

WESTERN WEBER PLANNING COMMISSION MEETING

WORK SESSION

September 14, 2021

5:00 p.m.

- *Pledge of Allegiance*
- *Roll Call:*

1. Minutes: May 11, 2021; May 19, 2021; July 13, 2021; August 10, 2021

Petitions, Applications, and Public Hearings:

2. Administrative items:

SPE 08302021: Discussion and action on a conceptual sketch plan endorsement request for Ali Farms Cluster Subdivision, a proposal consisting of 31 lots and open space parcels totaling 11 acres.

3. Public Comment for Items not on the Agenda:

4. Remarks from Planning Commissioners:

5. Planning Director Report:

6. Remarks from Legal Counsel

Adjourn

*The work session will be held
Via Zoom Video Conferencing at the link <https://us02web.zoom.us/j/88935750467>*

****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 801-399-8791

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.

Minutes for the Western Weber Commission meeting of May 11, 2021 held via Zoom Video Conferencing

Members Present: Andrew Favero-Chair
Bren Edward-Vice Chair
Wayne Andreotti
Sarah Wichern
Jed McCormick
Greg Bell

Members Excused: Bruce Nilson

Staff Present: Rick Grover, Planning Director; Charlie Ewert, Principle Planner; Steve Burton Principal Planner; Matt Wilson, Legal Counsel; Angela Martin, Lead Office Specialist II

Chair Edwards asks if there are any ex parte communications or conflicts of interest to declare. There are none.

- *Pledge of Allegiance*
- *Roll Call:*

1. Petitions, Applications, and Public Hearings: none

2. LVS021320: Request for a recommendation of final approval of Stagecoach Estates Cluster Subdivision consisting of 55 lots located at approximately 1800 South 3800 W, Ogden: Staff Presenter Tammy Aydelotte
This item was pulled from the agenda.

3. DR# 2021-04: A request for design review approval to construct new greenhouses that will be added to a large scale growing operation named Pineae Greenhouses: Staff Presenter Tammy Aydelotte

Tammy Aydelotte states that the applicant is requesting design review approval to amend the approved site plan by constructing three 48,600 sq. ft. greenhouses and one 233,280 s.q ft. greenhouse that will be constructed over the next two years and will be used to grow potted plants. This business has been in operation in the unincorporated Weber County since 2005. This proposal is before the Planning Commission as a Design Review because of the scale of the addition and that the agricultural greenhouse is Staff Report to the Weber County Planning Commission Weber County Planning Division Page 2 of 7 considered a wholesale commercial operation. The staff has determined that a greenhouse and nursery limited to the sale of materials produced on-premises and with no retail shop operation is a permitted use in the A-2 Zone.

MOTION: Commissioner Edwards moves to approve DR# 2021-04: A request for design review approval to construct new greenhouses that will be added to a large scale growing operation named Pineae Greenhouses this recommendation is based on the following conditions: 1. The Pineae Greenhouse operation will comply with all requirements from Weber County Engineering as a means to manage all stormwater and effluent from business operations. 2. Land use permits must be issued for the new greenhouses. 3. A building permit must be issued for gas and electrical lines. The recommendation is based on the following findings: 1. The proposed project complies with applicable County codes. 2. The proposed project conforms to the West Central Weber General Plan. 3. The proposed project will not negatively affect public health, safety, or welfare. 4. The proposed project will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses. Commissioner McCormick seconds. Motion carries (5-0).

4. Request for a recommendation of final approval for Winston Park Subdivision, a Planned Residential Unit Development consisting of 54 residential units, and two open space parcels, totaling approximately 40.259 acres: Staff Presenter Tammy Aydelotte

This item was pulled from the agenda.

5. A public hearing to consider an application to rezone approximately 39.59 acres on parcel 19-001-0005, located at approximately 4000 N. Highway 89, from the A-1 (agriculture) zone to the G (gravel) zone. Staff presenter: Charlie Ewert Applicant: Westside Investments Applicant agent: Craig Jackson

This item was pulled from the agenda.

6. ZMA 2021-03: A public hearing to consider an application to add "gun range" to the list of allowed uses in the M-3 zone. Staff presenter: Charlie Ewert. Applicant: Justin Barrow

Charlie Ewert states that the applicant would like to amend the M-3 zone to allow a shooting range. The M-3 zones are the heaviest intensity manufacturing zone in the Weber County land-use code. It allows uses as intense as the manufacturing of missiles, aircraft engines, and spacecraft. It does not appear that there are currently any zones in the Weber County land-use code that allow a private shooting range. Given other allowed uses in the zone, the M-3 zone appears most appropriate for use. Concerns about most of the effects, such as sounds, odors, and vibrations, are concerns that could occur with most uses in the zone. The biggest concern is the safety of those who use it, as well as those unknowing members of the public who might happen to be in proximity of it. The best protection for those outside the shooting facility is the construction of an errant-bullet containment system. This system can be created in several ways such as by providing large berms, overhead baffles, ricochet-resistant material, fixed shooting positions, etc. Two other concern is that the lead and other heavy-metal materials from a high concentration of spent bullets could have lasting environmental effects, and that improper upkeep of dry vegetation at an outdoor facility can create a wildfire hazard. Given the number of detrimental effects possible, if not operated to a specific standard, the staff is recommending that if the use is allowed, that it be allowed by conditional use permit. Requiring a conditional use permit will enable the planning commission to apply the additional safety and environmental standards that are listed in the chapter of the conditional use.¹ The attached proposed ordinance creates the allowance of a shooting and training facility as a conditional use permit and applies specific construction standards to protect the public from errant bullets. Staff is recommending approval based on the conditions and findings listed in the staff report.

Justin Barrow states that he grew up in West Warren where the proposed site is. There is nowhere close by to shoot. He adds that there is a need for this. They have not gone any further with Engineering. He asks that they give him a brief overview of what they would like to see there. This is a good site for this because there are no neighbors to the west. He notes that they are proposing the highest safety measure with the berm around each area. There will be a fire suppression system. They want to make it safe for the users and the general public. Hearing protection, sound absorption materials will be used in the construction of the shooting house. The area will be patrolled. Members have a priority reservation system online and will be able to reserve up to a year in advance. The public will have access to a secondary system to reserve lanes and shooting times.

MOTION: Commissioner Edwards moves to open the public hearing. Commissioner Andreotti seconds. Motion carries (6-0)

Jason Green 2900 W 1400 S states that this would be good for family

MOTION: Commission Edward moves to close the public hearing. Commissioner Andreotti seconds. Motion carries (6-0)

MOTION: Commissioner Edwards moves to recommend approval of ZMA 2021-03 A public hearing to consider an application to add "gun range" to the list of allowed uses in the M-3 zone Based on the analysis provided and the ordinance attached as Exhibit A, staff recommends that a "shooting range or training course" be added as a conditional use in the M-3 zone. Should the planning commission concur, a positive recommendation could be forwarded to the County Commission for file ZTA 2021-03, based on the following findings: 1. The proposed use will enhance economic opportunities in the M-3 zone with a use that is most appropriate to be located in the zone. 2. The proposed use is not detrimental to the effect of the general plan. 3. The use could provide a local training facility for law enforcement. 4. The proposed text will help keep the use from becoming burdensome to the health, safety, and welfare of the general public. And that there will be an operator on-site at all times. Commissioner Wichern seconds.

Commissioner Wichern votes aye, Commissioner Andreotti votes aye, Commissioner Edwards votes aye, Commissioner McCormick votes aye, Chair Favero votes aye. Motion carries (5-0). Commissioner Bell was not present for this item.

7. ZTA 2019-04: A public hearing to consider a county-initiated proposal to amend various sections of the County's subdivision ordinance to ensure adequate culinary and secondary water for each new subdivision. Presenter: Charlie Ewert

Mr. Ewert states that there have only been a few minor changes. He notes that the biggest changes were that there was a culinary section and a secondary section. The language was so redundant that it was merged into one section. There is a water section that addresses both culinary and secondary water. There are three different definitions Water irrigation, secondary water, and water service provider. He adds that a lot of this was taken from the state code. The difference between secondary and irrigation is that secondary is pressurized. When it says that everyone has to have secondary water they are talking about pressurized secondary water.

Mr. Ewert states that if there is a section that Ogden Valley added. It states that if there are irrigation rights that have always been used on the property and they send those rights with the new owners they can continue to use that in lieu of a pressurized system. Commissioner Edwards states that he has concerns water districts have requirements that if there is a pressurized source they need to connect to it. He states that it muddies that the water too much. It opens the door for owners to avoid tying into the water districts. Mr. Ewert states that this was a condition that the Ogden Valley wanted to add. Commissioner Edwards states that the problem out West are the problems out West and the problems in the Ogden Valley are the problems in the Ogden Valley. They have separate concerns. He states that he can make it so that it is only applicable in the Ogden Valley. Chair Favero states that this will not work in Western Weber.

Commissioner Edwards states that when the HOA systems come in, he wants to make sure that the water gets tied to the system. There is no way to tie it to the ground. He adds that the water is getting valuable. The system is expensive to maintain and operate. Mr. Ewert states that if they look at the way the paragraph is written, it talks about having to give the rights back to the water company or entity otherwise the rights or shares required shall be recorded to the lot for an individual well. Commissioner Edwards states that they can sign the shares over. The water district requires that half a share is given and it is held until the secondary water comes in. the shares are signed over to the water district. It still stays in the ditch system to supply the secondary water. They pay the assessment and maintenance to the ditch company. The water will not go anywhere else. If the HOA dissolves the water district gives the shares over to the irrigation company. The secondary water will be held by the culinary entity until the secondary get out there. Chair Favero states that something needs to place, there is too much room for those rights to disappear and they will disappear because they are valuable. This should not happen to an unknowing property owner that has expectations and they have paid for the water shares. The only thing that ties some of these homes together is the secondary water. There are no other amenities.

Commissioner Edwards states that concerning the verification portion on page 19, he does not like the part where it says that the water provider will bear full responsibility for verifying the secondary water system. If there is a pressurized irrigation company they are not going to run into this problem they will verify their system. It is going to become an issue with HOA's. He adds that he would rather see it as a joint effort. Mr. Ewert suggests that the change bears full responsibility to shall verify. He adds that the culinary water provider is in partnership. Commissioner Edwards states that he likes this better because in the section up further it talks about if they build the system they need to meet the requirements of the secondary providers that are in the area. Chair Favero states that there needs to be harmony with all the providers and not just be the sole responsibility of the culinary providers. For the secondary providers, their primary goal is to provide water for agriculture because this is what all the systems were established for. Most of the people that were involved with them are still in the agriculture business. The future is waning on agriculture and growing on the pressurized hookups.

MOTION: Commissioner Edwards moves to open the public hearing. Commissioner Bell seconds. Motion Carries (6-0)

Pat Burns 1407 N Mtn. rd, states that as many times Mr. Ewert has spent on this, sometimes he spends a lot of time with Mr. Ewert to make sure that his project meets the ordinance. As long as Staff and the engineers and the Planning Commission agreed that it can be adjusted.

Jason Crane states that he is an excavator and he has been involved in these projects from start to finish. He is concerned about the right. The Planning Commission is asking the developer to fork out all that money for the water shares and then they have to go before the Planning Commission and they get denied.

