormick, Sarah Wichern

Excused: Chair Bren Edwards and Planning Commissioner Casey Neville

Staff Present: Charlie Ewert, Principal Planner; Felix Lleverino, Planner; Tammy Aydelotte, Planner; Liam Keogh, Legal Counsel; Tiffany Snider, Office Specialist.

- **Pledge of Allegiance**
- **Roll Call:** Vice Chair Favero conducted roll call and indicated Chair Edwards and Commissioner Neville have been excused from the meeting; all other Commissioners were present.

WS1: A discussion on a zoning map amendment that would change the zoning on a 25-acre parcel from Manufacturing M-1 to Residential R-3 at 1811 West 3300 South, named Midland Townhome Development. The second work session for this proposal will present concept plan changes recommended by the Planning Commission. Applicant: Preston Mobius

Mr. Morbius indicated this project was initially presented to the Commission during their November work session meeting; he presented an updated concept plan for the project and identified the changes to the concept plan since the Commission's initial review. This included the addition of two amenity areas: two pickleball courts in the northern area of the project and a playground in the southern area of the project. He also identified changes to connectivity throughout the project and to surrounding properties. He is working to secure a trail connection to the existing trail south of the subject property. He stressed that he has worked to be responsive to the feedback from the Commission during their last meeting and expressed a willingness to continue to work with Planning staff and the Planning Commission to develop a quality project that can receive favorable approval from the body at a future meeting.

Discussion among the Commission, Planning staff, and Mr. Morbius centered on possible terms to be included in a development agreement for the project; opportunities for the applicant to secure approval from Ogden City for connection to their trail system; necessary transportation improvements in the area of the subject property; the need for affordable housing in the community; and whether residential development is appropriate for the subject property given its location within a commercial/industrial area.

Principal Planner Ewert indicated he will work with the applicant to begin negotiating a development agreement that takes into consideration the feedback provided by the Planning Commission tonight; the draft agreement will accompany a future application for the zone change.

WS3: A discussion regarding a potential zoning map amendment and potential text amendments to the Form-Based zone to accommodate a proposed development on approximately 22 acres of land located on the southeast corner of 1150 South and 4700 West. Applicant: Fieldstone Homes.

A representative of Fieldstone Homes, Dylan Young, thanked the Commission for their continued consideration of the proposed development of the subject property; he noted that the matter was initially discussed with the Commission during their September 17 meeting and at that time the proposal was to change the zoning of the property to R-3. The new proposal is to change the zoning to Form-Based and to consider a text amendment to that zoning ordinance to accommodate development of the 22 acres of property. He feels a housing development is an appropriate use of the property but would also consider including a commercial element on the project; both of these uses are allowed in the Form-Based zone. He presented a concept plan for the proposed development and highlighted the orientation of the residential units and garages, parking accommodations, the layout of the commercial area of the project, and ingress/egress points to the property.

Commissioners expressed concern regarding a residential development on the subject property, given that it is at a major intersection in the community and is located along a railroad line; the future land use of the property, as identified in the General Plan, is commercial. They also discussed the types of commercial entities that would be attracted to the property if the majority is developed for a residential use. Principal Planner Ewert indicated he will continue to discuss development opportunities of the property with Fieldstone Homes. Mr. Young thanked the Commission for their consideration of his proposal.

WS2: A discussion regarding a zoning map amendment application and associated development agreement for the Westbridge Meadows development, a master planned development that will rezone approximately 1,400 acres west of the Weber River and South of the Union Pacific Railroad Tracks. The zones being pursued are: Master Planned Development Overlay Zone (MPDOZ), Low Density Residential (R1-15), Medium-Low Density Single-Family Residential (R1-12), Medium Density Single-Family Residential (R1-10), Medium-High Density Single Family Residential (R1-5), Two-Family Residential (R2), Single-Family Attached and Multi-Family Residential (R3-A), Multi-Family Stacked Residential (R3-S), Form-Based (FB), and Open Space (O-1). Applicants: Jeff Mead and Kameron Spencer.

Principal Planner Ewert introduced applicants Jeff Mead and Kameron Spencer and invited them to present the merits of their zoning map amendment application for the 1,400 acres west of the Weber River and south of the Union Pacific Railroad Tracks. The application will be accompanied by a development agreement for the project, which would be a master planned development consisting of several zoning designations.

Mr. Mead and Mr. Spencer discussed preservation of the Weber River corridor; future transportation improvements needed in the area – including widening of 12th Street and extension of the West Davis Corridor into Weber County; negotiation with various property owners regarding inclusion of their property in the master planned community; potential density of the entire project; phasing of the project; potential amenities to be included in the project area; and the level of public involvement in the approval process for the zone change and development of the project. Mr. Ewert indicated he and other members of Planning staff will continue to correspond with the applicants for this project in preparation for presenting a formal application to the Commission at a future meeting.

The meeting adjourned at 8:46 p.m.

Respectfully Submitted,

Cassie Brown

Weber County Planning Commission