

WESTERN WEBER PLANNING COMMISSION MEETING

MEETING AGENDA

January 10, 2023

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

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

- 1. Vote on new Chair and Vice Chair for 2023**
- 2. Approve Rules of Order**
- 3. Minutes:** December 13, 2022

Petitions, Applications, and Public Hearings:

4. Consent items:

3.1 CUP2022-16 - Consideration and action on a Conditional Use Permit for Weber Basin Water Conservancy District to re-build a water storage tank in the Little Mountain Western Weber Area. Located at 10,000 West 900 South. **Planner Felix Lleverino**

Petitions, Applications, and Public Hearings:

5. Legislative items:

5.4 ZMA 2022-01: Public hearing to consider a request for approval of a zoning map amendment to rezone approximately 10 acres located at approximately 4530 W 2200 S from the A-1 zone to the RE-15 zone. Project link: [Project link: https://frontier.co.weber.ut.us/p/Project/Index/14714](https://frontier.co.weber.ut.us/p/Project/Index/14714). **Planner: Tammy Aydelotte**

6. Public Comment for Items not on the Agenda:

7. Remarks from Planning Commissioners:

8. Planning Director Report:

9. Remarks from Legal Counsel

Adjourn to Work Session

WS1 A discussion on a mixed use office/residential development located on the corner of 3500 West 3300 South (08-029-0075). **Mr. Rick Scadden and Ms. Leslie Clifton are the presenters.**

WS2 West Weber 4700 Form Base Zoning Ordinance **Planner: Charlie Ewert**

WS3 General Plan implementation code amendments **Planner: Charlie Ewert**

WS4 Terakee Village rezone discussion/direction **Planner: Charlie Ewert**

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

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.

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Minutes for Western Weber Planning Commission meeting of December 13, 2022, held in the Weber County Commission Chamber, 2380 Washington Blvd. Floor 1 Ogden UT at 5:00 pm.

Members Present: Andrew Favero—Chair, Cami Clontz, Jed McCormick, Bren Edwards, Casey Neville, Wayne Andreotti
Excused: Sarah Wichern

Pledge of Allegiance

Staff Present: Rick Grover, Director; Charlie Ewert, Principal Planner; Steve Burton, Principal Planner; Bill Cobabe, Planner; Tammy Aydelotte, Planner; Felix Lleverino, Planner; Liam Keogh, Attorney; June Nelson, Secretary

- 1. **Minutes:** November 15, 2022 **Approved**
- 2. **Approval of 2023 Calendar** **Approved**

3. Consent Items:

CUP 2022-17: Consideration of a conditional use permit application for a public utility substation, a 3 million gallon concrete water reservoir for Bona Vista Water located at approximately 1850 West 4400 North, Pleasant View. Planner: Steve Burton

The applicant is requesting approval of a conditional use permit to construct a 3.0M Gallon water tank and a pump house. The project is located on 1.55 acres and is located at approximately 1850 W 4400 N. The proposed improvement includes the water tank and new pump station. This property is owned by Westside Investments LC.

The Planning Division recommends approval of file# CUP 2022-17, consideration, and action on a conditional use permit for the construction of a 3.0M gallon water reservoir and a pump house for Bona Vista Water. This recommendation for approval is subject to all review agency requirements and with the following conditions:

- 1. **The applicant shall maintain the site with a good visual appearance and structural integrity.**
- 2. **The applicant shall adhere to all Federal, State, and County ordinances.**
- 3. **Before the conditional use permit is issued, the owner will provide a new site plan that shows compliance with the 10 percent landscaping requirement.**

This recommendation is based on the following findings:

- 1. **The proposed use will not cause harm to the natural surroundings.**
- 2. **The proposed use will not be detrimental to the public health, safety, or welfare by adhering to State and County regulations.**
- 3. **The proposed use, if conditions are imposed, will comply with applicable County ordinances.**
- 4. **The proposed use will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.**

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

3.1 LVB110921 - Consideration and action on a request for approval of the second iteration of the Buffalo Run Subdivision phasing plan. The subdivision is located at 2400 S 4700 W. Planner: Felix Lleverino

Due to the economic conditions existing within the housing market, the applicant is requesting approval for the Buffalo Run Subdivision phasing plan that would create three separate phases. Phase one will contain 5 lots, and phase two will contain 5 lots and phase three will contain 8 lots.

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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 _____

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considered to be a 'connectivity incentivized' subdivision, if the developer places the streets and trails where the planning division is requesting. A connectivity incentivized subdivision in the RE-15 zone allows the lot sizes to go to 12,000 square feet in size and 80 feet in width. The developer has some lots that are less than 12,000 square feet in size and less than 80 feet in width.

The legislative body, if they choose to approve this development, should require a development agreement that allows the proposed lot sizes and lot widths. The development agreement could be approved, and considered to be supported by the general plan, based on the "lot averaging" sections of the general plan that encourage a variety of housing options, provided the number of lots does not exceed the amount allowed by the proposed zone. In this scenario, 14 acres in RE-15 would allow for 40 lots and this proposal is for 37 lots.

Commissioner Edwards says that it does not meet Smart Growth. There is no open space, setbacks may not fit. We are putting the cart before the horse. We need road improvements made for the substandard roads. Commissioner McCormick asked about the parks. If there was going to be an assessment park fee from the County Commissioners. Commissioner Favero asked how we even know what the park district requirements will be.

Applicant Brad Brown stated that they have been working on this for quite a while. There have been several design changes while working with staff. This is a street connectivity subdivision. We are coordinating with neighboring developers to align the roads. We would also prefer to not be tabled. Commissioner Edwards stated that the impact fee came with the building and is not the same as a fee in lieu of open space. Commissioner Neville agrees that there should be some kind of fee to benefit parks.

Motion made by Commissioner Edwards and seconded by Commissioner Neville to open the public hearing. Motion passed 6-0.

Craig Hunt asked about the open ditches. Ditch supplies water to our subdivision. People own property by the ditch. How will it impact them?

Scott Connelly said that drainage is a problem. What is the plan for proper drainage?

Commissioner Neville motioned and Commissioner McCormick seconded to close the public hearing. Motion passed 6-0.

Commissioner Edwards stated that both residents that spoke have great points that should be addressed. Steve Burton agreed that there should be some engineered plans. Mr Burton asked that residents come in and speak with staff about their concerns. Commissioner Edwards said that we are delaying the process of building the code. Director Grover stated that applicants have the right to apply. They are entitled to due process. It takes time. It is important to us as staff to address applicants. Planner Charlie Ewert stated that we are applying code as applications come in. Commissioner Andreotti said that there some things that we can pass with conditions. It is not right to have applicants wait 3-4 months for approval. Commissioner Neville said that the General Plan is fluid.

ZMA 2022-05 Commissioner Edwards motioned to table this item. It does not meet Smart Growth principles. Doesn't fit RE-15 zone. I would like this to go to a work session. Seconded by Commissioner Neville. Motion passed 6-0.

5.3 ZMA 2022-02: Public hearing to consider a request for approval of a zoning map amendment to rezone approximately 23 acres located at approximately 4646 W 900 S from the A-1 zone. Approximately 4 acres is proposed to be rezoned to the C-1 zone and the remaining approximately 19 acres will be rezoned to the O-1 zone.

Project link:

<https://frontier.co.weber.ut.us/p/Project/Index/16613>. Planner: Charlie Ewert

This proposal is for the rezone of four acres of property to the Commercial C-1 zone, and 19 acres of property to the Open Space O-1 zone. The C-1 zoned area is intended to provide the beginning of a mixed use village center, and the open space area is intended to provide park space and agri-tourism.

The proposal appears to generally comply with the provisions of the general plan. Staff are recommending approval

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with a development agreement that applies architectural and street design standards.

Commissioner Neville asked about item #4 in the staff recommendations. That states “up to 12 residential units are permitted...” Planner Charlie Ewert states that has changed to 23 units. Commissioner Edwards asks how this is going to fit into the General Plan. Commissioner Neville says the Plan should be fluid.

Applicant: Brad Blanch. This is the same proposal that we have been working on for 6 years. If we use the new general plan, we will put in what is called for in the general plan. The park has always been part of the plan.

Motion to open public hearing made by Casey Neville and seconded by Cami Clontz. Motion passed 6-0.

Scott Connelly states that what Mr Blanch said was do it or else. . I don’t like high density. Population is growing. The Planning Commission is stewards for the community. Mr Blanch is making the rules. You need to do what is best for the community.

Robert Roberts has questions about water, traffic. Mr Blanch just threatened the community. If not approved, we get townhomes, right? The road has ditches. What is the plan for ditches, frontage, irrigation, drainage? Will this be done in a timely fashion? Quality work?

Adam Darby says that he feels threatened by Mr Blanch. The planning Commission is here to advance the best for the community.

Motion to close public hearing made by Commissioner Edwards and seconded by Commissioner Clontz. Motion passed 6-0.

Commissioner Edwards says that he appreciated the comments and agrees. Commissioner Andreotti states that many of these questions should be answered by engineering. We have a little farm. We are concerned about traffic, fire, water as well. It is great to voice issues. We don’t decide engineering-road loads. Commissioner Favero says that the State has mandated for ADUs and higher density buildings. The decision process is quite cloudy. We are happy to see a big crowd. This is a difficult process. None of us take this lightly. Commissioner Neville asks if we table it would that help. Commissioner Edwards says that he thinks tabling is a good idea. There are too many unknowns.

Commissioner Neville motions to table this item until we can have a work session. Motion was seconded by Commissioner Clontz. Motion carried 6-0.

5.4 ZMA 2022-01: Public hearing to consider a request for approval of a zoning map amendment to rezone

approximately 10 acres located at approximately 4530 W 2200 S from the A-1 zone to the RE-15 zone. Project link: <https://frontier.co.weber.ut.us/p/Project/Index/14714>. Planner: Tammy Aydelotte.