MOTION: Commissioner Bell moves to close the public hearing Commissioner Edwards seconds. Motion Carries (6-0)

Commissioner Bell states that if the developer goes through to procure the water and they meet the conditions, the Planning Commission has no grounds to deny the application. As long as it meets the conditions. He adds that he does not feel that it is an excessive burden, because at some point they will be able to use the rights. Commissioner Edwards states that they are just upholding the recommendations made by the water providers. He adds that their jobs as Planning Commissioners is to look at the land use and make sure it is following applicable zoning ordinances. As long as it meets all three it will get approved.

MOTION: Commissioner Edwards moves forwards with a positive recommendation of ZTA 2019-04 of A public hearing to consider a county-initiated proposal to amend various sections of the County's subdivision ordinance to ensure adequate culinary and secondary water for each new subdivision with the following findings: 1. That the proposal will help protect culinary water resources for the general public. 2. That the proposal will promote and encourage the merger of multiple different water systems. 3. That the proposal will enhance the collaboration amongst various water service providers and county/agency reviewers during the review subdivision process. 4. That the proposal will discourage the proliferation of private wells. 5. That the proposal will encourage water-wise landscaping. 6. That the proposal does not run contrary to the general plan and will promote the health, safety, and welfare of the public. And all the changes and comments made in the staff report. Commissioner Bell seconds. Motion carries (6-0)

8. ZTA 2021-02: A public hearing to consider a county-initiated proposal to amend various sections of the County's subdivision ordinance to allow private streets in certain subdivisions and provide for future public street conversion and connectivity if needed.

Mr. Ewert states that this is concerning private streets and private lanes. He states that if private streets are allowed to occur, the biggest concern is that they could potentially take the place of a public street. He adds that public streets mean something, public street connectivity is important. In some circumstances, a private street is not a big deal. In the Ogden Valley, there are a few people who are doing private streets. He adds that at this point as a Planner he does not have any concerns about private streets in the Ogden Valley. The Ogden Valley has 3 acre lots. He adds that they are also talking about a transferable development rights program where will be moving density from the hillsides to places where the private streets could occur. In the Ogden Valley, there is a lot of asphalt and single-family does not pay for asphalt looking at a 30 percent tax reduction on a primary home. They are better of going high density than trying to pay for all the asphalt or getting a lot of commercial in. The more road miles that are out there on the 3-acre developments the higher the tax burden is going to be. Property taxes don't pay for the streets the property taxes go to the general fund and the municipal services pay for the streets. There has been a deficiency in the municipal services fund and it has been there for a long time. Instead of the property taxes going up the municipal services will go up. Some of the linear roads have been allowed to be private and privately owned and operated. He states they do not want to miss the opportunity. He asks how they plan for that without doing it. There are a lot of suburban communities that they can learn a lot from. Mr. Ewert goes through some of the changes as listed in the staff report.

Commissioner Wichern asks concerning #3 the waiver requires joint ownership she states that HOAs are required to do long-term analysis studies to make sure they have the funds to take care of the property. She states that she has concerns about not have an HOA because the road ends up in disrepair without ensuring that the proper funding is collected. The cost per road improvement is hundreds of thousands of dollars. If they have not planned it can destroy the community. She asks if they have considered an HOA. Mr. Ewert states that the HOA's tend to scare Planning Commissions and Planners. Commissioner Wichern states that she is afraid that it could be the fear without a warning sign. She adds that the HOA should be a warning of what they are getting into. She wants that warning sign. Mr. Ewert states that this does make a lot of sense. He notes that they have had a lot of HOA's that have gone defuncted. A way to have an HOA go defuncted is not giving them enough to do. He adds that if they are going to allow a private street they could require a pool or a clubhouse.

Commissioner Bell states that he does not see why they would allow a private street without an HOA. He adds that he is not sure who they would expect to maintain those roads.

Commissioner Edwards states that his concern even without an HOA is when the HOA goes defunct. The street is the most expensive burden. He feels that they can take section B out.

Commissioner Bell asks if there is an option to not allow private streets.

Commissioner Wichern states that it could be advantageous to have public streets. If there is a street that is not servicing the County just a small portion of the public. It is best to have it as private so that the County is not paying an excessive amount of money for a street that is not serving the Counties needs. Commissioner Bell states that they could use hammerheads. Commissioner Wichern states that concerning connectivity the Uintah Highlands is a mess. She asks if a lot of this can be alleviated by a Master Plan. If there is a Master Plan so that they know where the Roads are going and HOA's can be planned. Public Blocks can be created. Mr. Ewert states that between the problem that they are trying to address with the substandard dead-end roads and the need for street connectivity there are some things that they need to do in advance of the General Plan. He adds that they need to make sure that they have space for the public streets to be laid out. There is a section of the code that talks about street blocks and it cannot be less than 500 ft. it cannot be more than 1320 ft. He adds that they are this way for a reason the average human does not want to walk more than a quarter of a mile to get to make a connection it is the car-centric mentality. As long as there are blocks are laid out where it allows for connectivity to occur. He states that the zoning will dictate private roads especially if there is a retirement community where the lots are house to house there won't be a lot of traffic on that road. A cul da sac may be appropriate in this area. He adds there is potential for it.

Commissioner Bell asks in what case would they need a private street. He adds that there are only two exceptions. Commissioner Edwards states that possibly in Uintah Highlands on a hill with slopes. Commissioner Bell states that in Western Weber he does not see the need for private roads. He add that he agrees that eventually, every private street would fall to the County. Chair Favero states that a lot of the time it depends on the zoning.

Commissioner Edwards asks if it is allowed in the Masterplan development. He adds that he would Mr. Ewert to remove everything below B concerning this section. Except for the dedication language.

MOTION: Commissioner Bell moves to open the public hearing Commissioner Edwards seconds. Motion carries (6-0)

There was no public comment.

MOTION: Commissioner Edwards moves to open the public hearing Commissioner Wichern seconds. Motion carries (6-0)

MOTION: Commissioner Edwards moves to forward a positive recommendation concerning item ZTA 2021-02 A public hearing to consider a county-initiated proposal to amend various sections of the County's subdivision ordinance to allow private streets in certain subdivisions and provide for future public street conversion and connectivity if needed. The recommendation is for everything except anything from part B down leaving the part concerning dedication. This is based on the following findings. The proposal is in the best interest of the public both in the short term and in the long term. The proposal is not detrimental to the general plan. Commissioner Wichern seconds. Motion carries (6-0).

9. A public hearing to consider a county-initiated proposal to amend various sections of the County's subdivision ordinance to require public street connectivity in certain intervals. Staff presenter: Charlie Ewert

This item was pulled from the agenda.

10. Public Comment for Items not on the Agenda:

Wade Rumsey 7550 S 35 W Idaho Falls, states that he would like to clarify Winston Park. Leading up to the March 9th meeting he had several discussions with Engineering about the Army Corp of Engineers letter. It was his feeling that they were satisfied with the direction of the Frontier Corporation and that it was accepted. When the motion was made he feels that there was an error made on

the motion. He did not say anything because he wanted to keep the decorum of the meeting. He wanted to be proper and no interrupt the meeting. There was no opportunity for discussion. He adds that he immediately contacted Ms. Aydelotte and Mr. Myerhoffer for clarification. He states he believes that there was an error in the staff report and the motion. He asks if there is a way to amend the motion that was made to correct. He adds that he can provide a conference call and a letter that would satisfy that requirement. He states that there was some missing piece of information. Commissioner McCormick states that they should refer this question to legal and see if the County Engineers are satisfied. Commissioner Edwards states the reason the motion was made the way that it was, was because staff recommendations were spelled out that way. Chair Favero asks if there are any remedies to this. Commissioner Favero states that as a way to remedies this they are willing to have a special meeting and have staff correct the report so that this concern can be addressed. Commissioner McCormick asks if the County Engineers have that right. Commissioner Edwards states that there is an environmental consultant statement in the letter. There is documentation and it is not just on the County Engineers. They can redo the preliminary approval and as another item, they can look at the item for final approval. Commissioner Edwards states that legal can work with Engineering and satisfy that they can sign off on the wetland issue and if staff can set the meeting up he feels that they can address these concerns. He adds that the Hooper Irrigation issue must be satisfied.

Pat Burns 1407 Mtn Road, states that he is confused about why his item got pulled. He is not sure if he is missing something. Commission Edwards states that before the meeting they did not have any of the information Hooper Irrigation and annexation Chair Favero asks if they have secured the water shares. Commissioner Edwards state some of those letters have been present and satisfy the condition. The biggest thing is the annexation which is a condition of approval. Mr. Burns states that does not understand what he is missing. Commissioner Favero states that he can contact Ms. Aydelotte to get a more clear idea.

11. Remarks from Planning Commissioners: Commissioner Edwards states that would like to see the agendas and packets prepared and sent out sooner. He adds that they would like a physical copy sent out before the meeting. Commissioner Edwards asks if they are open to having two meetings a month. Commissioner Bell states that he liked it when the meetings were on zoom. If the meetings are going to be in person it will make it difficult. Chair Favero asks if what if they did one of each.

12. Planning Director Report: none

13. Remarks from Legal Counsel: none

Meeting Adjourned at 7:20 pm
Respectfully Submitted,
Angela Martin, Lead Office Specialist
Marta Borchert, Planner Technician
Weber County Planning Commission

Minutes for the Western Weber Commission meeting of May 19, 2021 held via Zoom Video Conferencing

Members Present: **Andrew Favero-Chair**
 Bren Edwards-Vice Chair
 Wayne Andreotti
 Sarah Wichern
 Jed McCormick
 Bruce Nilson

Members Excused: **Greg Bell**

Staff Present: **Rick Grover, Planning Director; Charlie Ewert, Principle Planner; Steve Burton Principal Planner; Liam Keogh, Legal Counsel; Angela Martin, Lead Office Specialist II, Ann Morby, Office Specialist.**

Chair Favero asks if there are any ex parte communications or conflicts of interest to declare. There are none.

- **Pledge of Allegiance**
- **Roll Call:**

WS1: Western Weber General Plan Update and Planning Commission Discussion Regarding the Future of the Planning Area.

Charlie Ewert, Mark Vlastic, and John Locke give an update on the progress of the General Plan.

Commissioner Wichern states that she likes the website it flows well. She like how they showed the density possibilities. She adds that her only concern is there should be more at the front to explain the constraints of the project. Making sure that residents know what the goal is. The goal is to be able to accommodate people. There needs to be some planning information to give the people some understanding so that they can know the trade-offs. Mr. Vlastic states that they will meet on Friday to make updates before the website launches.

Mark Vlastic states that he would like feedback from the Planning Commission. He wants to make sure that they capture the goal and vision for the future.

Commissioner Edwards states that he likes the website and he is curious to see the videos. He asks what the plan is to get the website out there for the public. Mr. Vlastic states that there will be an email blast and link forwarded so that it can be forwarded to the constituents. There will be flyers and banners. Mr. Ewert states that he will send the social media post to the Planning Commissioners so that it can be passed on. He hopes it will be spread wide and far. There will be flyers that will be sent out with the children at the schools Canesville, West Weber, and Wasatch. He states that he will make sure that it gets sent out to as many people. If some other lists or groups should receive the information staff will be happy to receive that information.

