

Meeting Procedures

Outline of Meeting Procedures:

- ❖ The Chair will call the meeting to order, read the opening meeting statement, and then introduce the item.
- ❖ The typical order is for consent items, old business, and then any new business.
- ❖ Please respect the right of other participants to see, hear, and fully participate in the proceedings. In this regard, anyone who becomes disruptive, or refuses to follow the outlined procedures, is subject to removal from the meeting.

Role of Staff:

- ❖ Staff will review the staff report, address the approval criteria, and give a recommendation on the application.
- ❖ The Staff recommendation is based on conformance to the general plan and meeting the ordinance approval criteria.

Role of the Applicant:

- ❖ The applicant will outline the nature of the request and present supporting evidence.
- ❖ The applicant will address any questions the Planning Commission may have.

Role of the Planning Commission:

- ❖ To judge applications based upon the ordinance criteria, not emotions.
- ❖ The Planning Commission's decision is based upon making findings consistent with the ordinance criteria.

Public Comment:

- ❖ The meeting will then be open for either public hearing or comment. Persons in support of and in opposition to the application or item for discussion will provide input and comments.
- ❖ The commission may impose time limits for comment to facilitate the business of the Planning Commission.

Planning Commission Action:

- ❖ The Chair will then close the agenda item from any further public comments. Staff is asked if they have further comments or recommendations.
- ❖ A Planning Commissioner makes a motion and second, then the Planning Commission deliberates the issue. The Planning Commission may ask questions for further clarification.
- ❖ The Chair then calls for a vote and announces the decision.

Commenting at Public Meetings and Public Hearings

Public comment may NOT be heard during Administrative items, the Planning Division Project Manager may be reached at 801-399-8371 before the meeting if you have questions or comments regarding an item.

Address the Decision Makers:

- ❖ When commenting please step to the podium and state your name and address.
- ❖ Please speak into the microphone as the proceedings are being recorded and will be transcribed to written minutes.
- ❖ All comments must be directed toward the matter at hand.
- ❖ All questions must be directed to the Planning Commission.
- ❖ The Planning Commission is grateful and appreciative when comments are pertinent, well organized, and directed specifically to the matter at hand.

Speak to the Point:

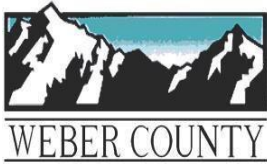
- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances.
- ❖ Don't repeat information that has already been given. If you agree with previous comments, then state that you agree with that comment.
- ❖ Support your arguments with relevant facts and figures.
- ❖ Data should never be distorted to suit your argument; credibility and accuracy are important assets.
- ❖ State your position and your recommendations.

Handouts:

- ❖ Written statements should be accurate and either typed or neatly handwritten with enough copies (10) for the Planning Commission, Staff, and the recorder of the minutes.
- ❖ Handouts and pictures presented as part of the record shall be left with the Planning Commission.

Remember Your Objective:

- ❖ Keep your emotions under control, be polite, and be respectful.
- ❖ It does not do your cause any good to anger, alienate, or antagonize the group you are standing in front of.



WESTERN WEBER PLANNING COMMISSION MEETING

WORK SESSION MEETING AGENDA

January 7, 2025
5:00 PM



- Pledge of Allegiance
- Roll Call:
 1. Minutes: 9-17-2024, 10-8-2024
 2. Public Comment for Items not on the Agenda:
 3. Remarks from Planning Commissioners:
 4. Planning Director Report:
 5. Remarks from Legal Counsel

Adjourn to worksession

WS1: A discussion regarding a zoning map amendment application and associated development agreement for the Gibson Farms Rezone, a master planned development that will rezone approximately 550 acres of property located within the area bounded by 12th Street, 4700 West, and the Weber River. The proposed rezone is to a new proposed zone called the “Traditional Neighborhood Zone” (TN) which will allow a variety of uses within a master planned development, guided by a concept plan, including single-family residential, mixed residential, and mixed neighborhood commercial. Applicant: Black Pine Group.

WS2: A discussion regarding a standardized development agreement template intended to be used for typical rezones in the unincorporated Western Weber area. Staff: Charlie Ewert.

The regular meeting will be held in the Breakout Room, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

Public comment may not be heard during administrative items. Please contact the Planning Division Project Manager at 801-399-8371 before the meeting if you have questions or comments regarding an item.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8371

Minutes of the Regular Meeting of the Western Weber Planning Commission for September 17, 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: Bren Edwards (Chair), Andrew Favero (Vice Chair), Wayne Andreotti, Camie Jo Clontz, Jed McCormick, Casey Neville, Sarah Wichern

Staff Present: Rick Grover, Planning Director; Charlie Ewert, Principal Planner; Felix Lleverino, Planner; Liam Keogh, Legal Counsel; Tiffany Snider, Office Specialist.