This item is an applicant-driven request to amend the zoning map from A-1 to RE-15 on 10.00 acres. The owner seeks this zoning to allow for "... greater housing densities near existing or planned school sites..." (See newly adopted General Plan, Land Use Goal 7.1.2, per applicant's narrative).

The Western Weber General Plan shows 2200 South as a minor collector street that should be 80 feet wide. The parcel on which the rezone is proposed may need to dedicate sufficient area for a 40 foot half-width, per County Engineering. Weber County Planning also recommends dedication along the northern boundary of this proposal, to ensure continued connectivity as vacant land to the north, northwest, and northeast is developed. With this recommendation from Planning for dedication along the northern boundary, an updated concept plan shall be submitted prior to going before the County Commission.

Commissioner Edwards says that this does not meet minimum lot size or width. Substandard roads are still a concern.

Applicant Chad Buck: This is a street connectivity subdivision. We do meet the size requirements for that. We are within code. RE-15 zone, plus medium income density, plus smart growth. With the general plan, subdivisions, connected streets all coming in. It will be like a master planned area. We are trying to comply with the spirit of the law.

Commissioner asks how they will help with the substandard road. Mr Buck states that he was planning on improving the road in front of our development. We are also adding sewer length to get to our property. Commissioner Edwards asks how smart growth plays into the plan.

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From Staff Report: The parks district would like to see a 5-acre community park within a ½ mile of every residence, and a regional park within 2 miles of every residence. The image below shows the location of the nearest park located just outside of the ½ mile buffer, as the crow flies, not walking distance from the subject parcel.

The Western Weber General Plan shows 2200 South as a minor collector street that should be 80 feet wide. The parcel on which the rezone is proposed may need to dedicate sufficient area for a 40 foot half-width, per County Engineering. Weber County Planning also recommends dedication along the northern boundary of this proposal, to ensure continued connectivity as vacant land to the north, northwest, and northeast is developed. With this recommendation from Planning for dedication along the northern boundary, an updated concept plan shall be submitted prior to going before the County Commission.

Motion to open public hearing made by Commission Edwards and seconded by Commissioner Neville.

Byron White, will there be a fence? He should have his own green space. State requires sewer when it is available. 50% of us out there are on a fixed income. The developer should pay some for us to hook into the sewer.

Jeff Caster, I am concerned about the sewer cost to residents. Sewer is not a benefit. If you approve this subdivision, you are responsible for the traffic etc. The street is only 23 feet across. Will a bus be safe on this road?

Kylee Wyatt, Traffic will grow. 10-12 lots will be a greater value to the community. We have these meetings to see how it will impact me and my community.

Casey Neville motioned to close the public hearing. Motion was seconded by Bren Edwards. Motion passed 6-0.

Commissioner Edwards asked if there will be a pioneering agreement for community. If you are within X amount of feet, the resident is required to use the sewer. Commissioner Neville says that he is concerned about the narrow road. The County should look at traffic. Proposed development is not as big of an impact as the school. Will there be an impact fee? We should be looking at this street regardless of Mr Buck’s proposal.

Commissioner Edwards motioned to table this item. There are too many things that have not been worked out. We need to have a work session to get things worked out. Motion was seconded by Commissioner Andreotti. Motion passed 6-0.

A motion was made to reopen item 4.1 Commissioner Neville motioned to open item DR2022-06. Motion was seconded by Commissioner Clontz.

Planner Felix stated that they were looking at requirements for the front of the Seminary building.

Amended motion: Motion to add this condition with the other conditions and findings in the staff report. Occupancy shall not occur until the 2200 South roadway improvements on the area fronting the seminary property are installed or guaranteed.

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:

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

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

5.5 GPA 2022-01: Public hearing to consider and take action on amending the Future Land Use Map of the General Plan to allow for a designation change to approximately 355 acres of property located at approximately 5900 W 1100 S. The designation change is from Medium Sized Residential Lots, Industrial/Manufacturing, and Business/Office/Tech to Mixed Use Residential, Industrial/Manufacturing, and Business/Office/Tech. Planner: Bill Cobabe

Commissioner Andreotti says that he owns property across from the proposed development. He has no financial gain. All the Commissioners stated that they were ok with that and saw no conflict of interest.

This proposal has three parts, discussed below:

1. *Amending the Future Land Use Map of the General Plan.* Please refer to the map in Exhibit 1. The currently adopted map shows that the property is designated as "Business/Office/Tech", surrounding a core of "Industrial/Manufacturing". The revised map shows the property with a designation of "Mixed Use Residential" and "Business/Office/Tech", surrounding a core of "Industrial/Manufacturing". It also has expanded to cover all of the property in this proposal, and also shows the inclusion of a mix of uses in the area. This is an appropriate change and fits better with both what the community would benefit most from as well as matching what the developer envisions for the area.
2. *Amending Sections 104-21-1, 104-21-3, and 108-2-3.* These changes are reflected in Exhibit 2 and create a Manufacturing-Technology zone as anticipated by the General Plan. This new zoning district will enable a greater degree of flexibility within an otherwise manufacturing-centered section of the Code, allowing the developer and future tenants a broader range of uses for the property. The complete draft of the proposed language is attached, showing the purpose and intent, amended use tables (uses highlighted in yellow are new), and a changed applicability section, ensuring that the architectural design standards are applicable in this zone.
3. *Rezone.* According to the procedure for rezone as outlined in the Code, and working based on the idea that the new zone is adopted, the developer is requesting the zoning of the property be changed from agricultural (A-2) to the new Manufacturing-Technology zone. It should also be noted that the County will work with the developer to create a development agreement which will cover things like architecture, landscaping, road layout, trails and open space, infrastructure and many other items that will govern the overall implantation of a phased approach to development of the site.

It should be noted that there will be a Development Agreement in connection with the development of this property, including site plans, building layouts, architectural and landscaping standards, street connectivity, infrastructure improvements, and other items that will be addressed as the development progresses. The project narrative (see Exhibit D) demonstrates the developers' commitment to a quality project and adherence to all applicable County codes and standards. While the project renderings (see Exhibit E) are for general information purposes only and will be subject to change, they further reflect the overall theme and style of the buildout of the project, which will take place in phases and over several years.

Current zone is A-2. Proposed zone is M-T. Commissioner Edwards asked why there would be mixed use residential. Mr Cobabe stated that it would be desirable to allow for this transitional change. It will provide a place for people to live near where they work. They could even walk to work. It is nice to work, eat, and play in the same area. Commissioner Edwards said that he struggles with the mixed use residential. Commissioner Neville stated that he like the idea. People need housing near where they work. Commissioner Andreotti said that he was 50-50 on mixed use. Commissioner Edwards would rather see commercial. Commissioner Clontz stated that she liked commercial as well. Commissioner McCormick likes mixed use residential as a positive.

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Developer Dallin Curriden representing Black Pine from Farr West. We are excited to see the growth within this area. We appreciate staff and the Planning Commission work on this and the general plan. We anticipate 6400 jobs from this project. 3600 would be direct jobs that would be working there. These jobs would bring \$350,000,000 in employee revenue. We are in full support of the plan and we are open-flexible about housing. 34 acres of open space plus 3 miles of trails for employees and residents. We want to develop responsibly.

Commissioner Neville asks how this will affect his neighborhood. I have concerns about the river access. It can be a long drop into the water from the edge. Developer Dallin Curriden says that the current plan is to develop the trails along the river . No river access.

Commissioner Edwards asks who will own the 34 acre park. Mr Curriden says that it will go to the park district. They may adopt the trails as well. We will develop them then it will go to the parks.

Commissioner Edwards motions to open the public hearing. Commissioner Clontz seconds the motion. Passes 6-0.

Kevin Bailey, How will cars get there safely? Sewer. Will that bring the sewer to this area? Is this going to use taxpayer dollars? Also, new bridge. Electrical power to that much property. Will we need new lines? The trail is not good for us.

A Darby Will there be a buffer to the west? This will block my view of the mountains from my back door. There are not a lot of ways to get out of this area. Development will come. This does not benefit me. Thank you.

Mike Quale I am concerned about the animals. Who is going to keep the kids from the park out of my animals? I have bees. We don't need more jobs. We have low unemployment rate. Many businesses are hiring. There are not enough people to fill these jobs. 100% against.

Bob Urry. I live just across the bridge from the proposed development. Why are they not widening the bridge? The bridge is Federal. They won't do anything. How are we going to handle 6500 people?

Scott Conly, Quality of life. Semis drive me nuts. So loud. Army Corp of Engineers will not widen the bridge. There are also wetlands in the area. There is so much more of this than what is being presented. What is being done in case of an emergency evacuation?

Tina Baily, I live across from the proposed plant. What about the lights? There is too much traffic to ride a horse. There is also other wild life. Will there be a traffic light? I am concerned about hunting, wet lands, public safety and secondary water. It takes too long to get help out here. If this comes, I would have to leave.

Paul Barney, Where is my quality of life? What about sewer. This will be expensive.

Marsha Hooker I don't agree with road extensions. I don't want this.

Dan Cragun, We own this property. This does suck. If you wanted a better view, you should have bought the land. My family will lose this property. There have been NO positive support or suggestions, only naysayers. This will be what we make of it. Black Pine has some good ideas, responsible path forward. Employment is Black Pine's risk. If you wanted to protect your view, you should have bought the land. If you want to protect wildlife, buy the land. When you don't, you don't get a whole lot of say about what is going to happen there. Your opinion does count. There have been no positive suggestions for my family.