Jill Hipwell 585 S 3600 W, states that she would like a copy of the website information. She can send it out on all of her Facebook groups. She adds that she is happy to help with sending out the flyers. She has concerns with the Vision meetings. A lot of people were not aware that the visioning meeting and did not know it has to do with the General Plan update. She adds that more people would have attended. There was mention that there might not have been a broad enough base, she asks if with the questionnaire the consensus, is that that is not the vision that they want to go with will more visioning meetings. Mr. Ewert states that this is a possibility but there are some budgetary constraints. He adds that they will leave the comment period open for as long as possible and engage with people for as long as possible. In-person meetings can be pricey but electronic less costly he adds that they want to make sure that everyone's voices are heard. Once everything is refined they will go back to the people. It needs to be for the people that have participated. Ms. Hipwell asks if they can have the recording and the minutes of the Planning Commission meetings uploaded on the website as well. Mr. Ewert states that they can make a link available. Ms. Hipwell asks if any studies need to be done. She states that a lot has changed in the last years from the first visioning meeting. Mr. Ewert states that there is a lot of information out in the industry that is not going to be a lot different for Western Weber. Usage of roads, tax base, and what it pays

for are generally applicable across the Board. He notes that they have a lot of analogs that they can look to and see what the challenges are. He adds that they originally wanted to get a financial analysis and find out what the cost-benefit analysis would be. There was not enough funding for this and it has been scaled back, but there are enough resources to run some of the analysis. Ms. Hipwell asks concerning the parks and trailways. She asks if there is any way to ensure that when they do have a park they will have water. Mr. Ewert states that this is something that the Park District, County Commission, Planning Commission have been working on. The challenge is that the water will have to go to an owner and the owner will have to use it otherwise it will be subject to forfeiture. If something can be worked out with the Parks District to take on the land and whatever water comes with it and use the water, if not the water could be subject to forfeiture. He notes that the goal is that with the new proposal a certain percentage of the subdivision that is not a minor subdivision be required to dedicate park space or a fee in lieu of the parking space that could go toward the Parks District. A big enough subdivision would have to fully install the park. If the land is going to be donated to the Parks District they will want to write the water requirement into the ordinance and have the developer secure water for the park before it gets donated. Ms. Hipwell states that the website looks great.

Mr. Ewert states that the goal of these initial meetings is to verify that the right vision is being captured and to figure out what the vision of Western Weber and Uintah Highlands is going to be. He notes that the Uintah Highlands was not a part of this process and they will be cutting new ground in that area. He asks what the challenges they might need to overcome in terms of street layout and density. He asks what the problems are from a social perspective that land-use planning can accommodate. Should there be a discussion about more moderate-income housing, better transportation, or transit?

Commissioner Edwards states that it is difficult to talk about this subject without looking at the website and getting all of the information. He adds that based on what he has heard he likes the idea and where this is headed. He adds that he would like to see more infrastructure-based zoning. There should be residential zoning in the area. The growth is driving it. Certain areas should be lower than the acre minimum. Going out further out west. He notes that he envisions this having the higher densities and it grows and it goes into acre lots and ranchette style homes that are the 3 to 4 acre lots. One of the things they need to look at is the infrastructure. Further West there is a big constraint from the river and sewer is going to be a big determining factor. On where they can put those types of zones in this plan. Looking at the soil analysis and the cluster subdivisions in areas for prime agriculture land. He asks if the soil types support the agriculture behind it. Is this better suited to be more housing? Could they save the agricultural in another area? Mr. Ewert states that something that they could look into is agricultural land banking and identifying the areas that are best for agriculture that are still currently open and put together a program in which keeping open space on a smaller scale the financial effect could be invested in acquiring agricultural conservation easements in other areas.

Chair Favero states that there needs to be organization and the organization needs to be based on the current infrastructure. It is a hodgepodge and it could be more organized. He states that they need to look at where the higher density makes sense. There has been a lot of talk concerning the industrial area and there is a good possibility that it will grow. The M-1 has been dedicated for decades and they have not seen a lot of growth out there. The roads are a big factor, especially with the West Davis corridor and it comes into Western Weber and how it affects the way that the traffic flows depending on where it will end up being placed. There is a dedicated zone in the plan for it currently. He adds that they need some East to West improvement. 3300 is also scheduled for some updates. He states that East-West is huge especially until there is something North to South. All points lead to I-15. This is a major North-South. Mr. Ewert states that one of the things that they worked hard on in the mapping process was both of the East and West Corridors. This is where the interchanges are currently there should be interchanges along the West Weber Corridor along the same alignments and easy and efficient accesses between the two. He notes that along with this process they identified a general distaste with the current proposed alignment of the West Weber Corridor. There are some benefits to it moving it further West but there are some definite consequences to moving it further West. If the growth and the people aren't there is going to be insufficient demand for UDOT to prioritize it. He adds that they do feel that the M-3 area will grow and it will likely grow very quickly. There have been some improvements to 12th ST from 4700 W, Westward UDOT has not caught up yet in doing the same from 4700 W and Eastward, it is still insufficient to carry hefty traffic back and forth. Going East to West they are looking at a connection on 2550 and Ogden City is working on a new interchange at 24th street that would make 2550 easier to access given the configuration of the railroad tracks. There would be an East to West corridor in 1800. He notes that on their plan they were planning on 2200 but in discussing the 21st st interchange with West Haven they plan to shift it Northward and connect it to 1800. North of

12st it gets more obscure, there is a river. He notes that he is not sure where some of those connections should be but they want to work with Marriott Slaterville to make sure they are comfortable with where the connection is being made. The North to South should be right along the section lines. He notes that there is not a lot going on concerning 3900 W but they can work with landowners if they chose to develop. He adds that there is limited ability on the Southside of the railroad tracks to provide a good deal of connectivity. Concerning the West Weber corridor, the public expressed their desire to have it pushed out to close to 80 something W. He states that they have talked to UDOT and everything is a question of legislative action. It is possible to move it but it is very unlikely, it is not going to have the same users if it is out in that area. It would push the project way out. It would put a heavy burden on 12th street because it would be the only way out to the manufacturing area. The plan could have a goal to consider a different Western alignment. He states that it is important to show the UDOT plan for that alignment. There is currently a state requirement that says that they cannot approve any development within that alignment without allowing UDOT to try to negotiate a purchase price from a landowner. He adds that the last time he spoke to the Planning Commission about this UDOT has not purchased any property this is not the case anymore. They are currently purchasing property along that alignment. They have only purchased 5 it is a willing seller situation and the landowners are aware of the potential alignment they go to UDOT as opposed to UDOT going to them.

Chair Favero states that when that alignment was adopted it was a battle to have been pushed that far West at that time this was 10 years ago because the federal highway administration has a thick rule book. They want to see distances standardized between a major freeway like I-15 and the next corridor, which would have put it where the power tower is East of 3500 W. This was a major effort to get the corridor moved as far out as it is. He notes that there is some potential that they may not be able to go any further West. Mr. Ewert states that there is a high probability that it will move further East given some of the environmental concerns that exist out there.

Commissioner Wichern states that concerning the Uintah Highlands area, it should have been updated and it wasn't and now there are issues. She asks what can be done and what the goal is. Mr. Ewert states that the Uintah Highlands is unique because a lot of it has been built out. He notes they have spent quite a bit of time between the Uintah Highlands and Western Weber showing Mark and his team where the undeveloped lands are and where there is density potential. He notes that they spent a lot of time looking at infrastructure, looking at the lack of connectivity and where things can be connected. He adds that they may not spend a lot of time mapping out where the sidewalks should go. It is more appropriate to identify the need for the sidewalk. A goal for the General Plan for the Uintah Highlands area could be to identify areas with no sidewalks and find opportunities to build those sidewalks. They will have a goal and then they will have a policy relative to that goal and there will be an implementation strategy. It is important to put it in 3 step goal strategy so that it is clear and concise for the different divisions and the people who are reading it that as the funds become available there is the policy direction. Commissioner Wichern states that this is what she was hoping to identify the pedestrian and vehicular connectivity issues were and find solutions for them. There is land to be developed and some of it is not particularly developable. The residents are frustrated all of the County's responsibilities that go with higher density were not implemented and if the County wants to cram houses in an area and there were no adequate streets provided or parks there is going to be an uproar. Mr. Ewert states that one thing that they are looking at for the current General Plan did help with, was that the subdivision that went in by the elementary school and the plan called for a different street alignment that ran right past the Elementary school somebody built a house where the street would have gone. Planning at the time had a lot of political constraints and Planners may not have been as aware of what the plan said and there could have been a through street there, it did not happen and the homes were built. Rather than tearing homes down for a debatable connection. The County allowed a cul-de-sac to go in. The most vulnerable population which is the children walking to school were not considered in the cul-da-sac. What was required and what will be happening is a pedestrian access way to the street that would have been a through the street.

Commissioner Wichern states that she hopes that something can be done to alleviate some of the pressure. Mr. Ewert state that he has suggested a focused conversation with the Planning Commissioners specifically from the Uintah Highlands since the Uintah Highlands has not had the attention that the Western Weber area has had.

Mr. Ewert states that he has had a conversation with the Health Department and they stated that they are over their safe allocations in the area. Sewer has to be something that they focus on. Allowing for density in some of the areas will help pay for some of the infrastructures. Concerning 4700 and 12th st there was a lot of discussion about the commercial in that area he states that some of that area has already been rezoned and there might be some potential for some more commercial in this area. There was a lot of

discussion about trails and parks along the Weber River. This had the least amount of contention thing. There is also a desire for a regional park in the Ogden Bay area.

Administrative items:

1. Petitions, Applications, and Public Hearings: none

2. LVS021320: Request for preliminary approval of Stagecoach Estates Cluster Subdivision consisting of 55 lots located at approximately 1800 South 3800 W, Ogden: Staff Presenter Tammy Aydelotte

Tammy Aydelotte states that this is Sketch plan endorsement was given on December 10, 2019. The applicant is requesting preliminary approval of Stagecoach Estates Cluster subdivision consisting of 55 lots, located at approximately 1800 S 3800 W, Ogden. The proposal meets the requirements of the minimum width (60' in the A-1 zone) and area (9,000 square feet, minimum, in all zones) requirements for lots in a cluster subdivision. Staff recommends that this proposal adheres to all staff conditions and review agency requirements. Based on the findings in the staff report.

Commissioner Edwards asks if there will be a deferral agreement. Ms. Aydelotte states that the County Engineers would require a deferral agreement. The question would be if they would require an escrow upfront or simply a deferral. The engineers may be able to address that. Commissioner Edwards states that he wants to make sure there is some sort of security there. He states that if they are going to request the right of way he wants to make sure that something is locking it in.

Gary Myers the County Engineer, states that they are more comfortable at this point just having a deferral agreement.

Commissioner Nilson asks who owns the open space and what will it be used for. Ms. Aydelotte states that this will be an individually owned open space. She notes that these will be individually owned by the developer. He plans to lease the space for the care of horses. She notes that the question is if there will be anything besides a barn and arena located on this. She notes that there will be pathways that will be required to connect to 1800 S. There might be one that runs across the perimeter of the open space this may be a question for the developer.

Commissioner Wichern states that she sees the 10 ft pathways that connect through, but it says that the proposed cross-sections do not include curb and gutter and sidewalk. She states that it is her understanding that there will not be a walking path along with either of the main streets. Ms. Aydelotte states that they are required in the cluster code if they don't have a sidewalk on either side to have a minimum 10 ft pathway on at least one side on every roadway there. Commissioner Wichern states she does not see it. She sees the one that runs through. Ms. Aydelotte states that they would not necessarily see it in the plat because it is included in the right of way. She notes that when the applicant submits the improvement plans they are required to show the 10 ft pathway. Commissioner Wichern asks what if the neighboring subdivision has a curb gutter and sidewalk. Ms. Aydelotte states that she is not sure but the neighboring subdivision is not a cluster so they likely were required to install a sidewalk at minimum a pathway was required.

