

December 13-2022 Minutes

Staff recommends approval of the Buffalo Run Subdivision phasing plan that would create a three-phase development, a proposal to create 18 residential lots in total. This recommendation is based on the following conditions:

1. Each phase's improvements are complete or guaranteed financially before each phase is recorded.
2. The developer enters into a Monument Improvement Agreement with the County Surveyor's Office for each phase.
3. A signature block for Taylor West Weber Water District is added to the dedication plat.
4. All Hooper Irrigation conditions of approval are satisfied.

This 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 the applicable County codes.
3. The subdivision conforms to zoning and subdivision ordinances.

Motion to approve by consent made by Bren Edwards. Seconded by Jed McCormick. Motion approved 6-0

Petitions, Applications, and Public Hearings:

4. Administrative items:

4.1 DR2022-06 - Request for approval of a design review for the construction of a new seminary building. Planner: Felix Lleverino

The applicant is requesting approval of a design review application to construct a new seminary building in a location that is ideal for efficient pedestrian student access. The modern architecture of the new seminary building will conform to the new high school that is currently under construction within the neighboring parcel to the north.

Staff recommends approval of the Weber School District New High School Design Review Application. This recommendation is conditioned upon all review agency requirements, and the following conditions:

1. All review agency requirements must be addressed and completed before the written approval of the design review is issued.
2. Occupancy shall not occur until all improvements, including landscaping, have either been installed or guaranteed.

The following findings are the basis for the staff's recommendation:

3. This proposal is listed as a permitted use within the A-1 Zone.
4. This proposal conforms to the Land Use Code of Weber County, Utah.
5. The owners will obtain the appropriate permits before construction begins.
6. The modern architecture conforms to the modern architecture of the new high school.

Motion to pass with conditions and findings in the staff report by Casey Neville. Seconded by Wayne Andreotti. Motion passed 5-1 with Commissioner Edwards voting no

Petitions, Applications, and Public Hearings:

5. Legislative Items:

5.1 ZMA 2022-04: Public hearing to consider a request for approval of a zoning map amendment to rezone property located at 2139 S 4300 W, Ogden from A-1 to C-2. Link to project on county site:

<https://frontier.co.weber.ut.us/p/Project/Index/17239> Planner: Steve Burton

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This item is an applicant-driven request to amend the zoning map from A-1 to C-2 on 0.92 acres. The owner seeks this zoning to allow a commercial pickle ball court on the property. The C-2 zone lists "fitness, athletic, health, or recreation center, or gymnasium" as a permitted use in the C-2 zone. The following maps show the existing zoning and the proposed zoning for this project.

Applicant Josh Skidmore, Taylor. The house on the property is pretty old and will likely come down at some point. The setbacks that the County is asking for might be too big. 40 feet is ok, but 60 feet might be even further back than the high school. Commissioner Edwards said that it is for the angled parking. Mr Burton said that he can still talk with applicant about that amount. Commissioner Favero asked what the setback requirements are for the meetinghouse and school. Mr Burton says that he thinks that it is around 30 feet. Casey Neville ask that if the Commission approves it as it is written, if the County will go back and work out the setback with the owner. Mr Burton stated that would work.

Motion to open public hearing made by Commissioner Edwards and seconded by Commissioner Clontz. There was no public comment. Motion to close hearing made by Bren Edwards and seconded by Commissioner Andreotti.

Motion made by Commissioner Edwards and seconded by Commissioner McCormick as stated in the staff report and to include the 60 foot setback as it is in the General Plan.

Staff recommends that the Planning Commission forward a recommendation to the County Commission to approve the proposed rezone of approximately 0.92 acres from A-1 to C-2, File #ZMA 2022-04. This approval is based on the following conditions:

- 1. Prior to consideration by the County Commission, the owner will enter into a development agreement with the County, that development agreement will include provisions to ensure that 7 feet of right-of-way adjacent to 4300 W will be dedicated to the county. The agreement will also specify that the first 40 feet of front yard adjacent to 4300 West (after the 7 foot dedication) will be reserved for multi-use commercial. The agreement will also include provisions to ensure that the allowed uses in the first 40 feet will be pedestrian friendly and not vehicle intensive.**
- 2. The existing building in which the use will occur will need to receive approval from the building Official and the fire marshal, as the building may not have been constructed to a commercial occupancy.**

This recommendation comes with the following findings:

- 1. The proposal implements certain goals and policies of the West Central Weber General Plan.**
- 2. The development is not detrimental to the overall health, safety, and welfare of the community.**

Motion passes 6-0

5.2 ZMA 2022-05: Public hearing to consider a request for approval of a zoning map amendment to rezone property located at 4175 W 1400 S, Ogden from A-1 to RE-15. Link to project on county site: <https://frontier.co.weber.ut.us/p/Project/Index/17267> Planner: Steve Burton

This item is an applicant-driven request to amend the zoning map from A-1 to RE-15 on 14.93 acres. The applicant is proposing a 37 lot development with an average lot size of 13,077 square feet. Lot frontages range from 70 feet wide to 105 feet wide. The number of proposed lots does not exceed what would be allowed under the proposed RE-15 zoning. If

the legislative body approves of the rezone as proposed, it is recommended that a development agreement be required, showing the concept plan, as the proposed lot sizes do not meet the RE-15 zoning minimums. The following maps show the existing zoning on the site and the proposed zoning.

The RE-15 zone requires a minimum of 15,000 square feet lot sizes and 100 feet of lot width. This proposal can be

Approved _____