- **Pledge of Allegiance**
- **Roll Call:** Chair Eddwards conducted roll call and indicated all Commissioners were present.

1. Administrative Items:

1.1 LVL053024 - A request for preliminary subdivision approval of Longhorn Estates Subdivision. A residential development consisting of 84 lots across 5 phases. Presenter Felix Lleverino

A staff memo from Planner Lleverino explained the Longhorn Estates development was approved for a zoning map amendment by the County Commission on March 26th, 2024. A development agreement between Weber County and the developer is recorded on title under entry number 3328294. A request for preliminary subdivision approval was considered by the Western Weber Planning Commission on August 13th, 2024. This preliminary subdivision approval request comes from Mr. Pat Burns, a developer who would like to subdivide a 40-acre parcel into an 84-lot residential subdivision. The residential lots that range in size from 6,000 to 39,000 square feet. This residential development includes facilities designed to provide the residents with storm-water detention and irrigation water storage and delivery services. Pathways throughout the development will provide for efficient pedestrian and cycling mobility. Public roads and pathways within this development are designed in accordance with the street cross sections from the development agreement. Standards that apply to the Longhorn Estates Subdivision are included in the meeting packet. Following preliminary approval from the Planning Commission this development proposal will need to satisfy the preliminary conditions and the standards from the development agreement before being presented to the planning director for final approval. The developer is also aware that before the recordation of any phase within the Longhorn Estates development is recorded, the Planning Division requires the satisfactory completion of infrastructure within the Vaquero Village Cluster Subdivision.

Mr. Lleverino reviewed his staff memo and used the aid of a PowerPoint presentation to summarize staff's analysis of the application relative to the following:

- Conformance with the General Plan;
- Adherence to zoning guidelines;
- Open space requirements;
- Natural hazards;
- Secondary egress;
- Traffic study;
- Flood zone;
- Culinary water, secondary water, and sewer services; and
- Review agency requirements.

Mr. Lleverino concluded staff recommends approval of Longhorn Estates, consisting of 84 lots. This recommendation is based on the following conditions:

1. Requirements from the water and sewer districts are satisfied.
2. The developer will provide written verification from the LMSA for the ownership of the sewer lines before final subdivision approval.
3. An HOA is created to maintain and manage the pathways, and open spaces, and to enforce water-wise landscaping.
4. Standards from the development agreement are satisfied.
5. The developer agrees to re-plat the Vaquero Village Cluster Subdivision before the first phase of Longhorn is recorded.

6. Subdivision improvements within the Vaquero Village Subdivision are complete or escrowed for before the Longhorn Estates Subdivision plat is recorded.
7. Voluntary contributions are made to the Parks District before final plat recordation.

This recommendation is based on the following findings:

1. The proposed subdivision complies with West Central Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.

Mr. Lleverino then stated there was a typographical error in the staff report relating to the zoning of the property; the zoning is actually R1-15. Additionally, in exhibit A, there are minor changes to the road system, but more significant changes to the open space in the project area, which will result in an increase of the total lot count to 90 rather than 84. Based upon the zoning of the property, the developer could go as high as 116 lots in the project.

Chair Edwards referenced condition of approval number two, and suggested an additional condition requiring the applicant to get a letter from the Promontory Commerce Center PID stating they have available capacity in the future lift station to be built in the area. This would be in line with the letter being requested from the LMSA. Mr. Lleverino stated he can include that additional condition of approval. Chair Edwards then stated that final approval is handled at the staff level, so the Commission's review of this application may be the last time they see it. However, he wondered if the matter would be brought back to the Commission if there were changes to the layout of the project that resulted in more lots being included in the project. Planning Director Grover answered yes and not that would be considered a substantial change that would warrant referral to the Planning Commission.

Commissioner Clontz stated that during the pre-meeting, there was discussion of an adjustment to the conditions of approval to require written verification of the ownership of sewer lines prior to final subdivision application being submitted.

Commissioner Favero moved to forward a positive recommendation to the Weber County Commissioner pertaining to application LVL053024, preliminary subdivision approval of Longhorn Estates Subdivision, based on the findings and subject to the conditions listed in the staff memo, with the following change to condition of approval #2:

2. The developer will provide written verification from the LMSA for the ownership of the sewer lines before final subdivision approval; *also, approval will be provided by Promontory Commerce PID relating to capacity before final subdivision application is submitted.*

Commissioner Wichern seconded the motion. Commissioners Andreotti, Clontz, Edwards, Favero, McCormick, Neville, and Wichern voted aye. (Motion carried on a vote of 7-0).

