

Minutes of the Western Weber County Township Planning Commission meeting held on September 08, 2015 in the Weber County Commission Chambers, 2380 Washington Blvd., Ogden UT

Members Present: Jannette Borklund, Chair
Wayne Andreotti
Lance Greenwell
John Parke
Mark Whaley

Member Excused: Michael Slater
Roger Heslop

Staff Present: Sean Wilkinson, Planning Director; Jim Gentry, Principal Planner; Chris Crockett, Legal Counsel; Sherri Sillitoe, Secretary

*Pledge of Allegiance

*Roll Call

1. Minutes

1.1. Approval of August 11, 2015 meeting minutes

Chair Borklund declared the minutes of the August 11, 2015 meeting approved as written.

2. Administrative Items

- 2.1. LVR0729 Consideration and action on preliminary approval of Russell Place Subdivision (6 Lots) including a recommendation for a deferral of curb, gutter, and sidewalk at 4000 West 2200 South – Lonnie Gabbard, Representative

Jim Gentry presented a staff report and indicated that the subdivision is for 6 lots. The subdivision meets the area and lot width requirements of this zone. Each parcel will be from 40,000 square feet to 59,000 square feet in size. A deferral agreement for curb, gutter, and sidewalk is also being requested. The property owners of Boyd Russell Subdivision are re-subdividing the two lots into six lots. The existing homes will be located on Lots 5 and 6 and have frontage on 2200 South. Not all existing structures are shown on the subdivision plat. Engineering has noted that they would like a storm water detention plan.

Taylor-West Weber Water gave preliminary approval with the condition that secondary water is provided by Hooper Irrigation and a Weber Basin contract for the water rights. A final approval letter from Taylor-West Weber Water is required prior to Planning Division final approval. A Capacity Assessment Letter on the water system is required from the State prior to final approval from the Planning Commission. A construction permit from the Utah State Department of Environmental Quality Division of Drinking Water for expansion of the water system and water lines serving the subdivision is required prior to the subdivision receiving final approval from the County Commission.

The sewer lines are Weber County's with treatment done by the Central Weber Sewer District, with the condition that they annex into the sewer district and all plans are approved by the district. Annexation into the sewer district is required prior to final approval by the County Commission.

Staff recommends preliminary approval of Russell Place Subdivision (6 lots), subject to staff and other agency comments. This recommendation needs to include a recommendation on a deferral (for curb, gutter, and sidewalk).

Chair Borklund asked what the diagonal easement is. Jim Gentry replied that it is irrigation and he believes that it is piped.

Jim Gentry indicated that the property originally was one lot. The yellow line in the subdivision boundary and the red line is the proposed boundary. They will have to amend and change the property line boundaries so that they matched up.

Lonnie Gabbard, a resident of West Haven, indicated that the one son wanted to keep the property line as far back as possible which is why the property line is the way it is shown.

Commissioner Greenwell indicated that the existing two parcels already have the proper frontage.

MOTION: Commissioner Andreotti moved to recommend approval to the County Commission of LVR0729, including the deferral of curb, gutter and sidewalk. Commissioner Parke seconded the motion. A vote was taken and Chair Borklund indicated the motion carried with Commissioners Andreotti, Greenwell, Parke, Whaley and Chair Borklund voting aye.

3. Public Items for Items not on the Agenda – No comment was made.

4. Remarks from the Planning Commissioners

Commissioner Andreotti indicated that the Howard Subdivision has never had secondary water. He expressed his concern that they are approving subdivisions without requiring secondary water to be in or delivered. Unless they have some teeth on how they grant approvals to developers, it seems to not be a way to operate to allow expensive lots to be sold without this water being delivered and later lawsuits being filed.

Director Wilkinson indicated that it is an important issue. They are going to be updating the Subdivision Code in the near future and that will be a great time to discuss this and other issues of concern. They don't want to necessarily be the regulators of secondary water, but there should be some oversight to make sure that the systems are in and water being properly delivered. He hopes that this review will happen within the next six months.

5. Planning Director Report

- The Fall UT APA Conference will be held on October 1st and 2nd. Please sign up with Sherri so we can get them registered. It should be an existing and informative conference.
- Director Wilkinson indicated that this will probably be his last meeting as the Planning Director. He will become the new Community and Economic Director for the County.

6. Remarks from Legal Counsel

Chris Crockett indicated that when amending and reviewing ordinances, they need to ask, "Is this reasonably debatable?" If it is not, the courts probably would not uphold any decision. Please contact him with any questions, the members may have.

There being no further business, the meeting was adjourned at 5:18 p.m.

Respectfully Submitted,

Sherri Sillitoe
Weber County Planning Commission