McKenzie Clem, My concern is developers. We are asking developers to develop responsibility. It has flooded in that area before. Water is an issue. There are only 2 drains for my 7 acres. Ground water is high. The development won't flood. Residents will. I am not against. Just develop responsibly.

Approved_____

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Gwen Knight, My father and grandfather farmed in the area. Legacy is coming through. I am for this. There will be a long lead time. There will be other public hearings as things come in. I like the mixed use. People want to live near jobs. I support this.

Pat Burns I own property in the area. I like this. I understand the master plan. It will be a good use for the property and meets the general plan.

Motion was made by Commissioner Edwards and seconded by Commissioner Clontz to close the public hearing. Motion passed 6-0.

Commissioner Edwards states that he is against amending the general plan. This is the wrong time to say that you don't want something. There were no comments while doing the general plan against manufacturing in this area. I support the purple (Manufacturing) and against the mixed use residential. Commissioner Neville is in favor of the mixed use residential but could change his mind. He does commend everyone for coming to this meeting. I personally don't want growth, but it is coming. We need to allow some growth. It will affect some negatively and some positively. Commissioner Andreotti stated that dairy is a tough business. There used to be lots of dairies. Everyone is faced with regulations, debt, feed costs. Hats off to the Wades for trying. Property owners have rights. If it isn't this, what will it be?

Commissioner Andreotti motions to forward a positive recommendation following staff recommendations and findings. The recommendation is supportable with the following findings:

1. The proposals will meet the anticipated needs and goals outlined in the General Plan;
2. The proposals reflect the desires of the developer and property owners;
3. The proposals demonstrate a continued orderly progression to development in the area; and,
4. The proposals are in the best interest of the health, safety, and welfare of the general public.

There was no second.

Commissioner Edwards motioned and Commissioner Clontz seconded the motion to forward a positive recommendation to the County Commission if it stays in the new future M-T business office tech area and the mixed use residential is not allowed. Siting the staff recommendations and findings in the staff report.

Vote: Commissioners, Edwards, Clontz and Neville voted YEA. Commissioners McCormick, Andreotti, and Favero voted NAY. Vote fails 3-3.

Commissioner McCormick stated that towns without great industry fail and become ghost towns. Commissioner Edwards suggested mixed use commercial. Charlie Ewert stated that mixed use commercial with limited residential is a possibility. Commissioner Edwards asked if we were creating another village. Mr Ewert said that it might be a village area with out amenities. Commissioner Edwards said that he could support mixed use commercial.

Commissioner Edwards motioned and Commissioner Andreotti seconded to recommend a positive recommendation to the County Commission and to amend the general plan but change the orange area to mixed use commercial. Following the findings and conditions in the staff report. Motion passed 6-0.

5.6 ZTA 2022-04: Public hearing to consider and take action on amending the Weber County Zoning Code to create a new zoning district, known as the M-T zoning district. Planner: Bill Cobabe

Zoning Text Amendment: The Code allows for certain areas to be designated as Manufacturing, much of which allows for more intensive and permissive uses than would be desirable in and around residential areas. The proposed M-T zoning district notes the following:

December 13-2022 Minutes

Section 104-21-1 (e) The purpose of the Manufacturing and Technology (M-T) District is to provide for and encourage the development of well-planned and designed technological and manufacturing parks. These areas are characterized by uses such as research, development, manufacturing, fabrication, processing, storage, warehousing and wholesale distribution. These areas are to be located in proximity to adequate transportation facilities and infrastructure so that the needs of these users may be met in an efficient manner with consideration to adjoining uses.

This zone would be much more compatible with a surrounding residential area as anticipated by the General Plan, and reflects the less-intensive uses desirable on the property. See Exhibit B for a full list of anticipated uses (new uses and the new zoning district are highlighted in yellow).

Bill Cobabe states that for the changes we pulled out the louder outdoor uses. Commissioner Edwards asked about contractor storage. Mr Cobabe said that it would have to be only indoor storage. We tried to stay away from conditional use permits because it is difficult to add all the potential problems and conditions.

Commissioner Edwards motions to open the public hearing. Commissioner Andreotti seconds the motion. Passes 6-0.
No comments from the public.

Motion was made by Commissioner Neville and seconded by Commissioner Andreotti to close the public hearing. Motion passed 6-0.

Motion was made by Commissioner Neville to approve item ZTA 2022-04 as proposed by staff and following the staff report. Motion was seconded by Commissioner Andreotti. Motion passes 6-0

5.7 ZMA 2022-03; Public hearing to consider and take action on changing the zoning of approximately 355 acres of property located at approximately 5900 W 1100 S from A-2 (agricultural) to M-T (Manufacturing and Technology). Planner: Bill Cobabe

There was no discussion.

Commissioner Edwards motions to open the public hearing. Commissioner Clontz seconds the motion. Passes 6-0.

No public Comment

Commissioner Edwards motions to close the public hearing. Commissioner Andreotti seconds the motion. Passes 6-0.

No discussion

Motion was made by Commissioner Neville to approve item ZMA 2022-03 as proposed by staff and following the staff report. Motion was seconded by Commissioner McCormick. Motion passes 6-0

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

7. Remarks from Planning Commissioners: Commissioner Neville thanked the staff for help and support. Commissioner Edwards stated that these items showed that the Planning Commission had to ability to work together.

8. Planning Director Report: We will try to schedule a work session on December 27—with dinner.

9. Remarks from Legal Counsel: none

Adjourn to Work Session: postponed.

WSI: Smart Fields development redesign, with a potential rezone

Adjourn

Approved _____

December 13-2022 Minutes

Respectfully Submitted,

June Nelson

Lead Office Specialist

Approved _____



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a Conditional Use Permit for Weber Basin Water Conservancy District to re-build a water storage tank in the Little Mountain Western Weber Area. Located at 10,000 West 900 South, Ogden.
Agenda Date	January 10th, 2023
Type of Decision:	Administrative
Applicant:	Weber Basin Water Conservancy District
Authorized Agent:	Casey Potter
File Number:	CUP2022-16

Property Information

Approximate Address:	10,000 W 900 S, Ogden, UT, 84404
Project Area:	50,000 sq. ft. on a 6.282-acre parcel
Zoning:	Manufacturing (M-3)
Existing Land Use:	Manufacturing
Proposed Land Use:	Manufacturing
Parcel ID:	10-039-0008
Township, Range, Section:	Township 6 North, Range 3 West, Section 18

Adjacent Land Use

North:	Vacant	South:	900 South Street
East:	9350 West Street	West:	Vacant

Staff Information

Report Presenter:	Felix Lleverino flleverino@webercountyutah.gov
Report Reviewer:	SB

Applicable Ordinances

- Title 104, Chapter 25 Manufacturing Zone (M-3)
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 7 Supplementary and Qualifying Regulations

Summary and Background

The Weber Basin Water Conservancy District is proposing to rebuild an old water tank that has come to the end of its usable life. The new water storage tank can store 3 million gallons of water and it will occupy a site of roughly 1.1 acres. Water for this tank is piped from the Weber Basin Water Conservancy District treatment plant located in Ogden on Old Post Road.

The property is protected from trespassers by a locked gate placed at the beginning of the access road.

The proposed application has been reviewed with standards outlined in the Uniform Land Use Code of Weber County, Utah (LUC). The following section is the staff's evaluation of the request.

Analysis

General Plan: A goal stated on page 51 of the 2022 Western Weber General Plan would “Ensure the efficient organization of infrastructure and services.”

Site Development Standards: A public utility substation has a special set of minimum yard setbacks stated in section 108-10-2.

1. *Lot area and lot width*. No minimum lot area or width provided that the lot or parcel shall contain an area and width of sufficient size and dimension to safely accommodate the utility facility or use, any necessary accessory use, any landscaping required by this Land Use Code, the required setbacks, and space to park two maintenance vehicles.
2. *Front yard setback*. Front yard setback requirement may be reduced to no less than ten feet if the lot does not directly front on a public or private street right-of-way, provided that no substation shall be located closer to a public or private street right-of-way than the minimum front yard setback of the zone, or 20 feet, whichever is more restrictive.
3. *Side yard setback*. The side yard setback requirement shall comply with the typical setback specified in the applicable zone regulating the property.
4. *Rear yard setback*. The rear yard setback requirement may be reduced to the following:
 1. In a residential zone: five feet.
 2. In an agricultural zone: ten feet.
 3. In a forest zone: 20 feet.
 4. In a zone not specifically listed above: typical zone setback as provided in the chapter for that zone.
5. *Street frontage*. No frontage is required along a public right-of-way if clear and legal access exists from a public right-of-way to the site for utility use.

The minimum yard setbacks of the M-3 zone are as follows:

1. Minimum lot area: 20,000 Sq. ft.
2. Minimum lot width: None
3. Minimum Front yard setback: 50 feet
4. Minimum side yard setback: None
5. Minimum rear yard setback: None

Sec 108-4-4 Decision Requirements

1. *A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to substantially mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards of this chapter, or relevant standards or requirements of any other chapter of this Land Use Code. When considering any of the standards, the land use authority shall consider the reasonably anticipated detrimental effects of the proposed use in the context of current conditions and, to the extent supported by law, the policy recommendations of the applicable general plan.*
2. *If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.*

A public utility substation within the manufacturing zone requires a Conditional Use Permit. The planning commission is the land use authority in this circumstance.

Sec 108-4-5 Conditional Use Standards

The planning commission may apply reasonable conditions relevant to the use, as listed below:

Standards relating to safety for persons and property.

Standards relating to infrastructure, amenities, and services

Standards relating to the environment.

Standards relating to the current qualities and characteristics of the surrounding area and compliance with the intent of the general plan.

Standards relating to performance.