2. Legislative items:

2.1 File #ZMA2024-08, an application to rezone approximately 65 acres of land generally known as the Meibos Family LLC land, located at approximately 639 South, 6700 West, from the A-2 zone to the R1-15 zone. Applicant: Pat Burns. Staff Planner Felix Lleverino.

A staff memo from Planner Lleverino explained the applicant's proposal to rezone the Meibos Family land from Agricultural A-1 to the R1-15 zone for the purpose of creating a residential development. The park space will be deeded to the West Warren Parks District. This rezone, if approved, is recommended to be accompanied with a development agreement. Through this development agreement the county can capture additional considerations unique to the property. Even though the rezone will be applicable to the entire subdivision, including existing lots owned by others, the development agreement will not apply to parcels not currently owned by the applicant/developer. Staff is recommending approval of the rezone.

Mr. Lleverino reviewed his staff memo and used the aid of a PowerPoint presentation to summarize staff's analysis of the application relative to the following:

- Conformance with the General Plan;
- Adherence to zoning guidelines;
- Adjustments to the concept plan;
- The extent to which the proposed amendment may adversely affect adjacent property;
- The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, stormwater drainage systems, water supplies, wastewater, and refuse collection;

Mr. Lleverino concluded that after reviewing the proposal within the intended context of the Western Weber General Plan, it is staff's opinion that this rezone will help advance the vision and goals of the plan. Staff is recommending approval of the rezone. This recommendation is offered with the following considerations, which are intended to be incorporated into a zoning development agreement:

1. Concept plan update:
 - a. Provide concept plan amendments for compliance with connectivity standards.
2. Density:
 - a. The total density for the entire 65-acre Meibos property shall be limited to 188 dwelling units. No such lots shall be less than 6,000 square feet and no such lots shall be less than sixty feet wide.
3. Parks, open space, and trails:
 - a. Land deeded to the Park District including park amenities is mutually agreed upon between the developer and the park district. Donation for existing lots shall occur with the donation of all lots or units paid prior to the first plat being recorded.
 - b. All 10-foot pathways shall follow the adopted 10-foot paved or concrete pathway standards in the Land Use Code.
 - c. Unless negotiated otherwise with the parks district, the sidewalk and pathway in the proposed park area should include at least one bench every 500 feet of sidewalk or pathway.
 - d. Each pathway and sidewalk within the development should be lined with shade trees in intervals and of species such that the crown of one tree, on average at maturity, will converge with the crown of the adjacent trees. Use at least three different tree varieties dispersed in a manner to avoid transmission of pests/diseases.
4. Streets:
 - a. The proposed street and pathway layout illustrated in the concept plan is sufficient to meet the connectivity standards of the county code.
5. Efficiency: Require each residence greater than 1800 square feet or not otherwise deed restricted for moderate-income housing to:
 - a. Have a smart sprinkler controller, a smart thermostat, extra attic insulation, and house wrap before certificate of occupancy.
6. Weber County's outdoor lighting code should be applied to all lighting in the project.

This recommendation is based on the following findings:

1. After the considerations listed in this recommendation are applied through a development agreement, the proposal generally supports and is anticipated by the vision, goals, and objectives of the Western Weber General Plan.
2. The project is beneficial to the overall health, safety, and welfare of the community, as provided in detail in the Western Weber General Plan.
3. A negotiated development agreement is the most reliable way for both the county and the applicant to realize mutual benefit.

Mr. Lleverino engaged in high level discussion with the Commission regarding the application and the changes that have been made to the proposal since the body's last review of the proposal; he facilitated a review of the concept plan for the proposed project, the proposed street configuration in the project area, and the areas identified for open space/park space.

Commissioner McCormick inquired as to the number of lots that can be included in the project based upon the zoning. Mr. Lleverino stated that the maximum number of lots that can be included is 188, but the conceptual plan provided by the applicant includes 206 lots.

Commissioner Neville inquired as to the number of points of access for the subject property, to which Mr. Lleverino answered two; there will be one on 6700 West and another on 7100 West.

Chair Edwards opened the public hearing.

Paul Sherman, 707 S. 6700 W., stated his rear property line borders the subject property; he has lived at his home for 25 years and is neighbors and friends with the Meibos'. One of the thing he does not understand is why the Council is approving subdivisions with lots as small as quarter-acre, even though all the properties that border the subject property live on a minimum of one acre. He stated this will result in a lot of people living on a 65 acre parcel and it will be a big change for the community

given its current character. Having an access road onto 7100 West may be problematic as it is a very new road; additionally, traffic on 6700 West will increase dramatically. He understands that people have the right to develop their property and he may be more comfortable with the proposal if it were for one-acre lots in order for it to be more harmonious with existing development. The community is a small farming community and this will be a very big change.