Chair Favero states concerning the neighboring subdivision that has been there for over 30 years he does not believe there is any sidewalk or even a path in the older part of the subdivision. He notes that there may now be in the Halcyon Subdivision. He notes that on the easterly part of the subdivision, there is nothing there. It is probably a 66 ft right of way. He notes that he is not sure what the code is or what the deferral is on that subdivision.

Commissioner Edwards asks what the reasoning behind not putting curb and gutter in and going with the pathway. Ms. Aydelotte states that this is a question for the developer. The Cluster code offers some flexibility. She adds that they can require one or the other. The developer might be going for a rural standard. Commissioner Edwards states that it might sit for the bigger lots but his concern is the smaller lots without them having something in front of it it might not be very beneficial. Commissioner Wichern agrees she stated that she would like to see something cleaner. She adds that this does not lend itself to a rural feel. Commissioner Edwards states that they have 62 ft frontage. All of the frontages are on the lots and that does not fit the rural setting.

Pat Burns states that concerning the pathways or the sidewalk he is open to either one. He adds that he agrees with the comments. He has done some subdivisions that have the pathway and they have turned out nice. He adds that they can do a street section with either type of pathway that they want. Concerning the open space, it will be privately owned. He wants to build a barn and an arena. He wants to work with the owners and do horse boarding.

Commissioner Nilson states that he would like to echo the concerns about the sidewalk because of the amount of frontage. He asks if the sidewalk can be made as part of the proposal.

Josh Wiscombe 1685 E 600 S Layton states that he has been working with Mr. Burn as a project manager for the development. They had a curb and gutter designed for the development and they had some discussion with the planner about a 10-foot pathway with asphalt on 3800 and 1700 on the south and east side of the road.

Commissioner Edwards asks the reasoning behind why staff wanted that. Ms. Aydelotte states that staff did not have reasoning one way or the other. The code allows for the developer to choose sidewalks on both sides or pathways. The developer decided to have pathways. She notes that staff's main goal is connectivity. Commissioner Edwards asks if it was developer initiated. Mr. Wiscombe states that they had pathways and they recently switched it. The original plan was paths but the engineers drew in curb and gutter. Commissioner Edwards asks why they wanted the pathway. Mr. Wiscombe states it was to meet the code.

Commissioner Edwards asks if there is any concern with the lots with the small frontage. It looks like the 9 of those lots accessing off of 1800. He asks if there is any concern with the small frontage lots. Gary Myers states that one of the requirements is a traffic study. Commissioner Wichern states that the minimum allowed is 9000 sq ft and a 60 ft width. She states that they are right there at that boundary.

Ryan McGuire 3912 W 1800 S, states that he just moved into the area under the impression that there was not going to be any development in that area states that he is looking at lots 1, 2, and 3. He believes that he is the lot just left of there. He asks if there will be anything separating those houses from his house.

Tammy Aydelotte states that it is within their prevue to require fencing to protect against adverse effects. In this instance, several lots abut against the rear yards. She states that it is within their prevue to require that. Director Grover might have additional advice concerning this. Director Grover states that it is within their prevue to look at that.

Chair Favero asks if there are any comments.

Commissioner Wichern states that she sees the existing resident's point but the code states that the Planning Commission may require fencing to protect adjacent farmlands from the adverse effects of residential living and vice versa. She states this is residential versus residential. She states that that seems to be the homeowner's responsibility to provide the division if they would like it. Mr. McGuire states that the surrounding properties are horse properties. Director Grover states that the public comment is closed. He states that concerning whether there is some type of agriculture purpose behind that fencing issue they can add that as one of the conditions but it is not required.

Chair Favero asks if there are any questions or concerns.

Commissioner Edwards states that he believes that Commissioner Wichern was correct the fencing requirement was meant to keep kids out of the agricultural fields. He feels that the fencing issue, in this case, is going to be between the landowners.

Commissioner Wichern asks if fencing is required around the open space since it will be used for horses. Ms. Aydelotte states that Planning has not made this requirement. This can be a condition of approval.

Commissioner McCormick states that if they are going to keep it rural and he is not opposed to the smaller lots and he feels that a fence around the entire perimeter would be advantageous to everybody the landowners and the subdivision.

Commissioner Wichern states that Commissioner Nilson has done developments in the past where there was residential next to residential. She asks if he generally put fences in as a courtesy. She adds that the current homeowners don't have another

homeowner to split the cost of a fence. Commissioner Nilson states that when the existing subdivision is dramatically different than what is being developed historically they have put in fencing to protect the new subdivision from the old subdivision. He adds that it makes sense to add fencing because it is a very residential neighborhood. Some who is going to be living in an 8000 or 9000 sq ft lot

MOTION: Commissioner Edwards approved LVS021320: Request for preliminary approval of Stagecoach Estates Cluster Subdivision consisting of 55 lots located at approximately 1800 South 3800 W, Ogden This recommendation is based on all review agency requirements, including those outlined in this staff report, and based on the following findings: 1. The proposed subdivision conforms to the West Central Weber General Plan. 2. The proposed subdivision complies with applicable county ordinances. Commissioner Nilson seconded the motion. Motion carries (6-0)

3. LVS021320: Request for recommendation of final approval of Stagecoach Estates Cluster Subdivision consisting of 55 lots located at approximately 1800 South 3800 W, Ogden: Staff Presenter Tammy Aydelotte

Tammy Aydelotte states that The developer is requesting final approval of Stagecoach Estates Clustersubdivision consisting of 55 lots, located at approximately 1800 S 3800 W, Ogden. The proposal meets the requirements of the minimum width (60' in the A-1 zone) and area (9,000 square feet, minimum, in all zones) requirements for lots in a cluster subdivision (LUC 108-3-7). Sketch plan endorsement was given on 12/10/2019. Preliminary approval was granted by the Planning Commission on 3/9/2020. For clarity, preliminary approval is being requested again. A request for an application extension was granted on 3/10/2021. Final approval was tabled by the Planning Commission on 5/11/2021 due to a lack of information. Preliminary approval is scheduled for 5/19/2021 with the Planning Commission. A recommendation for final approval is scheduled for 5/19/2021 with the Planning Commission. Staff recommends approval base on the findings and conditions listed in the staff report.

Chair Favero asks if there are any questions for the staff or the applicant. There is none.

MOTION: Commissioner Edwards moves to recommend the final approval of Stagecoach Estates Cluster Subdivision consisting of 55 lots located at approximately 1800 South 3800 W, Ogden. This recommendation is based on all review agency requirements, and the following conditions: 1. Prior to going before the County Commission for final approval, a letter from Taylor West Weber Water, granting final approval, as well as a final approval letter from Hooper Irrigation must be submitted by the developer. 2. Curb gutter and sidewalk must be placed on both sides of the street within the subdivision 3. Fencing shall be installed on any lots that abut the open space and any lots that abut the North, West, or East side of the subdivision. 4. Annexation into Central Weber sewer must be completed prior to going to County Commission for approval. 5. Applicant must have the wetlands discussion with the County Engineer. The recommendation is based on the following findings: 1. The proposed subdivision conforms to the West Central Weber General Plan. 2. The proposed subdivision complies with applicable county ordinances. Commissioner Wichern seconds. Motion carries (6-0)

4. LVW020421 Request for preliminary approval for Winston Park Subdivision, a Planned Residential Unit Development consisting of 54 residential units, and two open space parcels, totaling approximately 40.259 acres: Staff Presenter Tammy Aydelotte

Tammy Aydelotte states that on 1/12/2021 Western Weber Planning Commission recommended approval for the conditional use of a Planned Residential Unit Development. Receiving a recommendation for approval from the Planning Commission is the first step in the PRUD process. On 1/19/2021 Weber County Commission approved CUP 2020-18, approving 42% bonus density, and overall development plan. On 2/4/2021 an Application was submitted for Winston Park PRUD Subdivision. On 3/9/2021 Preliminary approval was granted. On 5/11/2021 Final approval was tabled due to a requirement from the Planning Commission for communication from the Army Corps of Engineers to address a previously submitted wetlands report.

Chair Faveros states that he is still concerned about the drainage issue. Ms. Aydelotte states that the developer is on the line to address these concerns. He has been in discussions with the neighbors to the East regarding that drainage. There may be a ditch along the Southern Boundry. The developer is present to address this and how he plans to take care of that.

Commissioner Edwards states that the reason this item was tabled was the wetlands. He states that legal was supposed to look and see if the County Engineer could sign off on the wetlands based on the study that was provided or if it had to go through the Court. Mr. Keogh states that the County is not required to go to the US Army Corps. if it isn't already a designated wetland because the County isn't required to go to US Army Corps. if Engineering is ok with the third party wetland assessment legal has no issues with it. Gary Myers states when this was first brought up it was based on the wetland inventory which is not an Army Corp document it is

put together by US Fish and Wildlife. It is just an inventory of what could be there. As a result of the initial wetlands assessment that they did. He adds that they asked for more detail the applicant amended the initial wetland study and Engineering was comfortable with that, that they address that issue.

Commissioner Edwards asks why this subdivision had a preconstruction with the County on Monday. He states that he does not understand why a subdivision has not received approvals and has not received review agency approvals. Director Grover states that once preliminary approval is granted they can work with the developers on the improvements and proceed at their own risk. This is up to the developer. These are available options. He notes that they had preliminary at the time and still have preliminary. He notes that the Planning Commission is looking at amending the preliminary approval. Mr. Myers states that in their opinion once they have the preliminary status they are doing things at risk. If anything changes that is the risk that they take. It is a burden to bear by them. Looking at the infrastructure in place. Engineering feels comfortable having a pre-construction meeting. Commissioner Edwards asks if the developer can't get the other required shares from the irrigation company and can't get secondary water and they can't get culinary water. Mr. Myers states that there is a chance that this might happen but this is a risk that the developer bears. There are other subdivisions in the County that have gone that route and there is infrastructure in the ground that was halted and some of it quite old. He states that they make sure that the developer is comfortable understanding the risk. Chair Favero states that he is fine with that as long as the developer understands the risks. Director Grover states that is not within the Planning Commission's purview.

Commissioner Edwards asks concerning the preliminary, the preliminary approval that they received still stands, they do not need to give that up. He asks what is the point of redoing the preliminary if they are not doing away with the wetland comment on the first one. Director Grover states that if the Planning Commission is not willing to amend some of those things, the applicant can not proceed to the final.

Commissioner Andreotti states that it is a procedural issue, and in the end, they will have to have final approval from the County Commissioners. He states that he may not be crazy about it but he is comfortable with it because if all the boxes are not checked it won't be heard by the Commissioners.

Director Grover states that they cannot sell any lots without recording and they cannot record without going through the final.

Dave Rumsey states that concerning the preconstruction meeting it was planned in conjunction with the final subdivision meeting. He states that he found it beneficial to have the preconstruction meeting. He states that it probably was not the best timing. He states that he appreciated Engineering and the other entities such as Hooper Irrigation and Taylor West Weber Water. He states that one of the key facts is getting the regional lift station installed. He states that he was given good counsel by engineering. He states that there are certain things that they need to accomplish for example the Hooper water shares and the annexation. He states that they are getting close and it was valuable to him to have that meeting. He states that he is happy to have another one. He states that concerning the drainage it came up during one of the preliminary meetings. He adds that this was good for two reasons. One was to understand the property. He states that there were some abandoned ditches there and some older piping. He states that he was able to take to some of the neighbors concerning the drainage. He states that they have made some great progress in terms of addressing those issues. They working on being able to take the stormwater into their drainage system. There is another drainage system to the South. That pipeline goes through the Allen Estates and over to the horse stables John Shepard has been really good to work with. He states that they are close to having a resolution there as it was outlined as one of the conditions.