Standards generally

Voluntary contributions

Surrounding conditions: The water storage site is built on top of a knoll called Little Mountain. The elevation at the site is 4,625 ft. The water storage site is adjacent to Westinghouse Electric to the northeast, and the Air force Training Annex to the West. The local biota consists of short grasses and the occasional cluster of sagebrush.

Geologic and Geotechnical investigations: "Sunrise Engineering performed a geotechnical investigation, which was completed in January of 2022. The investigation included collecting and reviewing geologic and soil data, drilling three boreholes, and providing recommendations for the design and construction of the tank."

Review Agencies: Weber County Fire District approves of this proposal. The County Engineering Department has posted approval with no further recommendations.

Staff Recommendation

The Planning Division recommends approval of file# CUP2022-16, a conditional use permit for Weber Basin Water Conservancy District to re-build a water storage tank in the Little Mountain Western Weber Area, located at 10,000 West 900 South. This recommendation is subject to all review agency requirements and the following conditions:

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

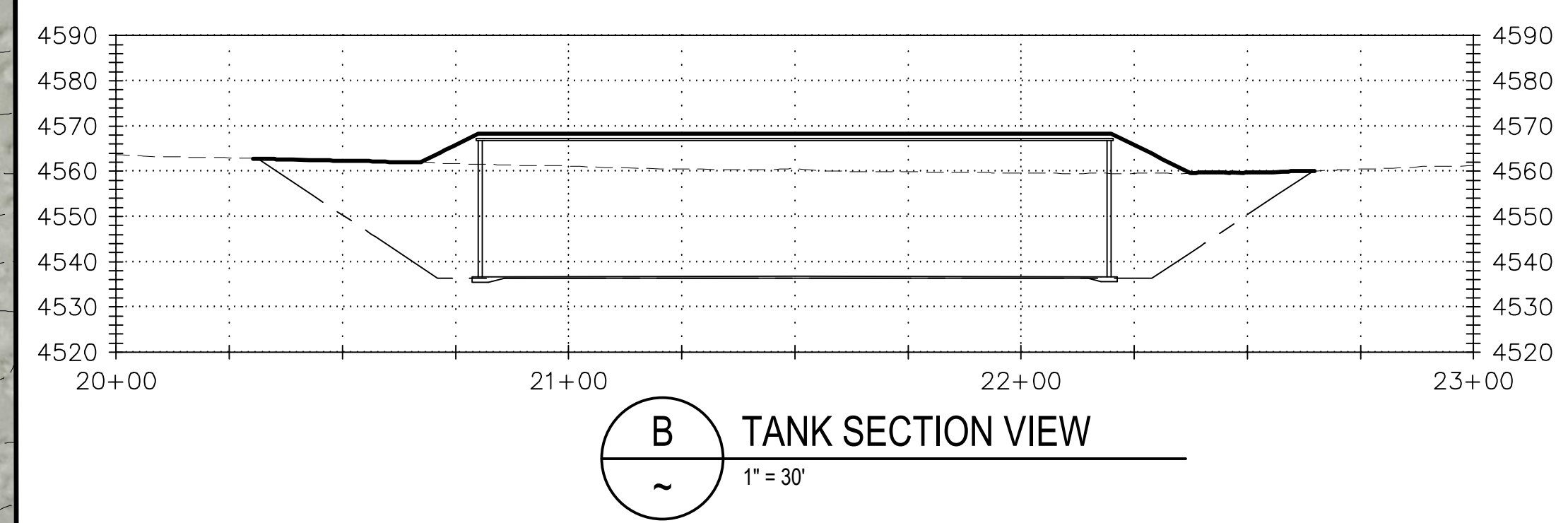
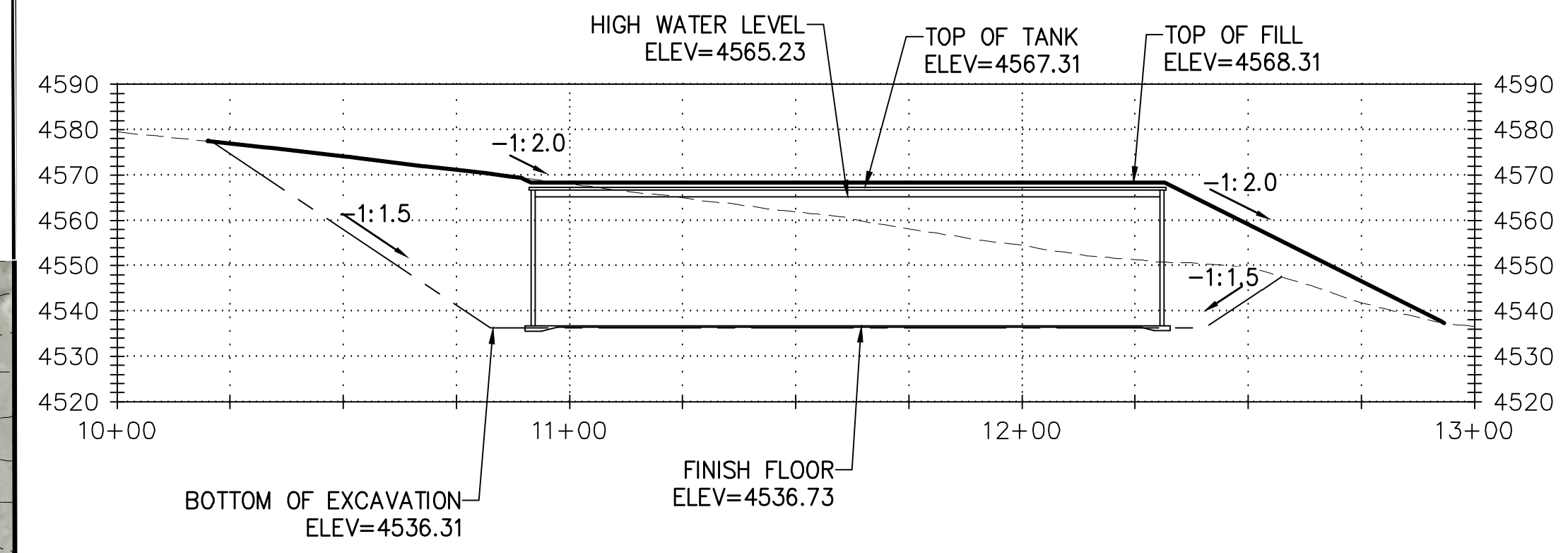
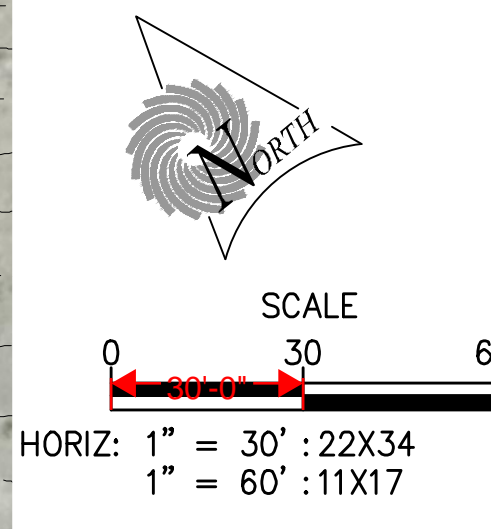
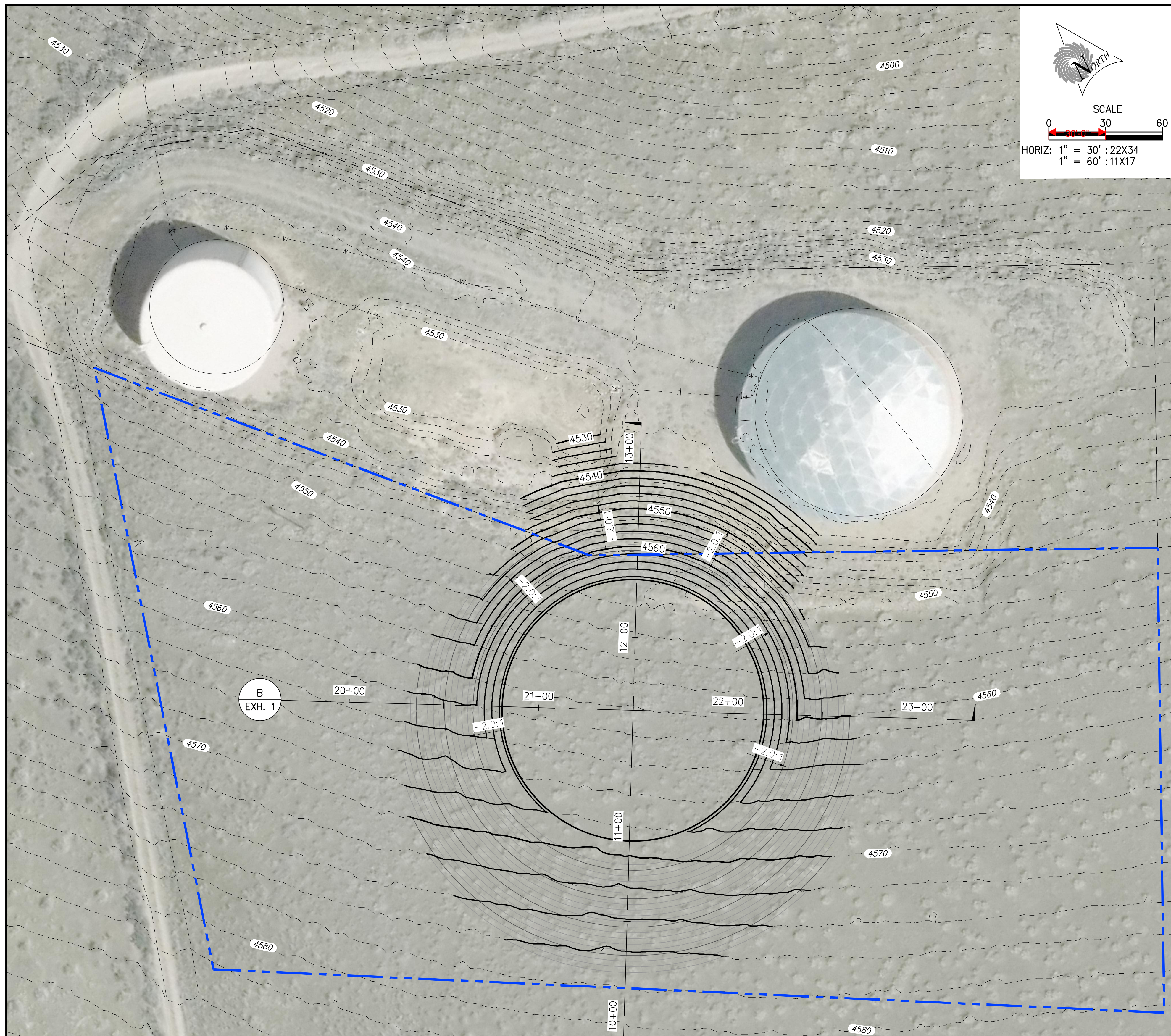
1. The proposed use conforms to the Western Weber General Plan.
2. The proposal will not be detrimental to public health, safety, or welfare.
3. The proposal will comply with applicable County ordinances.
4. The proposed design implements quality development standards and will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.