Bill Davis, 7598 W. 900 S., stated that he understands the proposal is to change the zoning to R1-15, and that the developer will install sewer lines, but there are no County plans for a sewer plant in the area and Little Mountain does not have plans to build one. He wondered the sense of zoning the property for a certain use when there are not adequate sewers plans or accommodations. Most of the people that live in this area of the County are not supportive of a tax increase to pay for sewer improvements.

There being no further persons appearing to be heard, the public hearing was closed.

Chair Edwards addressed Mr. Sherman's comments; the traffic study that was performed as part of the Longhorn Estates proposal took into consideration both points of egress mentioned by staff. Staff has indicated that some upgrades will be necessary based upon the information in the traffic study. In regard to the dead-end on 7100 West, the developer would only be allowed to build 30 lots until he has a secondary egress. He then referenced Mr. Davis's comments and agreed there are many considerations to be made regarding sewer service. He would like to see a condition of approval included in the Planning Commission's action on the matter so that it can be forwarded to the County Commission; the condition could be that there be some understanding regarding the direction of the sewer improvements and he would assume that would be east of the Promontory Commerce lift station based upon the letter from Central Weber that staff included in the meeting packet.

Commissioner Clontz addressed the comments made regarding the desire for one-acre lots on the project; the transition of farmland to residential land is painful, but throughout the State and the nation there is a housing crisis and the only way to solve that is to build more houses. The infrastructure to build one-acre lots is very expensive and when requiring one-acre lots, it has been found that the State of Utah is essentially building lots for Californians because those are the only people who can afford one acre lots and larger homes in this economy. The hope is to be able to develop smaller, affordable lots that will accommodate smaller homes that are more affordable for future generations of residents. The developer is being asked to install the infrastructure and also to donate land for a very park; this project will have a very large park that will be accessible to future residents. She is also saddened by the loss of farmland, but the Commission is charged with doing what is best for the entire community at large.

Chair Edwards asked if the County Land Use Code includes a requirement for communication from service districts that they have sufficient capacity to serve a project area. Planning Director Grover stated the Commission can require that type of communication and it would be in the form of a letter of acknowledgement rather than a will-serve letter. He stated this is a legislative item and the Commission could include a requirement for a letter of acknowledgement in the recommendation that they provide to the County Commission. Mr. Lleverino stated he believes the County has received a letter of acknowledgement from Central Weber Sewer for both the Meibos property and the Longhorn Estates project. The Commission discussed Mr. Davis's comments about the extensive work that must be done to ensure proper sewer infrastructure in the area to serve the project area. Mr. Lleverino found the letter from Central Weber for the Meibos property, and he highlighted the information included in the letter for the Commission's benefit. He cited other letters from other service providers regarding utility capacity for the area of the subject property. The Commission indicated they need some communication from Little Mountain Special Service District.

Chair Edwards commented on the need to include adequate requirements in the development agreement for this project to ensure that drainage and other issues can be solved for abutting property owners as well as residents living in the Vaquero Villages project area. Legal Counsel Keogh stated the Commission is within their rights to require the developer, as part of the development for this project, to complete previously approved developments; or the Commission can recommend denial of this application based upon the fact that the developer has not completed his contractual obligations in other developments.

Commissioner Clontz then stated that she would like for the condition of approval related to park amenities to be adjusted to state that "land deeded to the Park District including park amenities is \$7,500 or equivalent for each dwelling unit, or equivalent as mutually agreed upon...".

Chair Edwards invited input from the applicant.

Applicant Pat Burns approached the Commission. He stated he does have a letter from Little Mountain Sewer , but he has ran into some legal issues related to annexation into one special service district or another for sewer service. He is working through the legal process of annexing entirely into Central Weber Sewer District, and then allowing Little Mountain to take over the sewer lines. He read the letter from the Little Mountain Sewer Board regarding the annexation procedure and their willingness to work with him through the process. He stated he will leave the letter with staff this evening. He then addressed the Commission's concerns regarding Vaquaro Villages; he has met with staff on-site at that project and has presented all the options that have been proposed by residents of that community. Everything has been addressed and he is waiting for final action on the Longhorn Estates project in order for him to move forward with making the needed improvements in Vaquaro Villages. This includes solving drainage issues and constructing an eight-foot walking path for connectivity. The only matter that has not been addressed is the installation of a flashing light for the crosswalk, and he is waiting on County Engineering to inform him of the specifications for that light. The drainage issue was the biggest problem in Vaquaro Villages and he is confident that will be adequately addressed.