Chair Favero states that they need to have clarification on the procedure and the planning commissions place on that and have a better understanding on that and feel more comfortable going through the process. Director Grover states that the reason why the County Commissioners have allowed the preconstruction drawings to happen is that to go for final they need to have the escrow in place. This allows them to start the improvements and they don't have to escrow that when they go for the final. He notes that they can set a special meeting up with engineering to give some information on how the County Commission allowed this to happen. This has happened throughout the years on many developments.

Chair Favero asks if there are any public comments.

Jason Green 2992 W 1400 S, states that concerning the preconstruction meetings as an excavator these help the developer and excavator know what each entity is expecting. It helps to have these meetings before and he highly recommends it.

Commissioner Edwards states that last time when this was discussed the secondary water not being complete and not having all of the shares before the County Commission was a concern. He states that he feels comfortable moving forward with this and removing the wetland condition, but he does not feel good granting final approval and moving it on to County Commission. He adds that they are missing a step.

Commissioner McCormick states that he agrees with Commissioner Edwards if these issues are not addressed here then it's one more thing for the County Commissioners to take of.

Mr. Keogh states he would be hesitant to have the Planning Commission table the item because of their personal preferences that the applicant has the water in place. If the applicant has met the requirements as outlined by the Planning Commission. The Planning Commission would need a really good reason. He understands the preference to have the water letter in place but this is not an issue that the County Commission couldn't take up. He states that he sees this as more of a personal preference. Commissioner Edwards states that both of the letters state they are for preliminary approval neither of them says for final from both of the water districts. Mr. Keogh states that this is the Planning Commissions call but if they are going to table the item everyone needs to articulate very carefully why and what exactly they are tabling this for. He states that he gets the feeling that there is a personal preference. The way that it was stated it sounds like he does not like it and they need to air on the side of caution. Commissioner Edwards that he would like the applicant to provide the documentation presented that states that they can get final. Dave Ramsey states that one of the things that they have been able to do is to obtain 5 more water shares. He states that they still need a few more according to the letter he adds that they are very close and they are confident that they will be able to secure those and be able to move forward with Hooper Irrigation. He adds that they have had a couple of meetings with Taylor West Weber. He adds that he has been in contact with Ryan Rogers to make sure that they satisfy their requirements. Commissioner asks legal if the planning Commission could grant final approval based on the 2 letters that state they are for preliminary approval. Mr. Keogh states that on a legal basis they decided to grant final approval they could do that. If they want to table it to a later date they would need to state very clearly what in the paperwork is making them table it to a later date. Chajjir Favero asks if it would help satisfy the requirement that is necessary if in the motion they stated the requirements for the water for both culinary and secondary. Commissioner Edwards states that he is fine with staff recommendations but he does not feel comfortable moving it forwards to the County Commission when the letters just state preliminary approval. Mr. Keogh states that to the Chair's point he is correct Planning Commissioners could condition the approval that would satisfy the needs as a Planning Commission. The County Commission would address that issue.

Commissioner Andreotti asks if they grant final approval and the letters are not present it would not be forwarded to the County Commissioner to be voted on until the packet is complete with those letters. He adds that he understands Commissioner Edward's concern but there are a couple of avenues that they can take. He adds that he has a level of comfort for moving it through. He adds that in a perfect world the all of the approvals would be given ahead of time. He states that that is not the way it is and it is not the way it has been and it is not likely the way it will be. He states that he is okay with granting final approval. Staff won't forward it to the County Commission without the complete packet. Chair Favero states that if this is put into the motion the Planning Commission has done their due diligence. It is on the record. It goes along with that condition on final to the Commission and this will be a red flag for them.

MOTION: Commissioner Edward moves to grant preliminary approval LVW020421 Request for preliminary approval for Winston Park Subdivision, a Planned Residential Unit Development consisting of 54 residential units, and two open space parcels, totaling approximately 40.259 acres this recommendation is based on the following conditions 1. A letter from Hooper Irrigation, verifying sufficient shares, is required prior to receiving final approval from the Planning Commission. 2. The subdivision application will be required to comply with all review agency requirements prior to receiving final approval from the Planning Commission. 3. A letter from Taylor West Weber before granting final approval to the Planning Commission. 4. The subdivision application will be required to comply with all review agency requirements prior to final approval from the County Commission Annexation into Central Weber Sewer District will be required prior to receiving final approval from the County Commission. 5. Address how to regulate no basements within this subdivision, if necessary, prior to receiving final approval from the County Commission. 6. The applicant will need to address the drainage issue. The recommendation is based on the following findings: This recommendation is based on the following findings: 1. The proposed PRUD conforms to the West Central Weber County General Plan. 2. The lot area, width, yard, height, and coverage regulations proposed are acceptable as shown on the submitted plat. 3. The proposal will not be detrimental to public health, safety, or welfare. 4. The proposal will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses. Commissioner Andreotti seconds. Motion carries (3-1) Chair Favero voted nay. Commissioner Nilson had to leave. Commissioner Wichern was unable to vote due to connectivity issues.

5. Request for a recommendation of final approval for Winston Park Subdivision, a Planned Residential Unit Development consisting of 54 residential units, and two open space parcels, totaling approximately 40.259 acres: Staff Presenter Tammy Aydelotte

Tammy Aydelotte states that this is a request for a recommendation for final approval with the Winston Park PRUD subdivision. She adds that most of this was reviewed during the preliminary approval request which was granted. There is a list of recommendations for preliminary approval. During preliminary approval one of the conditions was changed to state that a letter from Hooper irrigation and Taylor West Weber for final approval has to be submitted before final approval verifying sufficient shares from the Planning Commission. She states that staff feels that the developer met the County code with their proposal. She adds that the final approval letter is required to be submitted before getting on the County Commission agenda. She points out that the County departments work closely together to make sure that none of the requirements fall through the cracks. These are the review agencies that review and approve subdivisions. The water districts do not approve subdivisions and they work closely with them to incorporate the requirements.

Commissioner Andreotti asks if they are including anything concerning the height of the residence. Ms. Aydelotte states that there was discussion, she adds that there wasn't any settled on going higher. In cluster subdivisions, the allowance for small lots is higher with the height. It is increased to 40. She adds that this could be part of the motion.

Wade Rumsey states that he wants to make that they are consistent with the items that need to be accomplished in terms of a developer working through the plan Planning Commission and the water shares and the culinary water.

Commissioner Edwards states that concerning the consistency he did not feel comfortable with the applicant moving forward with only preliminary approval with the Hooper Irrigation and Taylor West Weber. Mr. Rumsey states that he is asking for consistency for all the subdivisions not just these two presented at this meeting. All developments that come before the Commission. Director Grover states that this is what Legal Counsel was referring to. They do not want to put the County in a situation where there is a question of consistency. Mr. Keogh states that this is a precarious situation to be in. he states that there is a liability issue if someone were to challenge this issue of consistency.

MOTION: Commissioner Andreotti moves to deny the Winston Park PRUD of final approval for Winston Park Subdivision, a Planned Residential Unit Development consisting of 54 residential units, and two open space parcels, totaling approximately 40.259 acres based on the finding that they have not met the condition of having final approval of from Hooper Irrigation and Taylor West Weber. Commissioner Edwards seconds. (3-1) Chair Favero voted nay.

6. Public Comment for Items not on the Agenda: none

7. Remarks from Planning Commissioners: none

8. Planning Director Report: Director Grover states that he is concerned because Planning Commission received counsel from Legal Counsel and he is hoping they will not be put in any legal issues with the motion that was made on the last two items.

9. Remarks from Legal Counsel: none

**Meeting Adjourned at 7:30 pm
Respectfully Submitted,
Angela Martin, Lead Office Specialist
Marta Borchert, Planner Technician
Weber County Planning Commission**

Minutes for Western Planning Commission meeting of August 10, 2021, held in the Weber County Commission Chamber, 2380 Washington Blvd. Floor 1 Ogden UT at 5:00 pm & Via Zoom Video Conferencing

Members present: Andrew Favero-Chair
Bren Edwards-Vice Chair
Wayne Andreotti
Sarah Wichern
Greg Bell
Bruce Nilson (via ZOOM)

Members Excused: Jed McCormick

Staff Present: Charlie Ewert, Principal Planner; Tammy Aydelotte Planner II; Scott Perks Planner III; Liam Keogh, Legal Counsel; Marta Borchert, Secretary; June Nelson, Secretary

- Pledge of Allegiance
- Roll Call

1. Minutes: April 14, 2020, July 14, 2020, April 13, 2021, March 9, 2021, July 13, 2021

Motion: Bren Edwards makes a motion to approve minutes April 14, 2020, July 14, 2020, April 13, 2021, and March 9, 2021. Commissioner Wichern would like to make a correction to a section on page 5 of July 13, 2021. Sarah Wichern seconds the motion. **Motion carries (6-0).**

2.1 LVM04222021: Request for preliminary approval of Mountain Views Land and Livestock Subdivision located at approximately 1900 S 7500 W, consisting of 21 lots, in the A-2 zone.

The applicant is requesting preliminary approval of Mountain Views Land and Livestock Subdivision, consisting of 21 lots. 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 has been working with the applicant to establish an emergency egress to the west, connecting to the crossing approximately 3 miles west of the proposed development. An agreement and access easements must be recorded, with the final plat that requires development of a county-standard public access, at which time the County deems it necessary, as development continues.

General Plan: The proposal conforms to the Western Weber General Plan by creating lots for the continuation of single-family residential development that is currently dominant in the area.

Zoning: The subject property is located in the A-2 Zone, and is a lot averaged subdivision (LUC 106-2-4). Single-family dwellings are a permitted use in both zones.

Lot area, frontage/width and yard regulations: In the LUC § 104-7-6, the A-2 zone require a minimum lot area of 40,000 square feet for a single family dwelling and a minimum lot width of 150 feet. However, in a lot-averaged subdivision,

the minimum requirements are as follows: Lot area in the A-2 zone – 20,000 square feet. Lot width in the A-2 zone: 80 feet. The average area and width of lots within the subdivision shall equal or exceed the minimum requirements for the zone.

1. *The averaged area and width of all lots to comply with zone standards.* The averaged lot area and averaged lot width of all lots located within a lot-averaged subdivision shall be no less than the minimum lot area and minimum lot width found in the applicable zone or zones.
2. *Lot standards.* The lot area and lot width of an individual lot located within a lot-averaged subdivision shall be no less than shown in the following table, provided that the averaged area and width of all lots in the subdivision maintains compliance with (5)(a) of this subsection (b).

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in the LUC § 106-1, and the A-2 zone standards in LUC § 104-2. The proposed subdivision will create/continue two public streets.

Review Agencies: Weber Fire District, and Engineering have approved this proposed subdivision. Surveying has not yet approved this subdivision, however, they are fine with a preliminary approval from the Planning Commission. Planning has recommended approval conditioned upon meeting all review agency requirements and an egress shall be shown as an easement, to the west of the proposed subdivision.