Exhibits

- A. Site grading Plan
- B. Narrative
- C. Site Entrance Photo
- D. Survey
- E. Site Plan

Map 1





EARTHWORK VOLUMES		
DESCRIPTION	UNIT	VOLUME
EXCAVATED MATERIAL	CY	28,977
FILL MATERIAL	CY	18,859
MATERIAL EXCESS	CY	10,118

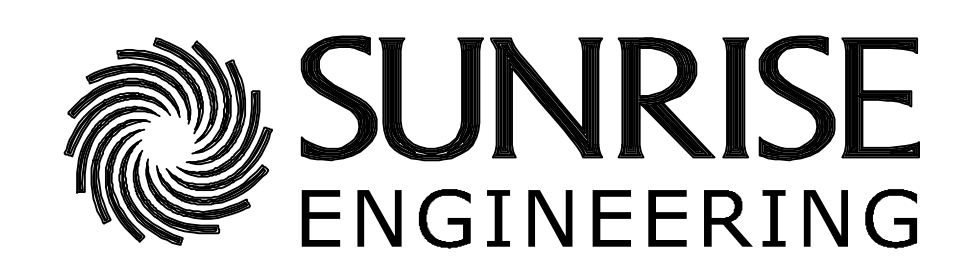
*VOLUMES SHOWN ARE FOR ESTIMATING PURPOSES ONLY AND DO NOT ACCOUNT FOR SHRINK OR SWELL OF DIRT.

- NOTES:**
1. MAX. TEMPORARY CUT SLOPE 1.0 V : 1.5 H
 2. FINAL GRADE SLOPE 1.0 V : 2.0 H
 3. APPROX. AREA TO PURCHASE: 3.0 ACRES

LEGEND	
DESCRIPTION	LINETYPE
EXISTING GROUND	-----
EXCAVATION SURFACE	-----
FINISH GROUND	—————
EX. PROPERTY LINE	-----
PROP. PROPERTY LINE	-----

A
EXH. 1

EXHIBIT 2 - 3.0 MG CONCRETE TANK GRADING PLAN



6875 SOUTH 900 EAST
SALT LAKE CITY, UTAH 84047
TEL 801.523.0100 • FAX 801.523.0990
www.sunrise-eng.com

P:\Weber Basin Water Conservancy District\08395 WBWCD Little Mountain Tank Project\Civil Drawings\Sheets\3 - LMP - SP.dwg Jun 14, 2022 1:26pm troberts

“Weber Basin Water 3.0 MG Water Tank Project”

Weber Basin Water currently has two culinary water storage tanks located on parcel 10-039-0008. One has reached it's engineered life and needs to be replaced. In order to replace this tank a new tank needs to be built and in place before the old tank can be demolished. More property is needed to accomplish this task and build a bigger storage tank to meet the future demands in Western Weber County.

Weber Basin is doing a boundary line adjustment to acquire more property from Westinghouse Electric to build the new tank. An appraisal has been done on the property and Westinghouse is in agreement to sell the additional 4.232 acres to Weber Basin Water.

Attached is the Plat for the new Boundary line Adjustment, Exhibit of the new 3.0 MG tank, and Legal description for the property.

Exhibit C

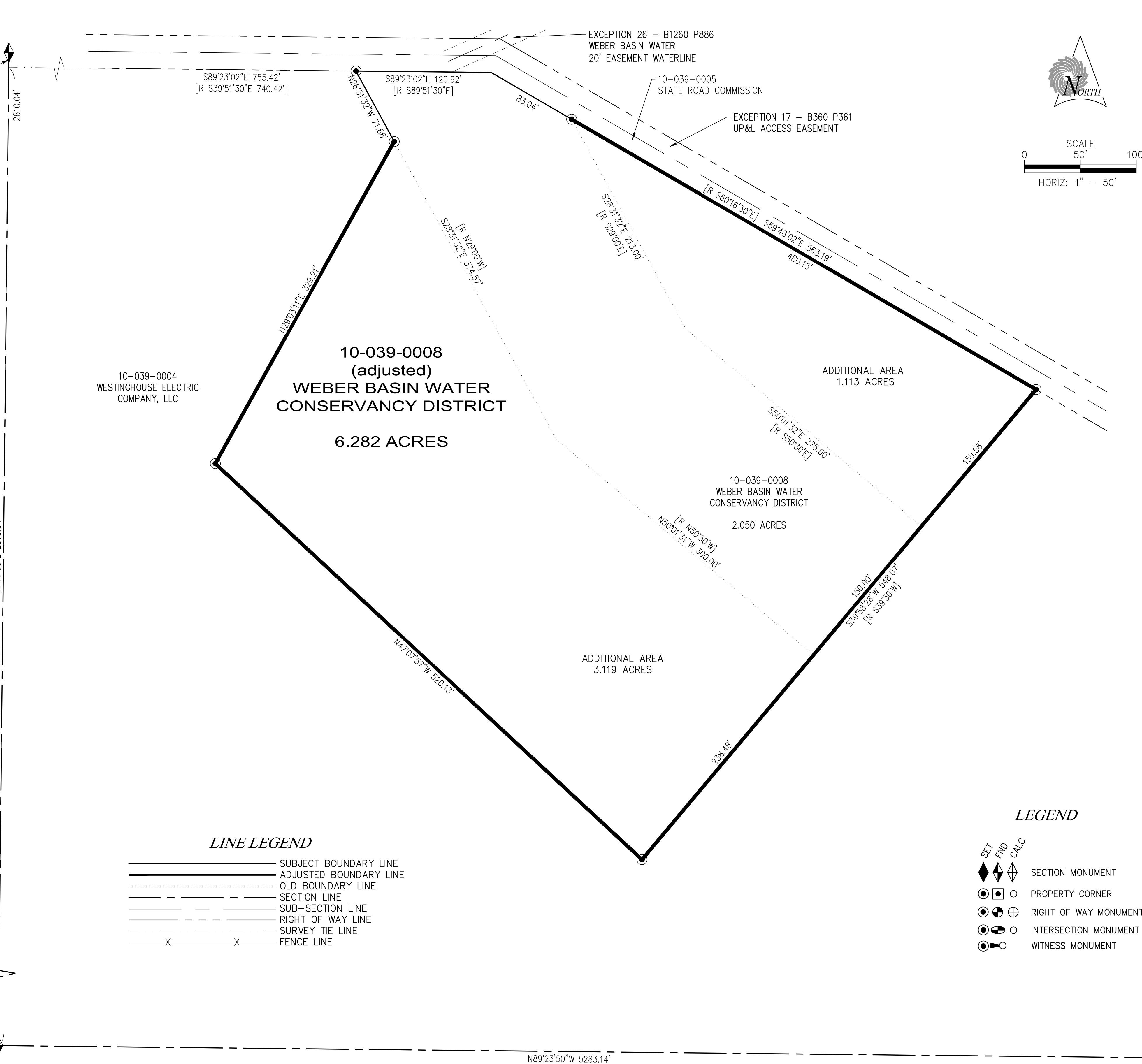
10098 W 900 S

Exit Street View



FND 1966 WC BC
W/4 COR SEC 18
T6N R3W SLM

N0°36'58"E
[R S0°08'30"W]
39.42' [R 30']



SURVEYOR'S CERTIFICATE

I, DALE J. ROBINSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 189369 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, AND THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON WAS PERFORMED BY ME OR UNDER MY DIRECTION, AND THAT THIS PLAT CORRECTLY DEPICTS THE FINDINGS OF THAT SURVEY.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO IDENTIFY AND DESCRIBE AN ADDITIONAL PARCEL FOR ACQUISITION BY WEBER BASIN WATER CONSERVANCY DISTRICT FOR THE CONSTRUCTION AND OPERATION OF ANOTHER WATER TANK.

THE BASIS OF BEARINGS FOR THIS SURVEY IS N 0°36'58" E AS MONUMENTED BETWEEN THE SOUTHWEST AND WEST QUARTER CORNER OF SECTION 18 T6N R3W SLM.

RECORDS ARE ROTATED TO MATCH THE BASIS OF BEARINGS

WEBER BASIN PARCEL 10-039-0008 TIE CALLS ADJUSTED TO MATCH STATE ROAD COMMISSION BOUNDARY.