Commissioners expressed their gratitude to Mr. Burns for working to address the issues with Vaquaro Villages. They also indicated they want to see letters of acknowledgement from all service providers for the project. Mr. Grover indicated that the Commission could include a condition of approval requiring submittal of those letters before the application moved forward to the County Commission for consideration and action.

Commissioner Wichern moved to forward a positive recommendation to the Weber County Commissioner pertaining to application ZMA2024-08, an application to rezone approximately 65 acres of land generally known as the Meibos Family LLC land, located at approximately 639 South, 6700 West, from the A-2 zone to the R1-15 zone, based on the findings and subject to the conditions listed in the staff memo, as well as the following changes to specific conditions of approval and additional conditions of approval:

- Condition 3.a shall read "Land deeded to the Park District including park amenities is \$7,500 per unit, or equivalent as is mutually agreed upon between the developer and the park district. Donation for existing lots shall occur with the donation of all lots or units paid prior to the first plat being recorded.
- New Condition 7 shall read "Subdivision improvements within the Vaquaro Village Subdivision are completed or escrowed before the Meibos subdivision plat is recorded."
- New Condition 8 shall read "A letter of acknowledgement is received from Little Mountain Special Service District."

Commissioner Neville seconded the motion.

Commissioner Neville asked if the approval is extended to the number of lots that are allowed based upon the zoning of the property, or the number of lots that are included on the concept plan. Commissioner Wichern stated that the approval is limited to the number of lots permitted in accordance with the zoning of the land.

Chair Edwards called for a vote. Commissioners Andreotti, Clontz, Edwards, Favero, McCormick, Neville, and Wichern voted aye. (Motion carried on a vote of 7-0).

2.2 ZTA2024-05 - A public hearing and possible action on a request to amend the residential zones to add an R1-5 single family zone and to amend the R3 zone to create R3-A and R3-S zones to provide for a multifamily attached zone and a multifamily stacked zone, and to amend the site development standards for all R1, R2, and R3 zones, and related clerical and administrative amendments. Applicant: Jeff Meads and Kameron Spencer. Staff Planner: Charlie Ewert.

A staff memo from Principal Planner Ewert explained the Western Weber General Plan's Future Land Use Map designates much of the Western Weber Planning Area for "medium-sized residential" lots and land uses. The plan also calls for some areas along major transportation corridors and villages to have a mixture of various housing types (mixed housing). Mixed housing, generally, is described as various housing types that the private market is demanding. This designation is intended to allow the market to drive the types of residential land uses, and will hopefully result in a wide variety and mixture of housing types in a medium-to-high density development pattern. On May 16, 2023, the county amended various land use ordinances to help implement these new housing development policies in the unincorporated Western Weber area (Ord No. 2023-10). Among these amendments there was a new zone created, the R1-15 zone, and density incentives were implemented for quality street and pathway connectivity. The county has had a little over a year to negotiate quality development patterns with various developers based on these new ordinances and the general plan. Along the way, one emerging theme seems to be that good street and pathway connectivity should not need to be incentivized. It should be required. Another emerging theme is the desire to encourage a

variety of lot sizes and development patterns in a manner that creates diverse age-in-place communities rather than only implementing one lot size for each new neighborhood. In addition, the county has received an application to amend the residential zones to enable more flexible lot development standards in a manner that will modernize the county's residential (R1, R2, and R3) zones and help create communities that are based on new urbanism zoning reform principles. On September 3, 2024, the planning commission reviewed the proposed changes in work session and requested a few clarifications/modifications. The attached Exhibit A contains the amendments created through this effort, and the requested changes/modifications are highlighted in yellow.

Mr. Ewert reviewed his staff memo and used the aid of a PowerPoint presentation to summarize staff's policy analysis of the application, with a focus on the following:

- Conformance with the General Plan;
- Smart Growth Planning efforts;
- Street connectivity;
- Pathway and trail connectivity;
- Land Use principles;
- Housing goals; and
- Transportation goals;

Mr. Ewert concluded staff recommends that the Planning Commission consider the text included as Exhibit A and offer staff feedback for additional consideration, if any. Alternatively, when/if the Planning Commission is comfortable with the proposal, a positive recommendation should be passed to the County Commission.

Chair Edwards opened the public hearing.