Culinary water and sanitary sewage disposal: West Warren-Warren Water has provided confirmation of capacity to serve this 21-lot subdivision. Secondary water requirements will need to be met in order for West Warren-Warren water to issue a will-serve letter, which will be required prior to appearing before the Planning Commission for a recommendation of final approval. An unconditional final approval letter, which indicated approval of improvement plans, will be required prior to appearing before the County Commission for final approval. Weber-Morgan Health Department has issued feasibility for septic systems for this subdivision.

Tammy Aydelotte says that the development off of a dead-end substandard road will need an egress for a safe exit. Commissioner Bell asks when would an egress be put in? Would it be before or after the homes are built? Tammy Aydelotte says that a portion of the road would need to be secured before they come before the County Commission. Charlie Ewert said that a 20 foot wide 75,000 pound road would be enough for a fire engine to be on that road. They would not be required to build the egress to full county standards. A Commissioner asks if 7500 W will need to be brought up to County standards. Tammy Aydelotte says that the part by the development would need to be brought up to County standards. Andrew Favero asks who will maintain the road until it is a county dedicated road. Tammy Aydelotte says that the owner will maintain the road until it is dedicated to the county. The development agreement typically addresses maintenance of the roads.

John Price –owner and developer 646 S 7500 W, West Warren, Utah says that he will keep the egress clear. He has the ability to clear the snow and other maintenance needs.

Bren Edwards is concerned about a nearby railroad crossing that is often blocked by trains for days. Charlie Ewert says that the county owns a right of way in the area, but there is no official public access. Although, the crossing is not gated and regularly used by hunters. Greg Bell says that the train at the particular crossing is often a 30 minute wait.

Commissioner Edwards says that this is a really rough area to build a road/egress.

Charlie Ewert says that we can have the developer put money aside for a bridge. Andrew Favero says that he does not want developers to piggy back the east side of 7500 and the west side of 7500. They each need to be responsible for their own improvements. 10100 West needs a railroad crossing there. The railroad is not willing to put in a crossing. Wayne Andreotti says that we need another way going east. Charlie Ewert—1800 to connect to 21st. Sarah Wichern says the 7500 is not a full standard road, but sufficient for this subdivision. Charlie said that in the future we will have code in place to redesign road to full buildout for a standard road. We will know the cost per linear frontage for each lot for the road to be improved by the development. It will be proportionate to the traffic impact by the development.

MOTION: Commissioner Edwards made a motion to recommend 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. Prior to scheduling for final approval with the Planning Commission, West Warren-Warren Water must issue a will-serve letter.
2. That prior to final approval with the Planning Commission, a secondary egress, that we can see the right of way line and that it is secured and that the applicant as mutually agreed by the applicant and the County, on that line. The development agreement can come prior to recording.
3. 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.
4. Updated letter from Health Department for sewer system.

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 Wayne Andreotti. Motion carries (6-0).

2.3 DR2021-05: Consideration and action on Design Review approval for the Weber Storage Sheds at approximately 1800 Rulon White Dr.

The address is clarified to be 1957 North Rulon White Blvd.

The applicant is requesting an administrative design review approval of a proposed indoor self-storage facility in the M-1 Zone and Weber Industrial Park. The applicant has designed the proposed structure to be primarily constructed of color matched decorative masonry stone/cement block along the frontage with Rulon White Blvd. (front), color matched metal sheeting (sides), and decorative masonry stone/cement block (rear), with standard Galvalume metal roofing (see **Exhibit A**). The project includes a large wrap-around storage building (~45,000 sq. ft.), a large center storage building (~32,000 sq. ft.), a smaller stand-alone storage building (~2,500 sq. ft.), and an on-site office (~1,350 sq. ft.) for a total building area of about 82,000 sq. ft.

Zoning: The proposed structures are located in the M-1 zone. This zone allows for indoor self-storage for personal and household items as a permitted use. The M-1 zone does not allow for any dwelling units except for a night watchman or guard and their family. Additional review would be required if such a use were proposed by the applicant.

Minimum lot width: 100 feet;

- The lot is 347.85 feet wide

Minimum front yard setback: 50 feet (On ROWs of 80 feet or wider. Rulon White Blvd. is 80 feet wide);

- The proposed structures are a minimum of 57 feet from the front lot line.

Minimum side yard setback: None;

- The proposed structure is 5 feet from the North side lot line and 10.85 feet from the south side lot line (accommodates the 10-foot PUE that runs along the south lot line).

Minimum rear yard setback: None;

- The structure is 0 feet from the West rear lot line.

Building Height: Minimum height of 1 story and a maximum height of 35 feet.

- The proposed structures are one story and 16 feet tall at their tallest point.

Lot Coverage: 80 percent maximum lot coverage ratio.

- With about 82,000 sq. ft. of proposed structures (1.88 acres), and a total lot area of 3.258 acres, the lot coverage ratio = 57.7%

Design Review: All new commercial and manufacturing structures in the M-1 Zone requires a design review (as outlined in LUC §108-1) to ensure that the general design, layout, and appearance of commercial sites and buildings is orderly and harmonious with the surrounding neighborhood. LUC §108-1-2(a) indicates that design review applications for buildings in the M-1 zone with a footprint of more than 10,000 square feet, and which impact an area of more than one acre, must be reviewed and approved by the Planning Commission.

As part of a design review, the Planning Commission shall consider applicable codes and impose conditions that mitigate deficiencies if necessary. Considerations for Design Review, per LUC Sec. 108-1, is given to the following criteria. Staff Analysis follows each criteria:

- *Traffic safety and traffic congestion:*

- The project will take access directly off of Rulon White Blvd. through a primary access and egress drive. The proposed layout also provides for an emergency vehicle access that is accessible across an all- weather access surface and through a crash gate. The proposal will increase traffic along Rulon White Blvd., but is not anticipated to cause congestion. The project incorporates 4 visitor parking stalls and 1 ADA stall for a total of 5 stalls adjacent to the leasing office.
- Per LUC Sec. 108-8-4 (Parking Space for Non-Dwelling Buildings and Uses), uses not listed in the common use table shall have their parking requirements established by the Planning Commission based on a reasonable number of spaces for staff and customers, and similar requirements of like businesses.

Planning staff believe that 5 stalls (1 ADA and 4 standard stalls) is sufficient for the anticipated customer demand. The majority of visitors will already have leases for storage units and will not need parking. Spaces will only be needed for new customers of those seeking customer service.

- *Outdoor advertising:*

- At present, the applicant has not proposed the installation of any associated signage. Any future signage will need to be reviewed through a separate design-review application.

- *Landscaping:*

- The project must use landscaping and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to conceal storage areas, or to provide a visual break from the monotony of building materials.

The project is required to include a minimum of 10% landscaped area for the site with consideration of drought resistant and water conserving landscape materials.

The proposed landscaping plan incorporates a landscaped area totaling 0.69 acres. This equates to 21% of the overall site area.

The proposed landscape plan meets the minimum standards of LUC Sec. 108-1-4(c). by meeting the minimum planting sizes for trees and shrubs, minimizing the use of turf grasses (0%), utilizes automatic drip irrigation for 100% of the landscaped area for water conservation, and employs a decorative gravel mulch for ground cover.

Planning staff believes that more robust and taller plantings could help to break up the long and monotonous facades along the side lot lines of the development. The zero set back proposed along the rear lot line backs up to an existing detention pond/basin. As such, the rear façade is less of a design concern.

As a recommendation, staff would like to see an updated landscaping plan to address this concern. However, the applicant has indicated that they will be updating their landscaping plan accordingly and will bring the updated plan to the Planning Commission meeting for consideration.

- *Building and site layout:*
 - The site plan and building elevations show that the proposed buildings are compliant with the sitedevelopment standards for the M-1 Zone.
 - As a condition of approval, staff recommends that the applicant submit a more detailed architectural elevation of the leasing office. However, the applicant has indicated that they will bring an updated elevation plan to the Planning Commission meeting for consideration.
 - As a conditions of approval, staff recommends that the applicant submit a formal color pallet and materials board for review by the Planning Commission. However, the applicant has indicated that they will bring a color pallet and materials board to the Planning Commission meeting for consideration.
- *Utility easements, drainage, and other engineering questions:*
 - The proposed structure does not conflict with any existing easements or drainage on the lot.
 - The proposal must meet all review agency requirements, including the requirements of the Engineering Division for storm water detention/retention.

Commissioners asked if there is on street parking and if anyone will be living on site. Planners say that they are not aware of if there is any on street parking, but feels that the proposed parking will be adequate for this business. There is no proposal at this time to have anyone live on site, but zoning would allow it.

Per request of the staff, the landscaping plan has been updated to reflect more coverage or screening of the long outside walls and provide more color. There will be no screening on the rear side.

Curb, gutter and sidewalk are part of this zone, but all the businesses in the area have a deferral for sidewalks. The Commissioners agreed that none of them like the sidewalk deferral but should continue it to be fair.

Geneva Blanchard, 1352 W 1050 N Farr West brought examples of color and texture samples of the building material. The material will be block walls. There will be a black metal wrought iron fence and gates on the front of the property. The rest will be chain link.

MOTION: Greg Bell moves to approve this proposal with the following: The Planning Division recommends approval of file #DR 2021-05 subject to all review agency requirements and the following conditions:

1. A deferral agreement must be signed and recorded by the applicant to ensure that a sidewalk is installed along the entire property line that abuts Rulon White Blvd. at a time that is desired by the County.
2. Any future proposed signage will need to be reviewed through a separate design-review application.

The recommendation for approval is based on the following findings:

1. The proposal complies with applicable County codes.
2. The proposed project conforms to the 2003 West Central General Plan.

Motion was seconded by Sarah Wichern. Motion carries (6-0).

3. Public Comments for items not on the agenda: There was no public comment.

4. Remarks from Planning Commission: Greg Bell said that a concerned citizen had contacted him about the General Plan. In a previous meeting the citizen saw that a line was drawn through his house and a park was also on his property. How does the County acquire property if the owner doesn't want to sell it? Charlie Ewert reminded everyone that the General Plan was just that, -general. It is not set in stone. Things can change. If the citizen is ok, the plan might go on. Greg Bell stated that there could be other alternatives such as going around the property or a totally different route. Charlie Ewert says that the county will look at all options. The public needs to be educated about future plans. The General Plan is a guiding document. There is a way for residents to map their comments through the County web site. Chair Favero said that he would like to see citizens more involved and be more understanding about how the plan works. Everyone agreed that this would make the future plans much more agreeable to the public. The plan is intended for future owners of the properties.

Commissioner Wichern says that Uintah has been negatively impacted by Skyline Drive. People need to know that there is an intent in place by the General Plan. Current owners may not be affected by the plan but it is important that the future owners know the intent in place. Then they won't be surprised that there may be a road intended there. Most people don't realize that Uintah is in the Western Weber Planning area. Uintah needs more input from residents. Chair Favero says that people need to be open minded about future plans when they may not even own the property. Mr. Bell states that many properties have been owned by multiple generations. The General Plan is flexible and the residents should be as well. Charlie Ewert says that many people tell him that Weber County should not develop the land—just leave it for agriculture. Wayne Andreotti says that it is a supply and demand market. People are concerned about property rights. The plan has to facilitate roads for sustainability. We need to educate people to change. We should look to the future. There is not enough agriculture in Utah to feed the people of Utah. Farming is not an easy job. Chair Favero said that he hated seeing the first subdivision go in about 50 years ago. We need input and understanding for change and the General Plan. Agriculture will change in the future. Bren Edwards says that we need 3 things: To be Open Minded, Education, Understanding. These are living documents. Charlie Ewert says that the goal is never to tear a house down. There will be an open house in October. No formal date yet. We really would like to have public comments and opinions. It would be nice to have constructive input not just "I hate it", "don't do", "this isn't going to work", etc. People want to participate. There is a flyer that will be sent out with utility bills for the open house.