REFERENCES

- 10-039-0008 WEBER BASIN WATER CONS. DIST. WD B1260 P884
- 10-039-0005 STATE ROAD COMMISSION - WD B734 P482
- WEBER COUNTY TIE SHEETS
- ROS 2808 - LARSEN & MALMQUIST

10-039-0008 RECORD DESCRIPTION (B1260 P884)

A part of the Southwest Quarter of Section 18, T6N, R3W, SLB&M, U.S. Survey; Beginning at a point of the South line of the State Road Commission right-of-way which is S 0°08'30" W 30.00 ft and S 39°51'30" E 740.42 ft from the Northwest corner of said Southwest Quarter; running thence S 89°51'30" E 120.92 ft and S 60°16'30" E 83.04 ft along said South line of State Road Commission right of way; thence S 29°00' E 213.00 ft; thence S 50°30' E 275.0 ft; thence S 39°30' W 150.00 ft; thence N 50°30' W 300.0 ft; thence N 29°00' W 374.57 ft to the point of beginning. Containing 2.05 acres.

EXCEPTING therefrom that portion of said property lying below a depth of five hundred (500) feet measured vertically from the contour of the surface thereof; provided, however that Grantor, its successors and assigns, shall not have the right for any purpose whatsoever to enter upon, into or through the surface of the property granted herein or any part thereof lying between said surface and five hundred (500) feet below said surface.

10-039-0004 RECORD DESCRIPITON (B2000 P2669)

A part of Section 7, 8, 17 and 18 in Township 6 North, Range 3 West, Salt Lake Base & Meridian, U.S. Survey and a part of the Southeast Quarter of Section 12, Township 6. North, Range 4 West, Salt Lake Base & Meridian, U.S. Survey;

Beginning at the Southeast Corner of said Section 18 running thence South 89°16'49" East along the South Section line of Section 17 2643.11 feet; thence South 89°40'10" East 24.80 feet; thence North 00°32'14" East 5410.60 feet; thence around a curve to the left a central angle of 89°51'15" distance of 933.05 feet bearing of North 44°23'22" West 840.33 feet; thence North 89°18'57" West 2075.71 feet; thence North 89°18'57" West 2230.00 feet; thence around a curve to the right a central angle of 05°50'06" distance of 77.81 feet bearing of North 86°23'53" West 77.78 feet; thence North 83°28'50" West 547.10 feet; thence around a curve to the right a central angle of 84°05'31" distance of 701.08 feet bearing of North 41°26'04" West 639.83 feet; thence North 00°36'41" East 68.70 feet; thence North 89°06'54" West 3310.89 feet; thence South 00°36'36" West 1318.28 feet to the South line of Section 12; thence South 89°23'57" East along the South line of Section 12 1319.70 feet to the Northwest corner of Section 18; thence South 00°38'51" West along the West side of Section 18 2657.35 feet to the West 1/4 corner of section 18; thence South 00°38'20" West along the Section line 497.75 feet; thence South 89°21'40" East 30.00 feet; thence North 00°38'20" East 467.75 feet; thence South 89°21'40" East 200.00 feet; thence South 00°38'20" West 467.75 feet; thence North 89°21'40" West 30.00 feet; thence South 00°38'20" West 200.00 feet; thence North 89°21'40" West 200.00 feet; thence South 00°38'20" West 134.31 feet; thence South 89°21'40" East 466.69 feet; thence South 00°38'20" West 466.69 feet; thence North 89°21'40" West 466.69 feet; thence South 00°38'20" West along the West line of Section 18 1352.00 feet to the Southwest Corner of Section 18; thence South 89°23'47" East along the South line of Section 18 5283.49 feet to the point of beginning.

Excepting that property deeded to Weber Basin Water Conservancy District by Warranty Deed recorded August 31, 1978, Book 1260, Page 884, and Correction Deed recorded November 23, 1978, Book 1275, Page 815, and also that property conveyed by Grant Deed recorded June 19, 1979 in Book 1308 Page 584.

NEW BOUNDARY DESCRIPITON

Commencing at the Southwest corner of Section 18, Township 6 North, Range 3 West, Salt Lake Meridian; thence North 00°36'58" East 2610.04 feet along section line; thence South 89°23'02" East 755.42 feet; thence South 59°48'02" East 83.04 feet to the POINT OF BEGINNING; thence continuing South 59°48'02" East 480.15 feet; thence South 39°58'28" West 548.07 feet; thence North 47°07'57" West 520.13 feet; thence North 29°03'11" East 329.21 feet to the POINT OF ENDING.

NEW TANK PARCEL (10-039-0008 adjusted)

Commencing at the Southwest corner of Section 18, Township 6 North, Range 3 West, Salt Lake Meridian; thence North 00°36'58" East 2610.04 feet along section line; thence South 89°23'02" East 755.42 feet to the POINT OF BEGINNING; thence continuing South 89°23'02" East 120.92 feet; thence South 59°48'02" East 563.19 feet; thence South 39°58'28" West 548.07 feet; thence North 47°07'57" West 520.13 feet; thence North 29°03'11" East 329.21 feet; thence North 28°31'32" West 71.66 feet to the POINT OF BEGINNING. Contains 273656 square feet or 6.282 acres, more or less.

LINE LEGEND

- SUBJECT BOUNDARY LINE
- ADJUSTED BOUNDARY LINE
- OLD BOUNDARY LINE
- SECTION LINE
- SUB-SECTION LINE
- RIGHT OF WAY LINE
- SURVEY TIE LINE
- FENCE LINE

LEGEND

- ◆ SET
- ◆ FND
- ◆ CALC
- ◆ SECTION MONUMENT
- PROPERTY CORNER
- RIGHT OF WAY MONUMENT
- INTERSECTION MONUMENT
- WITNESS MONUMENT

FND 1982 WC BC
SW COR SEC 18
T6N R3W SLM

FND 2021 WC BC IN HH
SE COR SEC 18
T6N R3W SOM

0	final draft	...
REV. NO.	COMMENT	DATE
6875 SOUTH 900 EAST SALT LAKE CITY, UTAH 84047 TEL 801.523.0100 · FAX 801.523.0990 www.sunrise-eng.com		
RECORD OF SURVEY		
WEBER BASIN WATER CONSERVANCY DIST LITTLE MOUNTAIN TANK PARCEL BOUNDARY ADJ. IN THE SW/4 OF SEC 18 T6N R3W SLM		
SEI NO. 03895	SURVEYED GP	DRAWN DJR
CHECKED DJR	SHEET NO. 1 of 1	22-001

U:\WB\WCD\508395 Little Mountain Tank.dwg [TITLE=] - I:\tracemap.dwg Aug 26, 2022 11:47am drbnsn

Exhibit E

Western Zirconium

New Tank Location



S 9300 W

S 9300 W

S 9300 W

S 9300 W

S 10000 W St

S 9300 W

W 900 S St

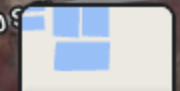
W 900 S St

W 900 S St

W 900 S

W 900 S

Moulding & Sons Landfill





Weber County Planning Division

MEMORANDUM

To: Western Weber Planning Commission
From: Tammy Aydelotte, Planning
Date: January 10, 2023
Subject: Singletree Acres Rezone – Open Space Addressed

Planning Commissioners,

Attached to this memo is the previously presented staff report regarding the applicant-driven request for approval of a rezone to 10.0 acres in the A-1 zone to RE-15 zoning.

Because a hearing was previously held on Tuesday, December 13, 2022, the upcoming meeting will address previous concerns from the Planning Commission regarding this rezone request. The open space has been addressed, and written approval of a plan with the Parks District is attached.

Planning staff feels current land use ordinance addresses the issue with 2200 South Street as a substandard road. The Planning Division recommends approval of the proposed rezone application, based on the applicant addressing the necessary Smart Growth principles.

Please feel free to contact me with any questions.

Best,

Tammy Aydelotte
Planner II
801-399-8794
Weber County Planning Division



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

APPLICATION INFORMATION

Application Request: A public hearing for consideration of a requested rezone from A-1 to RE-15 on approximately 10.00 acres.
Agenda Date: Tuesday, December 13, 2022
Applicant: Chad Buck
File Number: ZMA 2022-12

PROPERTY INFORMATION

Approximate Address: 2139 S 4300 W
Zoning: The area to be rezoned is currently A-1
Proposed Land Use: Residential, RE-15

ADJACENT LAND USE

North: Agriculture
East: New High School
South: 2200 South St.
West: Agriculture

STAFF INFORMATION

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

Applicable Ordinances

§ 102-5: Rezoning Procedures

§ 104-2: Agricultural Zones (A-1), 104-3: Residential Estates Zones (RE-15)

Legislative Decisions

This is a legislative matter. When the Planning Commission is acting on a legislative matter, it is acting to make a recommendation to the Board of County Commissioners. There is wide discretion in making legislative decisions. Criteria for recommendations on a legislative matter suggest compatibility with the general plan, existing ordinances, and best practices. Examples of legislative actions are general plan, zoning map, and land use code amendments.

Summary

This item is an applicant-driven request to amend the zoning map from A-1 to RE-15 on 10.00 acres. The owner seeks this zoning to allow for "...greater housing densities near existing or planned school sites..." (see newly adopted General Plan, Land Use Goal 7.1.2, per applicant's narrative). The RE-15 zone has the following minimum site development standards:

Lot area: 15,000 square feet

Lot width: 100 feet

Setbacks:

Front – 30'

Rear – 30'

Side - 10 feet with total width of 2 side yards not less than 24 ft.