Roger Helsop, 1657 S. 4700 W., stated that when the General Plan was updated for this area, residents were convinced that third-acre lots were appropriate for many reasons. There was some discussion of lowering minimum lot sizes to a quarter acre with a requirement for amenities to be added to the community, but this new proposal contemplates allowing up to 24 units per acre and this is a far cry from three or four units per acre. His concern is that allowing that kind of density will eliminate the cohesiveness of the community. He referred to other cities that have allowed a dramatic increase in density and noted the quality of life in those communities has dramatically decreased. There is no place for the youth to spend their time, even if developers are required to install some open spaces. He does not see sufficient language in the proposed amendment to provide for the health, well-being, and social welfare for the people that will be crowded in to dense developments. The Weber County Sheriff's Department has indicated a majority of the problems they respond to are in developments with stacked units or developments that are very dense. He noted that Weber County residents want quality developments to maintain a quality community and he is concerned that approval of this amendment for a specific area will be the catalyst for ongoing intense development in this area. He asked that the Commission recommend against density of this magnitude.

Lane McFarland, 5202 W. 1150 S., stated he is a lifetime resident of West Weber and he does not understand why Weber County seems to be transitioning away from valuing open space and agricultural uses in an effort to provide very dense development. He disagreed with Mr. Ewert's assessment that it is a guarantee that agriculture will disappear in this county and he hopes the Commission disagrees as well. He believes all residents enjoy local produce from the farms in this area and allowing this type of zoning option will attract developers to the community that do not care for the land as original homesteaders did. Six generations of his family have farmed this area and they hope to continue to do so while enjoying their peaceful lifestyle. The County needs to quit focusing on packing as many people into dense developments as possible and, instead, focus on conservation. Conservation easements would allow agricultural property owners to sell their development rights and maintain their land forever in the best interest of the community.

Kenny McFarland, 5102 W. 1150 S., asked someone to explain the long-term implications of the matter that is before the Commission tonight; he asked if approval for the zoning amendment will change the General Plan permanently or if the zone change is for one specific property/area. One of his biggest concerns about broad changes is the lack of foresight related to infrastructure improvements that will be needed as a result. If the zoning is changed, developers will want to start pursuing high density projects, but the transportation infrastructure, as well as utility infrastructure, is insufficient to handle an increase in population. Other projects like the contemplated inland port in western Weber County should also be taken into consideration. He added that it is likely that the area will eventually be incorporated and he wondered where the town center for the

incorporated area would be. It would be hard to make a city out of this area given the sporadic and scattered development of the area. He suggested the County focus on a 100-year plan that can slowly take shape, rather than short term plans and changes based upon the current economy.

There were no additional persons appearing to be heard and the public hearing was closed.

Chair Edwards attempted to answer Mr. Kenny McFarland's questions about the long-term implications of the current application; it is his understanding that the General Plan will not be changed as a result of the application, but the County Code will be amended to help to implement the principles that are identified in the General Plan. Mr. Ewert stated that is correct. Chair Edwards stated the R-3 zoning designation is currently included in the County's Land Use Code and the orange areas on the General Plan map are areas in which that zoning is permitted. Orange represents mixed-use residential zoning on the General Plan map. The current version of the R-3 zoning ordinance is from the 1950s and a lot of things have changed since then. This amendment will make it easier for County staff to interpret the types of uses that are allowed in the R-3 zone for the areas identified on the General Plan map. Commissioner Clontz added it is important to note that the General Plan is a 100-year plan; allowing for dense housing in certain areas of the County will make it possible to preserve other open spaces for agricultural use and less dense housing developments. Chair Edwards stated that is correct and the Commission and staff engaged in high-level philosophical discussion and debate of the appropriate average density for western Weber County and the types of development that will eventually trigger infrastructure improvements that were mentioned by Mr. Kenny McFarland.

Chair Edwards stated that he understands the concerns Mr. Kenny McFarland expressed regarding the potential incorporation of the area and the appropriate location of a town center; it is difficult at this time to envision where those future amenities may be located given the vast size of the area. He also addressed Mr. Lane McFarland's comments about the value of agricultural land; he agreed that it is very valuable and important to the community and he also wants to preserve it. He has family that farms in the area as well, but the problem that many families run into is that future generations do not want to continue to farm. When a family chooses to quit farming and wants to sell their land, they should have the right to do so. The County cannot dictate that agricultural property remain in perpetuity, but property owners can pursue agricultural protection areas as was mentioned by Mr. Lane McFarland. Several Commissioners agreed with Chair Edwards and continued to discuss and debate current development and housing trends and the responsibility of the County to impose appropriate development guidelines for the County.

Commissioner Clontz stated she feels it is appropriate to stress that this application is not an amendment to the General Plan or the creation of a new zone. Mr. Ewert stated that is correct; additionally, no new properties have been identified as being appropriate for the R-3 zone.