Commissioner Bren Edwards says that they appreciate the staff for all the work and difficulties in recording the minutes.

Planning Director Report: Welcome to June Nelson as a new staff. She will be taking over for Marta Borchert.

Remarks from Legal Counsel: no comments

Meeting Adjourned at 6:45 pm

Minutes for Western Planning Commission meeting of August 10, 2021, held in the Weber County Commission Chamber, 2380 Washington Blvd. Floor 1 Ogden UT at 5:00 pm & Via Zoom Video Conferencing

Members present: Andrew Favero-Chair
Bren Edwards-Vice Chair
Wayne Andreotti
Sarah Wichern
Greg Bell
Bruce Nilson (via ZOOM)

Members Excused: Jed McCormick

Staff Present: Charlie Ewert, Principal Planner; Tammy Aydelotte Planner II; Scott Perks Planner III; Liam Keogh, Legal Counsel; Marta Borchert, Secretary; June Nelson, Secretary

- Pledge of Allegiance
- Roll Call

1. Minutes: April 14, 2020, July 14, 2020, April 13, 2021, March 9, 2021, July 13, 2021

Motion: Bren Edwards makes a motion to approve minutes April 14, 2020, July 14, 2020, April 13, 2021, and March 9, 2021. Commissioner Wichern would like to make a correction to a section on page 5 of July 13, 2021. Sarah Wichern seconds the motion. Motion passes unanimously.

2.1 LVM04222021: Request for preliminary approval of Mountain Views Land and Livestock Subdivision located at approximately 1900 S 7500 W, consisting of 21 lots, in the A-2 zone.

The applicant is requesting preliminary approval of Mountain Views Land and Livestock Subdivision, consisting of 21 lots. 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 has been working with the applicant to establish an emergency egress to the west, connecting to the crossing approximately 3 miles west of the proposed development. An agreement and access easements must be recorded, with the final plat that requires development of a county-standard public access, at which time the County deems it necessary, as development continues.

General Plan: The proposal conforms to the Western Weber General Plan by creating lots for the continuation of single-family residential development that is currently dominant in the area.

Zoning: The subject property is located in the A-2 Zone, and is a lot averaged subdivision (LUC 106-2-4). Single-family dwellings are a permitted use in both zones.

Lot area, frontage/width and yard regulations: In the LUC § 104-7-6, the A-2 zone require a minimum lot area of 40,000 square feet for a single family dwelling and a minimum lot width of 150 feet. However, in a lot-averaged subdivision,

the minimum requirements are as follows: Lot area in the A-2 zone – 20,000 square feet. Lot width in the A-2 zone: 80 feet. The average area and width of lots within the subdivision shall equal or exceed the minimum requirements for the zone.

1. *The averaged area and width of all lots to comply with zone standards.* The averaged lot area and averaged lot width of all lots located within a lot-averaged subdivision shall be no less than the minimum lot area and minimum lot width found in the applicable zone or zones.
2. *Lot standards.* The lot area and lot width of an individual lot located within a lot-averaged subdivision shall be no less than shown in the following table, provided that the averaged area and width of all lots in the subdivision maintains compliance with (5)(a) of this subsection (b).

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in the LUC § 106-1, and the A-2 zone standards in LUC § 104-2. The proposed subdivision will create/continue two public streets.

Review Agencies: Weber Fire District, and Engineering have approved this proposed subdivision. Surveying has not yet approved this subdivision, however, they are fine with a preliminary approval from the Planning Commission. Planning has recommended approval conditioned upon meeting all review agency requirements and an egress shall be shown as an easement, to the west of the proposed subdivision.

Culinary water and sanitary sewage disposal: West Warren-Warren Water has provided confirmation of capacity to serve this 21-lot subdivision. Secondary water requirements will need to be met in order for West Warren-Warren water to issue a will-serve letter, which will be required prior to appearing before the Planning Commission for a recommendation of final approval. An unconditional final approval letter, which indicated approval of improvement plans, will be required prior to appearing before the County Commission for final approval. Weber-Morgan Health Department has issued feasibility for septic systems for this subdivision.

Tammy Aydelotte says that the development off of a dead-end substandard road will need an egress for a safe exit. Commissioner Bell asks when would an egress be put in? Would it be before or after the homes are built? Tammy Aydelotte says that a portion of the road would need to be secured before they come before the County Commission. Charlie Ewert said that a 20 foot wide 75,000 would be enough for a fire engine to be on that road. They would not be required to build the egress to full county standards. A Commissioner asks if 7500 W will need to be brought up to County standards. Tammy Aydelotte says that the part by the development would need to be brought up to County standards. Andrew Favero ask who will maintain the road until it is a county dedicated road. Tammy Aydelotte says that the owner will maintain the road until it is dedicated to the county. The development agreement typically address maintenance of the roads.

John Price –owner and developer 646 S 7500 W, West Warren, Utah says that he will keep the egress clear. He has the ability to clear the snow and other maintenance needs.

Bren Edwards is concerned about a nearby railroad crossing that is often blocked by trains for days. Charlie Ewert says that the county owns a right of way in the area, but there is no official public access. Although, the crossing is not gated and regularly used by hunters. Greg Bell says that the train at the particular crossing is often a 30 minute wait.

Bren Edwards says that this a really rough area to build a road/egress.

Charlie Ewert says that we can have the developer put money aside for a bridge. Andrew Favero says that he does not want developers to piggy back the east side of 7500 and the west side of 7500. They each need to be responsible for their own improvements. 10100 West needs a railroad crossing there. The railroad is not willing to put in a crossing. Wayne Andreotti says that we need another way going east. Charlie Ewert—1800 to connect to 21st. Sarah Wichern says the 7500 is not a full standard road, but sufficient for this subdivision. Charlie said that in the future we will have code in place to redesign road to full buildout for a standard road. We will know the cost per linear frontage for each lot for the road to be improved by the development. It will be proportionate to the traffic impact by the development.

Motion: Bren Edwards made a motion to recommend 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. Prior to scheduling for final approval with the Planning Commission, West Warren-Warren Water must issue a will-serve letter.
2. That prior to final approval with the Planning Commission, a secondary egress, that we can see the right of way line and that it is secured and that the applicant as mutually agreed by the applicant and the County, on that line. The development agreement can come prior to recording.
3. 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.

4. Updated letter from Health Department for sewer system.

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 Wayne Andreotti. Motion passed unanimously.

2.3 DR2021-05: Consideration and action on Design Review approval for the Weber Storage Sheds at approximately 1800 Rulon White Dr.

The address is clarified to be 1957 North Rulon White Blvd.

The applicant is requesting an administrative design review approval of a proposed indoor self-storage facility in the M-1 Zone and Weber Industrial Park. The applicant has designed the proposed structure to be primarily constructed of color matched decorative masonry stone/cement block along the frontage with Rulon White Blvd. (front), color matched metal sheeting (sides), and decorative masonry stone/cement block (rear), with standard Galvalume metal roofing (see **Exhibit A**). The project includes a large wrap-around storage building (~45,000 sq. ft.), a large center storage building (~32,000 sq. ft.), a smaller stand-alone storage building (~2,500 sq. ft.), and an on-site office (~1,350 sq. ft.) for a total building area of about 82,000 sq. ft.

Zoning: The proposed structures are located in the M-1 zone. This zone allows for indoor self-storage for personal and household items as a permitted use. The M-1 zone does not allow for any dwelling units except for a night watchman or guard and their family. Additional review would be required if such a use were proposed by the applicant.

Minimum lot width: 100 feet;

- The lot is 347.85 feet wide

Minimum front yard setback: 50 feet (On ROWs of 80 feet or wider. Rulon White Blvd. is 80 feet wide);

- The proposed structures are a minimum of 57 feet from the front lot line.

Minimum side yard setback: None;

- The proposed structure is 5 feet from the North side lot line and 10.85 feet from the south side lot line (accommodates the 10-foot PUE that runs along the south lot line).

Minimum rear yard setback: None;

- The structure is 0 feet from the West rear lot line.

Building Height: Minimum height of 1 story and a maximum height of 35 feet.

- The proposed structures are one story and 16 feet tall at their tallest point.

Lot Coverage: 80 percent maximum lot coverage ratio.

- With about 82,000 sq. ft. of proposed structures (1.88 acres), and a total lot area of 3.258 acres, the lot coverage ratio = 57.7%

Design Review: All new commercial and manufacturing structures in the M-1 Zone requires a design review (as outlined in LUC §108-1) to ensure that the general design, layout, and appearance of commercial sites and buildings is orderly and harmonious with the surrounding neighborhood. LUC §108-1-2(a) indicates that design review applications for buildings in the M-1 zone with a footprint of more than 10,000 square feet, and which impact an area of more than one acre, must be reviewed and approved by the Planning Commission.

As part of a design review, the Planning Commission shall consider applicable codes and impose conditions that mitigate deficiencies if necessary. Considerations for Design Review, per LUC Sec. 108-1, is given to the following criteria. Staff Analysis follows each criteria:

- *Traffic safety and traffic congestion:*

- The project will take access directly off of Rulon White Blvd. through a primary access and egress drive. The proposed layout also provides for an emergency vehicle access that is accessible across an all-weather access surface and through a crash gate. The proposal will increase traffic along Rulon White Blvd., but is not anticipated to cause congestion. The project incorporates 4 visitor parking stalls and 1 ADA stall for a total of 5 stalls adjacent to the leasing office.
- Per LUC Sec. 108-8-4 (Parking Space for Non-Dwelling Buildings and Uses), uses not listed in the common use table shall have their parking requirements established by the Planning Commission based on a reasonable number of spaces for staff and customers, and similar requirements of like businesses.

Planning staff believe that 5 stalls (1 ADA and 4 standard stalls) is sufficient for the anticipated customer demand. The majority of visitors will already have leases for storage units and will not need parking. Spaces will only be needed for new customers of those seeking customer service.

- *Outdoor advertising:*

- At present, the applicant has not proposed the installation of any associated signage. Any future signage will need to be reviewed through a separate design-review application.

- *Landscaping:*

- The project must use landscaping and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to conceal storage areas, or to provide a visual break from the monotony of building materials.

The project is required to include a minimum of 10% landscaped area for the site with consideration of drought resistant and water conserving landscape materials.

The proposed landscaping plan incorporates a landscaped area totaling 0.69 acres. This equates to 21% of the overall site area.

The proposed landscape plan meets the minimum standards of LUC Sec. 108-1-4(c). by meeting the minimum planting sizes for trees and shrubs, minimizing the use of turf grasses (0%), utilizes automatic drip irrigation for 100% of the landscaped area for water conservation, and employs a decorative gravel mulch for ground cover.

Planning staff believes that more robust and taller plantings could help to break up the long and monotonous facades along the side lot lines of the development. The zero set back proposed along the rear lot line backs up to an existing detention pond/basin. As such, the rear façade is less of a design concern.

As a recommendation, staff would like to see an updated landscaping plan to address this concern. However, the applicant has indicated that they will be updating their landscaping plan accordingly and will bring the updated plan to the Planning Commission meeting for consideration.