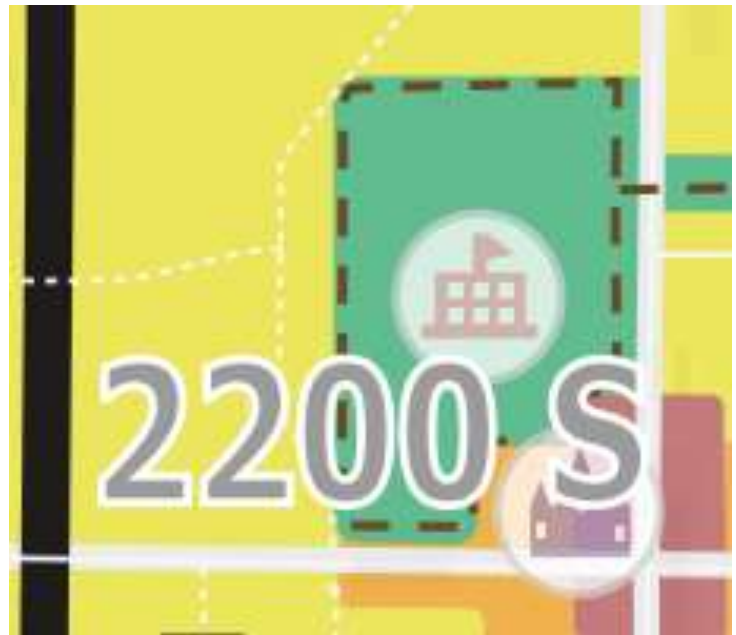
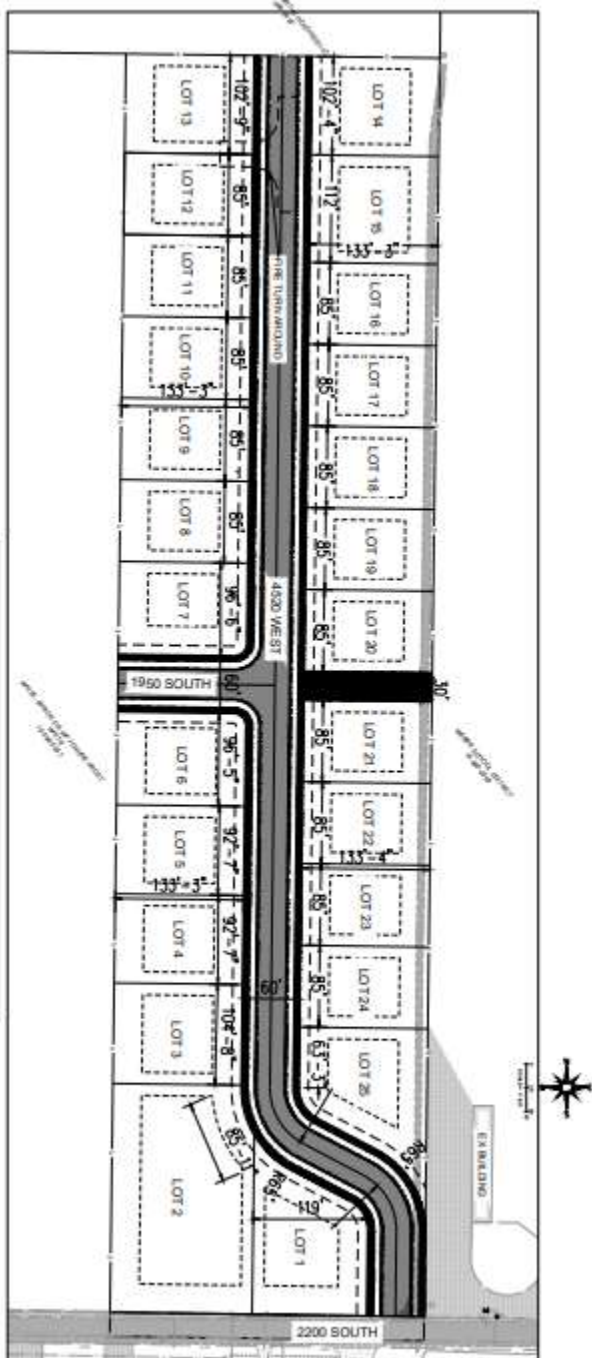
The following maps show the existing zoning and the proposed zoning for this project.



Policy Analysis

Concept Plan

The concept site plan that was provided with this application is below.



Western Weber County General Plan

The Western Weber County General Plan Future Land Use Map shows this site in a future “medium density” residential area. The general plan states the following rezone requests in areas that allow for medium-sized residential lots: “In areas planned for medium-sized lots, the County should consider rezoning property to allow 15,000 square-foot lots. Generally, this coincides with the RE-15 zone. A rezone of this nature should only be allowed if smart-growth implementation strategies are volunteered by the developer, as provided in Land Use Principle 1.2. Proposed roadway layouts should provide for good network connectivity, and limit dead-end/cul-de-sac streets (2022, pg. 86). Street and pathway networks should be proposed to connect neighborhoods and adjacent land uses (2022, pg. 100, Transportation Principle 6.2)

Zoning

The RE-15 zone would be considered a ‘medium-density’ zone, with a minimum lot area of 15,000 square feet, and a minimum lot width requirement 100 feet.

The RE-15 zone allows a maximum building height of 35 feet.

Smart-Growth Principles

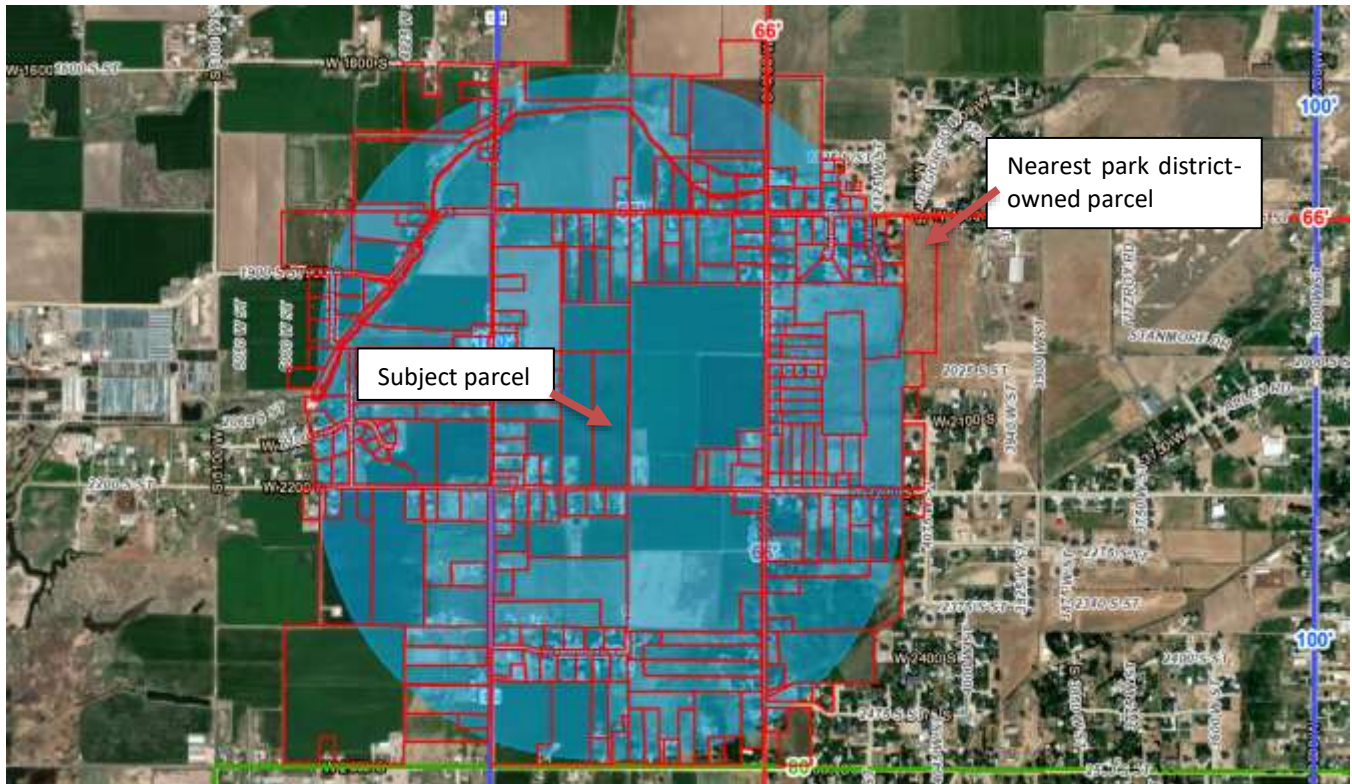
The following are smart growth principles and how the developer is proposing to meet these goals as a requirement of their rezone request.

Public Roads and Trails (Street Connectivity and Pathway & Trail Connectivity)

The Western Weber General Plan shows 2200 South as a minor collector street that should be 80 feet wide. The parcel on which the rezone is proposed may need to dedicate sufficient area for a 40 foot half-width, per County Engineering. Weber County Planning also recommends dedication along the northern boundary of this proposal, to ensure continued connectivity as vacant land to the north, northwest, and northeast is developed. With this recommendation from Planning for dedication along the northern boundary, an updated concept plan shall be submitted prior to going before the County Commission.

Parks and Recreation (Open Space and Recreation Facilities)

The parks district would like to see a 5-acre community park within a ½ mile of every residence, and a regional park within 2 miles of every residence. The image below shows the location of the nearest park located just outside of the ½ mile buffer, as the crow flies, not walking distance from the subject parcel.



The applicant has not proposed any unique park area or amenities. The applicant is suggesting use of the adjacent school facilities should be sufficient. However, information submitted to Planning from the School District is that the campus will not be open to the public for park purposes. The Planning Commission should determine the minimum park investment to merit this rezone request. Staff recommends getting input from the parks district before making a decision on this item.