Commissioner Neville moved to forward a positive recommendation to the Weber County Commission pertaining to application ZTA2024-05, a request to amend the residential zones to add an R1-5 single family zone and to amend the R3 zone to create R3-A and R3-S zones to provide for a multifamily attached zone and a multifamily stacked zone, and to amend the site development standards for all R1, R2, and R3 zones, and related clerical and administrative amendments. Commissioner McCormick seconded the motion.

Chair Edwards called for a vote. Commissioners Andreotti, Clontz, Edwards, Favero, McCormick, Neville, and Wichern voted aye. (Motion carried on a vote of 7-0).

3. Public Comment for Items not on the Agenda:

Lane McFarland, 5202 W. 1150 S., referenced the future extension of the West Davis Corridor into Weber County; it is regularly stated that the Council has no influence over the Utah Department of Transportation (UDOT) and the timing of that project, but if there is a way for the County to encourage the alignment of the corridor, he would recommend that happens. He stated he strongly feels the road should stay where it is current mapped, which is at approximately 6300 West because it is appropriate for it to run through the County near the inland port project and other new developments in western Weber County that will generate a great deal of traffic that 12th Street is not capable of handling. Keeping the highway further to the west will help to benefit those that live on 1150 South east of 4700 West. He asked if the County is engaged with UDOT regarding that project.

Planning Director Grover stated Weber County is meeting with UDOT about once a month and there are efforts underway to conduct a feasibility study to determine wetland areas and the most suitable alignment for the road. Mr. McFarland stated he

hopes the feasibility study involves an evaluation of where jobs and new residential developments will be located and can most benefit from the new road. He is hopeful the road is located west of the Weber River. Mr. Grover stated that is what Weber County is encouraging.

Mr. McFarland then referenced the Commission's action on application 2024-05 and asked if the stacked development that will be allowed in the R-3 zone can actually move forward in western Weber County. Commission Clontz stated that type of use can be allowed in very specific areas identified on the General Plan map. The standards that are included in the ordinance will help to ensure a good blend of housing types and harmonious architectural. She added she would not approve high-rise development in many areas of western Weber County.

Chair Edwards then noted that the State Legislature has a great deal of control of the West Davis Corridor extension and he encouraged residents to reach out to their representatives to provide their suggestions and request an acceleration of funding for the project.

4. Remarks from Planning Commissioners:

Commissioner McCormick thanked the members of the public who participated in tonight's meeting; the Planning Commission holds many meetings with no members of the public interested in attending, and it was great to know that there is public interest in development in the area. Chair Edwards agreed and added there are a few applications forthcoming that deal with the development of thousands of acres and it is great for the public to attend and provide input on those matters.

Commissioner Neville stated that he has heard recent comments that the Planning Commission and County Commission are not doing what the residents of Weber County wants. That has been very disheartening for him because he and his fellow Planning Commissioners have a great deal of passion and concern for the community and they do not make it easier for developers to do whatever they want in western Weber County. No one is excited about dramatic changes, but the Planning Commission understands the reasons for changes, including some law that have been passed at the State level, so it is important to be careful in shaping the development of the community.

Commissioner Andreotti stated that the neighboring city of Plain City experienced a great deal of growth, which led to a grocery store being built in that community. He stated he is fairly close with many residents in Plain City and they were opposed to commercial development, but now they shop there on a regular basis and they are glad to have the service nearby. He stated that development in western Weber County will lead to similar improvements that will increase the quality of life for residents in the area as well as an increase in sales and property tax revenue for the County. He stated that he is grateful to residents who provided input tonight.

5. Planning Director Report:

Planning Director Grover provided the Commission with a report of upcoming training opportunities available to them.

6. Remarks from Legal Counsel

Legal Counsel did not provide remarks.

The meeting adjourned to a work session at 6:50 p.m.

WS 1: Discussion regarding an application to rezone part of the property located on the Southeast corner of 4700 West and 1150 South to the R-3 zone. Applicant: Fieldstone Homes. Applicant Representative: Randy Smith.