- *Building and site layout:*
 - The site plan and building elevations show that the proposed buildings are compliant with the sitedevelopment standards for the M-1 Zone.
 - As a condition of approval, staff recommends that the applicant submit a more detailed architectural elevation of the leasing office. However, the applicant has indicated that they will bring an updated elevation plan to the Planning Commission meeting for consideration.
 - As a conditions of approval, staff recommends that the applicant submit a formal color pallet and materials board for review by the Planning Commission. However, the applicant has indicated that they will bring a color pallet and materials board to the Planning Commission meeting for consideration.
- *Utility easements, drainage, and other engineering questions:*
 - The proposed structure does not conflict with any existing easements or drainage on the lot.
 - The proposal must meet all review agency requirements, including the requirements of the Engineering Division for storm water detention/retention.

Commissioners asked if there is on street parking and if anyone will be living on site. Planners say that they are not aware of if there is any on street parking, but feels that the proposed parking will be adequate for this business. There is no proposal at this time to have anyone live on site, but zoning would allow it.

Per request of the staff, the landscaping plan has been updated to reflect more coverage or screening of the long outside walls and provide more color. There will be no screening on the rear side.

Curb, gutter and sidewalk are part of this zone, but all the businesses in the area have a deferral for sidewalks. The Commissioners agreed that none of them like the sidewalk deferral but should continue it to be fair.

Geneva Blanchard, 1352 W 1050 N Farr West brought examples of color and texture samples of the building material. The material will be block walls. There will be a black metal wrought iron fence and gates on the front of the property. The rest will be chain link.

Motion: Greg Bell made a motion to approve this proposal with the following: The Planning Division recommends approval of file #DR 2021-05 subject to all review agency requirements and the following conditions:

1. A deferral agreement must be signed and recorded by the applicant to ensure that a sidewalk is installed along the entire property line that abuts Rulon White Blvd. at a time that is desired by the County.
2. Any future proposed signage will need to be reviewed through a separate design-review application.

The recommendation for approval is based on the following findings:

1. The proposal complies with applicable County codes.
2. The proposed project conforms to the 2003 West Central General Plan.

Motion was seconded by Sarah Wichern. Motion passed unanimously.

There was no public comment.

Remarks from Planning Commission:

Greg Bell said that a concerned citizen had contacted him about the General Plan. In a previous meeting the citizen saw that a line was drawn through his house and a park was also on his property. How does the County acquire property if the owner doesn't want to sell it? Charlie Ewert reminded everyone that the General Plan was just that,-general. It is not set in stone. Things can change. If the citizen is ok, the plan might go on. Greg Bell stated that there could be other alternatives such as going around the property or a totally different route. Charlie Ewert says that the county will look at all options. The public needs to be educated about future plans. The General Plan is a guiding document. There is a way for residents to map their comments through the County web site. Chair Favero said that he would like to see citizens more involved and be more understanding about how the plan works. Everyone agreed that this would make the

future plans much more agreeable to the public. The plan is intended for future owners of the properties.

Commissioner Wichern says that Uintah has been negatively impacted by Sideline Drive. People need to know that there is an intent in place by the General Plan. Current owners may not be affected by the plan but it is important that the future owners know the intent in place. Then they won't be surprised that there may be a road intended there. Most people don't realize that Uintah is in the Western Weber Planning area. Uintah needs more input from residents. Chair Favero says that people need to be open minded about future plans when they may not even own the property. Mr. Bell states that many properties have been owned by multiple generations. The General Plan is flexible and the residents should be as well. Charlie Ewert says that many people tell him that Weber County should not develop the land—just leave it for agriculture. Wayne Andreotti says that it is a supply and demand market. People are concerned about property rights. The plan has to facilitate roads for sustainability. We need to educate people to change. We should look to the future. There is not enough agriculture in Utah to feed the people of Utah. Farming is not an easy job. Chair Favero said that he hated seeing the first subdivision go in about 50 years ago. We need input and understanding for change and the General Plan. Agriculture will change in the future. Bren Edwards says that we need 3 things: To be Open Minded, Education, Understanding. These are living documents. Charlie Ewert says that the goal is never to tear a house down. There will be an open house in October. No formal date yet. We really would like to have public comments and opinions. It would be nice to have constructive input not just "I hate it", "don't do", "this isn't going to work", etc. People want to participate. There is a flyer that will be sent out with utility bills for the open house.

Commissioner Bren Edwards says that they appreciate the staff for all the work and difficulties in recording the minutes.

Planning Director Report: Welcome to June Nelson as a new staff. She will be taking over for Marta Borchert.

Remarks from Legal Counsel: no comments

Meeting Adjourned at 6:45.



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

| | | | |
|----------------------------------|--|--|--|
| Application Request: | Discussion and action on a conceptual sketch plan endorsement request for Ali Farms Cluster Subdivision, a proposal consisting of 30 lots and open space parcels totaling 25.15 acres. | | |
| Type of Decision: | Administrative | | |
| Agenda Date: | Tuesday, September 14, 2021 | | |
| Applicant: | Chris Cave, Authorized Rep | | |
| File Number: | SPE03-2021 | | |
| Approximate Address: | 750 South 4700 West, Taylor, UT, 84404 | | |
| Project Area: | 25.15 acres | | |
| Zoning: | Agricultural (A-1 and A-2) | | |
| Existing Land Use: | Vacant/Agricultural | | |
| Proposed Land Use: | Residential/ Open Space | | |
| Parcel ID: | 15-050-0032 | | |
| Township, Range, Section: | T6N, R2W, Section 15 SW | | |

Adjacent Land Use

| | | | |
|---------------|--------------------------|---------------|--------------|
| North: | Residential/Agricultural | South: | Agricultural |
| East: | 4700 West St. | West: | Agricultural |

Staff Information

| | |
|--------------------------|---|
| Report Presenter: | Tammy Aydelotte taydelotte@webercountyutah.gov 801-399-8794 |
| Report Reviewer: | SB |

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 2 Agricultural Zones (A-1 and A-2)
- Title 108, Chapter 3 Cluster Subdivisions

Summary

This is a request for approval of a conceptual sketch plan for a 30-lot cluster development. Endorsement from the planning commission is only a means to assist in the creation of a complete subdivision application and shall not create any vested right except the right to apply for preliminary subdivision review. This plan includes open space parcels to the west of the proposed lot layout. The total project area amounts to 25.15-acres. The open space area encompasses an area of 11.26 acres. The applicant is proposing to preserve 50 percent open space, meeting the required minimum open space preservation of 50 percent for the A-1 and A-2 Zones, for requested bonus density, as outlined in LUC §108-3-5. This report includes the vicinity map, the concept plan, a contour map, and the application with narrative. This subdivision will be required to provide some connectivity to adjacent properties, as required by the subdivision code. The road connectivity plan will be reviewed at the time a preliminary subdivision application is submitted.

Area Map



Exhibit B

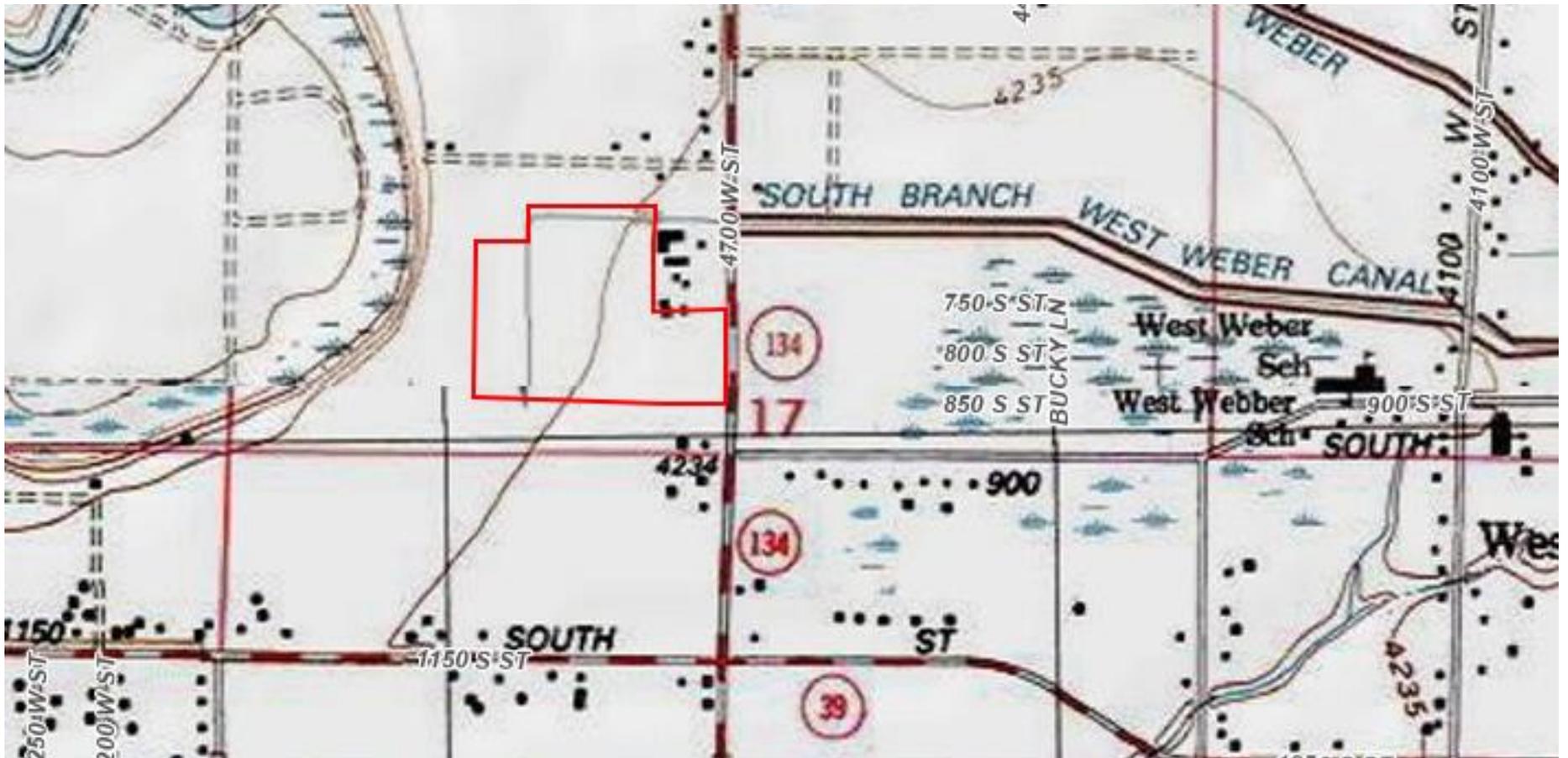


Exhibit C

Project Description The development consists of the creation of a 31 Lot Cluster Subdivision on a 25.15 acre parcel

Property Address 750 South 4700 West
Taylor, UT, 84404

Property Owner Jan Farrell
801-891-4060
bobjanfarrell@gmail.com

Representative Phil Holland
801-668-1565
psholland@me.com

Accessory Dwelling Unit False

Current Zoning A-1

Subdivision Name Ali Farms

Number of Lots

Lot Number

Lot Size

Frontage

Culinary Water Authority Taylor-West Weber Water District

Secondary Water Provider Warren Irrigation Company

Sanitary Sewer Authority Central Weber Sewer

Nearest Hydrant Address 300 feet north of parcel on 4700 West Street

Signed By Representative, Phil Holland

Parcel Number

 [150500032 - County Map](#)