Culinary and Secondary Water Conservation Planning

The developer is proposing 8-foot wide park strips with rock/gravel. Planning is asking for a minimum 6-inch angular rock in the park strips.

Dark Sky

The developer is proposing compliance, with street lighting as well as residential lighting, to the Weber County Dark Sky ordinance.

Emissions and Air Quality

Along with requirements from Planning, the developer is proposing efficient street connectivity to reduce air pollution.

Renewable Energy

The developer has not specifically addressed this item, however, the Planning Commission may consider this as part of their application, and make recommendations that are proportionate to what the developer is asking for.

County Rezoning Procedure

The land use code lists the following as considerations when the Planning Commission makes a recommendation to the County Commission:

A decision to amend the zoning map is a matter committed to the legislative discretion of the County Commission and is not controlled by any one standard. However, in making an amendment, the County Commission and

Planning Commission are encouraged to consider the following factors, among other factors they deem relevant:

- a. Whether the proposed amendment is consistent with goals, objectives, and policies of the County's general plan.*
- b. Whether the proposed amendment is compatible with the overall character of existing development in the vicinity of the subject property.*
- c. The extent to which the proposed amendment may adversely affect adjacent property.*
- d. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, wastewater, and refuse collection.*
- e. Whether the proposed rezone can be developed in a manner that will not substantially degrade natural/ecological resources or sensitive lands.*
- f. Whether proposed traffic mitigation plans will prevent transportation corridors from diminishing below an acceptable level of service.*

Staff Recommendation

Staff recommends one of the following options to the Planning Commission:

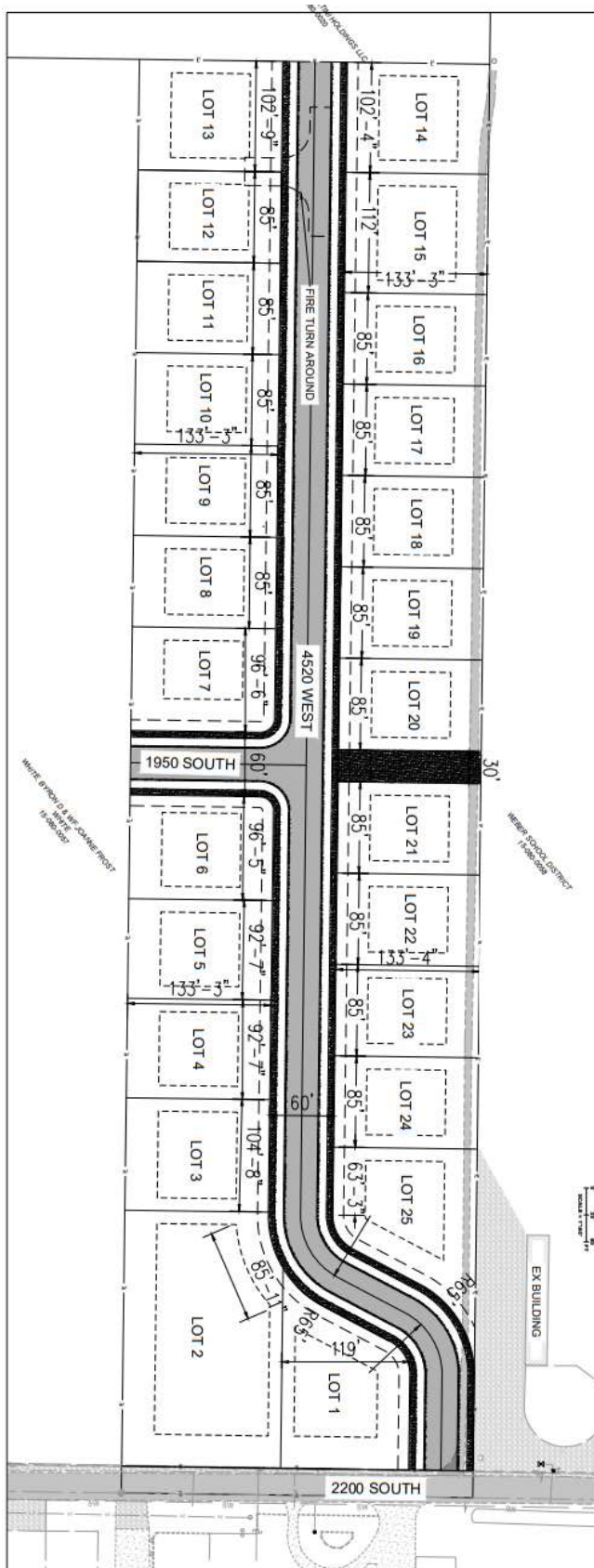
1. Table this item until the open space requirement has been addressed by the developer. This is a smart-growth principle that Planning feels would be a great public benefit to the residents of Western Weber County. Planning would recommend this option.
2. Forward a positive recommendation to the County Commission. Prior to consideration by the County Commission, the owner will voluntarily enter into a development agreement with the County; that development agreement will include provisions listed below:
 - a. That the appropriate amount of right-of-way (40 feet of half-width) along 2200 South St. will be dedicated to the county , along with installation of pathway along 2200 South St., per the newly adopted Western Weber General Plan (2022).
 - b. The number of lots shall not exceed the gross area divided by a 1/3 acre (minimum lot size for a 'Medium-size' lot).
 - c. Prior to submittal of the first plat, the developer shall submit to the County a park plan acceptable to the park district.
 - d. The concept plan be updated to show dedication of right-of-way along the northern boundary of the project area.
 - e. The final layout of streets and infrastructure shall conform to the updated concept plan.
 - f. The streets shall be lined with trees, spaced at a distance so that, at maturity, their canopies touch. The trees shall be of a species that are deep-rooting and have a high likelihood of survival, given the unique characteristics of the soils.
 - g. The park strips shall have six-inch angular rock.

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.

Exhibits

Exhibit A: Concept Plan & Narrative.



LOT AREAS			
LOT #	AREA	LOT #	AREA
LOT 1	16,780.30 SQ FT (0.39 ACRES)	LOT 14	13,639.32 SQ FT (0.31 ACRES)
LOT 2	34,648.30 SQ FT (0.80 ACRES)	LOT 15	14,927.49 SQ FT (0.34 ACRES)
LOT 3	13,950.90 SQ FT (0.32 ACRES)	LOT 16	11,329.82 SQ FT (0.26 ACRES)
LOT 4	12,348.75 SQ FT (0.28 ACRES)	LOT 17	11,330.62 SQ FT (0.26 ACRES)
LOT 5	12,348.80 SQ FT (0.28 ACRES)	LOT 18	11,331.41 SQ FT (0.26 ACRES)
LOT 6	12,825.42 SQ FT (0.29 ACRES)	LOT 19	11,332.22 SQ FT (0.26 ACRES)
LOT 7	12,821.37 SQ FT (0.29 ACRES)	LOT 20	11,333.10 SQ FT (0.26 ACRES)
LOT 8	11,315.18 SQ FT (0.26 ACRES)	LOT 21	11,334.01 SQ FT (0.26 ACRES)
LOT 9	11,319.41 SQ FT (0.26 ACRES)	LOT 22	11,334.90 SQ FT (0.26 ACRES)
LOT 10	11,323.33 SQ FT (0.26 ACRES)	LOT 23	11,335.70 SQ FT (0.26 ACRES)
LOT 11	11,327.25 SQ FT (0.26 ACRES)	LOT 24	11,336.49 SQ FT (0.26 ACRES)
LOT 12	11,326.45 SQ FT (0.26 ACRES)	LOT 25	16,317.28 SQ FT (0.37 ACRES)
LOT 13	13,697.81 SQ FT (0.31 ACRES)		

This is a request to rezone 10 acres from A1 zone to medium density residential per the newly approved Western Weber County General Plan. This subdivision will be a lot averaged subdivision, with the street connectivity incentive, which means it's eligible for 25 lots. (Land Use Action Item 1.2.2) This also fits in well with the utilities section of the new General Plan which states in Goal 7.1.2, "Consider supporting slightly greater housing densities near existing or planned school sites." This project will be next to the new high school being built in Taylor. This subdivision will also have various lot sizes (Land Use Action 1.4.6 bullets 1&2) which could give variety to the home sizes, price points, and demographics of the neighborhood.

This subdivision is approximately a quarter of a mile from existing sewer. We are willing to pay a substantial cost to bring the sewer to this subdivision, benefiting 11 current residents and potentially hundreds more. All other utilities are in 2200 South and accessible to the subdivision.

I understand that the county wishes for Smart Growth principles to be included as much as possible. I will address how we have tried to implement those principles into this project.

1 – Street Connectivity. The main subdivision road connects to 2200 South at the east end of the project, allowing the county proposed north-south road at 4500 west to continue.

In addition, the east-west road of the subdivision is located on the property line of land to the west, allowing a future connection to 4700 West without disturbing existing homes. This road is also in the middle of the subdivision, keeping block lengths within county parameters.

2 – Pathway Connectivity. This subdivision will not be near any of the county trails, but we will provide sidewalks throughout the subdivision, as well as a 30-foot-wide dedicated walkway to the new high school. These will allow safe access to the school and the church.

3 – Open Space / Recreation facilities. This community will be next to the soccer fields and tennis courts of the new school. Sidewalks and the walkway should make these easily accessible.

4 – Dark Sky. Any street lights required will have fixtures that point down to the ground. Homebuilding requirement could allow only can lights on the exterior of the home. (Community Character 3.1 & 3.2.2)

5 – Water Conservation. Park strips will be an 8 foot wide xeriscape (gravel/rocks) area with a slight dip to carry storm water to the retention basin.

I believe this subdivision would be a great benefit to Taylor and fits well with the stated goals of the new Western Weber General Plan.

Chad Buck
Singletree Acres LLC