Randy Smith commended the Planning Commission for the manner in which they conducted their business meeting this evening. He then used the aid of a PowerPoint presentation to discuss his development desires for the southeast corner of 4700 West and 1150 South. He first discussed the history of Fieldstone Homes and recent projects they have completed, noting the majority of their current work is providing homes for first-time homebuyers. The subject property is currently zoned C-1 for neighborhood commercial uses, but he does not believe that is the highest and best use of the property due to the close proximity of the property to the railroad tracks and restricted visibility of the entire site. He would like to change the zoning to R-3 to facilitate a higher-density residential development on the site that would include 126 single family units and 211 townhome units. He concluded he asked for this opportunity to discuss the

proposal with the Commission tonight in order to get feedback to determine how to proceed at this time. The Commission and staff engaged in philosophical discussion and debate of the proposal; there was a focus on the history of the ground and the extreme discomfort that was caused to the community due to the change the future land use of the property to commercial; the potential for some residential development on the site as long as there is commercial development on the property frontage; and the level of support for mixed-use or form-based zoning.

Mr. Smith stated that he spoke with the County Commission and they indicated that they likely would not support a zone change for the property if there was not unanimous support from the Planning Commission. He thanked the Commission for their feedback.

The Commission asked Mr. Ewert for input. Mr. Ewert stated that he does not have a strong opinion or recommendation regarding the appropriate designation for the property, noting that is a policy decision for the Planning Commission and County Commission to make. He did provide input regarding the factors that commercial entities weight in a community before deciding to move forward with a commercial development.

The meeting adjourned at 7:40 p.m.

Respectfully Submitted,

Cassie Brown

Weber County Planning Commission

Minutes of the Regular Meeting of the Western Weber Planning Commission for October 8, 2024, Weber County Commission Chambers, 2380 Washington Boulevard 1st Floor, the time of the meeting, commencing at 4:00 p.m.

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

Weber County Commissioners Present: Sharon Bolos, Gage Froerer, James “Jim” Harvey

Staff Present: Rick Grover, Planning Director; Charlie Ewert, Principal Planner; Felix Lleverino, Planner; Liam Keogh, Legal Counsel; Tiffany Snider, Office Specialist.

- **Pledge of Allegiance**
- **Roll Call:** Chair Eddwards conducted roll call and indicated all Commissioners were present.

1. Minutes approval – July 9, 2024

Chair Edwards asked for any comments or corrections to the minutes; no corrections were offered.

Commissioner McCormick moved to approve the minutes. Commissioner Neville seconded the motion, all voted in favor.

2. Public comments for items not on the agenda

There were no public comments.

3. Remarks from Planning Commissioners:

There were no remarks from Planning Commissioners.

4. Planning Director Report:

Planning Director Grover indicated he had nothing to report.

5. Remarks from Legal Counsel

Legal Counsel did not provide remarks.

The meeting adjourned to a work session at 4:03 p.m.

WS 1: Discuss an application to amend the Future Land Use Map of the Western Weber General Plan to redesignate area between 4700 West and the Weber River north of 12th Street from agriculture to rural residential lots, medium to large residential lots, mixed-use residential, mixed-use commercial, and vehicle oriented commercial. The purpose of the change is to plan for a large master-planned development.

Principal Planner Ewert presented an aerial image of the Western Weber planning area to orient the Commission to the location of the property subject to the proposed General Plan Future Land Use Map amendment. He invited the applicant, Jeff Beck, to discuss his proposed development with the Planning Commission and County Commission. Mr. Beck used the aid of a PowerPoint presentation to present conceptual plans for development of the area between 4700 West and the Weber River north of 12th Street. The development is a master planned development utilizing a mixed-use concept that includes commercial and residential development. He has hired a consultant to perform a market and feasibility study for the development of the area and the study report communicates the demand for this type of project. He discussed walkability of the project area; public amenities in the project; density of different areas of the project; layout of the roads throughout the project area; options for crossing the Weber River within the project; and wetland mitigation requirements and engineering of infrastructure improvements in order to prevent flooding.

Throughout the presentation, Commissioners asked for a comparison of the current Future Land Use Map with what Mr. Beck is proposing; they discussed the future land uses identified for surrounding properties; the ability for the roads and other infrastructure to handle the type of development that Mr. Beck is proposing; whether form based zoning would be appropriate for the subject property; the attractiveness of the different housing types in the project area that will allow someone to move from a smaller unit to a larger unit/single family home as their family grows; the positive impact the project could have on the tax revenue for Weber County; opportunities for deed restricting units in the project area to require a certain percentage of home ownership/owner occupancy; the demand for this type of project throughout the entire State of Utah; and the importance of planning for the future of the western area of Weber County. The feedback from the Planning Commission and County Commission was largely positive.

Mr. Ewert indicated he will use the feedback provided to continue to discuss the proposed project with Mr. Beck in preparation for making formal application for a General Plan Future Land Use Map amendment and zone change; he discussed the process for each application, both of which included public hearings with the Planning Commission.

The meeting adjourned at 5:19 p.m.

Respectfully Submitted,

Cassie Brown

Weber County Planning Commission