

WESTERN WEBER PLANNING COMMISSION MEETING

MEETING AGENDA

September 19, 2023

Pre-meeting 4:30/Regular meeting 5:00 p.m.

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

1. Minutes: August 8, 2023

Petitions, Applications, and Public Hearings:

2. Consent items:

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

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

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

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

Petitions, Applications, and Public Hearings:

3. Administrative items:

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

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

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

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

Petitions, Applications, and Public Hearings:

4. Legislative items:

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

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

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

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.

5. Public Comment for Items not on the Agenda:

6. Remarks from Planning Commissioners:

7. Planning Director Report:

8. Remarks from Legal Counsel

Adjourn

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

Public comment may not be heard during administrative items. Please contact the Planning Division Project Manager at 801-399-8374 before the meeting if you have questions or comments regarding an item.

A Pre-Meeting will be held at 4:30 p.m. The agenda for the pre-meeting consists of discussion of the same items listed above, on the agenda for the meeting. No decisions are made in the pre-meeting, but it is an open public meeting.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374



Weber County Planning Division

MEMORANDUM

To: Western Weber Planning Commission
From: Bill Cobabe, Planning
Date: September 14, 2023
Subject: Ali Farms Zoning Map Amendment

Planning Commissioners,

As an amendment and addendum to the Staff Report for next week's meeting, we are providing the following additional information as requested in the work session on 12 Sep 2023.

1. The developer has provided an updated/revised conceptual lot layout. Please see this in the attached Exhibit A.
2. The developer is looking to have a portion of his property rezoned to include an R-3 zoned area. With the revised conceptual layout, we can see exactly where this will be. An updated exhibit showing the proposed changes/locations is attached in Exhibit B.
3. The developer must provide an emergency egress for the development until another connection is made through adjacent properties. As a stipulation of approval, staff is recommending the following (in addition to the stipulations already made):
 - 6. That the developer shall enter into a development agreement for the property addressing, among other things, the need for an emergency egress for the property due to the lack of interconnectivity to additional streets/points of egress.*
4. The developer is still in negotiation with the parks district, and the fees associated with the various lots should be resolved prior to this item going to the County Commission for review/approval.

Best,

F. William Cobabe, AICP
Senior Planner



Exhibit A: Revised Conceptual Lot Layout



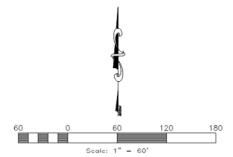
VICINITY MAP
SCALE: NONE

DESIGN DATA

TOTAL AREA	25.15 ACRES
SINGLE LOT AREA	21.91 ACRES
DENSITY	21.91/15,000 S.F. = 63 LOTS
63 - RE-15 LOTS	
TOWNHOUSE AREA	3.24 ACRES
DENSITY	10 UNITS/ACRE
26 - TOWNHOUSE UNITS	

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 4700 WEST STREET, SAID POINT BEING N01°06'08"E 267.68 FEET AND N86°51'52"W 40.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 17; THENCE N89°03'02"W 1304.03 FEET; THENCE N00°28'12"E 778.31 FEET; THENCE S88°56'48"E 289.63 FEET; THENCE N01°09'05"E 242.66 FEET; THENCE S87°09'36"E 688.92 FEET; THENCE S01°49'42"W 506.66 FEET; THENCE S88°44'54"E 340.26 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 4700 WEST STREET; THENCE S01°06'08"W ALONG SAID WESTERLY LINE, 513.34 FEET TO THE POINT OF BEGINNING.
 CONTAINING 1,095,666 SQUARE FEET OR 25.153 ACRES MORE OR LESS.



Developer:
 Phil Holland
 1082 W. Dutch Lane
 Kayville, UT 84037
 (801) 668-1565

■■■■■■ = PATHWAY LOCATION

Ali Farms

Weber County, Utah

Reeve & Associates, Inc.
 IRA

<p>REVISIONS:</p> <table border="1"> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>10-27-21</td> <td>PROVIDE UTTERANCE</td> </tr> </table>	DATE	DESCRIPTION	10-27-21	PROVIDE UTTERANCE	<p>Ali Farms PART OF THE SW 1/4 OF SECTION 17, T.6N., R.2W., S.18 & M., U.S. SURVEY WEBER COUNTY, UTAH</p> <p>Zoning Exhibit</p>								
DATE	DESCRIPTION												
10-27-21	PROVIDE UTTERANCE												
<p>Revised: Sept. 5, 2023</p>													
<p>Project Info.</p> <table border="1"> <tr> <td>Engineer:</td> <td>M. Reeve</td> </tr> <tr> <td>Planner:</td> <td>M. Cove</td> </tr> <tr> <td>Designer:</td> <td></td> </tr> <tr> <td>Date:</td> <td>7-13-21</td> </tr> <tr> <td>Name:</td> <td>ALI FARMS</td> </tr> <tr> <td>Number:</td> <td>7805-02</td> </tr> </table>		Engineer:	M. Reeve	Planner:	M. Cove	Designer:		Date:	7-13-21	Name:	ALI FARMS	Number:	7805-02
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<p>Sheet 1 of 1 Sheets</p>													

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5180 S. 1500 W., RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.



Exhibit B: Zone Map Amendments (approximate)

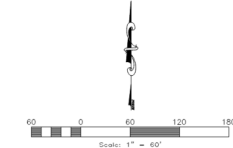
Reeve & Associates, Inc. - Solutions You Can Build On



VICINITY MAP
SCALE: NONE

DESIGN DATA
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 SINGLE LOT AREA.....21.91 ACRES
 DENSITY = 21.91/15,000 S.F. = 63 LOTS
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Ali Farms
 Weber County, Utah



REVISIONS	DATE	DESCRIPTION

All Farms
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Zoning Exhibit

Revised: Sept. 5, 2023

Project Info.	
Engineer:	AL Bees
Planner:	Core
Designer:	
Date:	7-13-21
Name:	ALI FARMS
Number:	7605-02
Sheet	1
Sheets	1

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