Minutes of the Western Weber Planning Commission meeting of May 9, 2017 held in the Weber County Commission Chambers, 2380 Washington Blvd. Floor 1, Ogden UT

Members Present: Jennifer Willener

Roger Heslop

 Wayne Andreotti

 Blake Hancock

Jannette Borklund

Member Excused: Mark Whaley

 John Parke

 Wayne Andreotti

Staff Present: Charles Ewert, Acting Planning Director; Chris Crockett, Legal Counsel; Felix Lleverino, Planner, Tammy Aydelotte, Planner, Steve Burton, Planner

* Pledge of Allegiance
* Roll Call

Announcement of open house on 5/17, as well as hearing in the middle of the meeting.

1. **Consent Items**
	1. **CUP2017-17:**

Acting Chair Heslop announces the 1st item. Motion by Commissioner Jannette Borklund to approve the CUP as a consent item, according to staff recommendations. Commissioner Blake Hancock seconds the motion. Vote taken: All ayes.

1. **Administrative Items**

**2.1 LVS040417:** Consideration and action on a request for preliminary plan approval of Staker Farmstead Estates Cluster Subdivision, located at approximately 2665 South 3500 West, Ogden, UT. Steve Burton, County Planner, presents an overview of project (technical difficulties prevent from showing on any screens). He reads the portion of the Land Use Code used as the basis for staff recommendations. He states that staff approval is subject to all review agencies conditions, along with additional conditions listed in staff report. This is a preliminary approval.

Acting Chair Heslop asks if there are any public comments.

Kary Snider, located on north side of property, runs livestock (cattle). Property owner asks when this goes in will this affect number of livestock I am allowed to have.

Steve Burton responds that this subdivision won’t affect your lot or number of livestock. Only zoning ordinances dictate this.

Mr. Snider states that he wants to ensure the applicant puts up their own fence line, and not uses his fence line. He continues by stating that property lines should be used as the boundaries, not any fence lines that may exist.

He states that he has already examined the applicants’ stakes. He is willing to move his fence line, if he has to.

Chair Heslop states the need to move to the open house for Resources Management

He then asks if there is a motion to amend agenda, and continue with agenda items, as there are no individuals present for the open house.

Commissioner Jannette Borklund motions to proceed with agenda items. Vote taken: All ayes.

Acting Chair Heslop asks if there is a motion to appoint a commissioner as hearing officer. Commissioner Blake Hancock moves to appoint Acting Chair Heslop as the hearing officer.

Val Carver -his property is located on the south side of 2669. He inquires regarding the ditches on the property. How will they be affected, and what is the plan with them?

The Planning Commissioners explain that law mandates that water flow will not be affected. Water rights will be maintained. County engineering will assist with the process to ensure water is not interrupted. They then suggest the property owner work with Hooper irrigation.

Mr. Carver inquires as to a roadway against the fence line – will there be additional fencing?

Developer/Applicant responds that he will leave the fence line. The project has been surveyed. Surveyor spoke with property owners who border the proposed subdivision. Property lines have been established by the surveyor.

Acting Chair Heslop states that it appears there may be more communication needed between developer and surrounding property owners. He then suggests to the neighbors to get with the surveyor who performed the work. The Planning Commission cannot do anything about potential boundary disputes. The purpose this evening is strictly to decide whether the applicant can proceed with the proposed subdivision until the next review.

Mr. Carver asks if there is a proposed fence line around the development.

The applicant responds that the development will be open; there will be no fences, except for livestock fences. He will work around neighboring fencing.

Mr. Carver asks regarding debris and dust is the developer able to contain this? Can fences contain the debris? Is asphalt laid down, prior to building, to keep debris to a minimum?

Charles Ewert, County Planner, states that these concerns may be addressed in a separate meeting.

There is a question from the floor- is there a plan for the common area?

The applicant addresses this question and responds that there will be irrigated landscape with sidewalk going through it. The HOA will maintain and upkeep the common areas.

Mr. Carver asks questions regarding all aspects of development – landscaping, fence lines, size of homes and lots, roads, etc. The applicant/developer addresses all of these questions.

Acting Chair Heslop asks for a motion.

Commissioner Borklund states the need to confirm the project/proposal meets all applicable ordinance and Land Use Code requirements. She makes a motion to approve the preliminary plan of the Staker Farmstead Estates Cluster Subdivision, consisting of 18 building lots, 4 open space parcels, and 2 common areas. This recommendation for approval is subject to all review agency requirements and based on the following conditions: A capacity assessment letter will be required prior to receiving final approval from the Planning Commission and a construct permit from the Utah Department of Environmental Quality Division of Drinking Water will be required prior to the subdivision receiving final approval from the County Commission; The applicant will be required to establish a declaration of covenants, conditions, and restrictions prior to recording a final plat of the cluster subdivision, as stated in LUC §108-3-9; A guarantee of Improvements will be required as outlined in LUC §106-4-3; The applicant must label ‘Open Space Parcel 3’ and ‘Open Space Parcel 4’ as common area to be owned by the homeowners association as outlined in LUC §108-3-6(1)(b); The applicant must provide a site plan for the proposed sidewalk trails within the common areas prior to the receiving final approval from the Planning Commission. Commissioner Hancock seconds the motion. Vote taken: All ayes.

**2.2 LVW040717:** Consideration and action on a request for preliminary plan approval of Winston Park Cluster Subdivision, located at approximately 3701 West 1800 South, Ogden, UT.

Acting Chair Heslop introduces the item. Steve Burton presents project, and gives an overview of the Winston Park Subdivision.

The applicant, Jay Rice, presents information; 54 building lots and 15 acres of open space.

Steve Burton quickly goes over bonus density, zoning and staff recommendation, as well as conditions of approval that the applicant provides sewage requirement, as contained in the staff report. He goes over the proposed roads and connectivity for future development. Staff recommends preliminary plan approval, based on conditions in staff report. Mr. Burton then asks if there are any questions. Acting Chair Heslop has a question regarding the letter from the sewer district stating that there are currently no lines to connect to. Mr. Burton responds that the applicant will pick up the sewer line from about 1400 feet to the west.

Ardell Godrich – 3500 west. Concerned with water and drainage. He asks how the drainage ditch will be maintained so flow is not interrupted. The applicant/developer states that the ditch will remain, untouched. An HOA will probably address maintenance of the ditch. Mr. Godrich asks if an HOA is required. The Planning Commission responds in the affirmative. Acting Chair Heslop goes over this requirement in the staff report with the public. Mr. Godrich is concerned about fence lines. Will the developer put up fences? The developer states he has no plans to put up additional fences.

Charles Ewert states he is unaware of mandates regarding fence lines.

Acting Chair Heslop asks if there are additional public comments. He then asks the developer regarding any requests for access roads. The developer states that he was told where to put access roads. Commissioner Willener asks if there is an agricultural preservation plan to present? The developer states that he has not submitted a plan yet. He also explains access to landlocked parcels (must be sold to adjacent owners/buyers).

Acting Chair Heslop asks if there is a motion. Commissioner Hancock motions to approve the preliminary plan based on findings, and staff recommendations contained in the staff report, including possible bonus density. Commissioner Willener seconds the motion. Vote taken: All ayes.

Director report – during County Commission meeting a concern was mentioned that Western Weber Planning Commission only meets once a month. Brief discussion.

Legal – no items

Acting Chair Heslop motions to adjourn.

Director – announces 5/17 public outreach meeting/open house.

Meeting adjourns.