Minutes of the Work Session of the Weber County Planning Commission for October 6, 2026, Weber County Commission Chambers, 2380 Washington Boulevard 1st Floor, the time of the meeting commencing at 5:00 p.m.

Weber County Planning Commissioners Present: Andrew Favero (Chair), Casey Neville (Vice Chair), Cami Clontz, Jed McCormick, and Sara Wichern

Excused: Wayne Andreotti and Kyle "KC" Lindsey

Staff Present: Rick Grover, Planning Director; Charlie Ewert, Principal Planner; Felix Lleverino, Planner; Tammy Aydelotte, Planner; Liam Keogh, Legal Counsel; Marta Borchert, Office Specialist.

Roll Call: Chair Favero conducted roll call and indicated Commissioners Andreotti and Lindsey had been excused from the meeting; all other Commissioners were present.

WS1: Suncrest Meadows Phase 5 Subdivision proposed rezone to R1-15. Carson Jones would like to discuss a single-family residential plan that fronts on 4700 West Street. The owner would like to discuss alternatives to right-of-way dedication on 4700 West Street, Major Arterial, 132' ROW.

Carson Jones presented a proposal for a single-family residential plan fronting 4700 West, seeking to discuss alternatives to right-of-way dedication on 4700 West, a major arterial road. He stated that current county requests for the rezone, including an extra 37 feet of dedication and a $7,500 per lot fee, made the project financially unviable compared to developing 1-acre lots under the original approval. He indicated that if all county requests were enforced, he would revert to the original 1-acre plan.

Commissioner Wichern noted that the concession to allow three units per acre instead of one unit per acre was already significant, and the rezone requests were commensurate with the increased density.

Chair Favero inquired about the dedication required by the Utah Department of Transportation (UDOT) on 4700 West. Mr. Jones explained that the current design includes a 100-foot half-width street, requiring an additional 37 feet, which would be problematic for lots fronting 4700 West. He questioned if the project could be required to bear the burden of this extra land dedication. Planner Lleverino confirmed that the future streets plan for 4700 West anticipates 132 feet, requiring 66 feet from the center line. Mr. Lleverino clarified that right-of-way dedication is typically a requirement for any subdivision, regardless of zoning.

Chair Favero asked if the previous one-acre approval had expired, which the Applicant confirmed, meaning a new subdivision application would be required. Mr. Jones stated that Principal Planner Ewert had previously advised that if no rezone occurred, the 100-foot dedication would remain. Mr. Lleverino stated he would need to clarify that matter with Mr. Ewert.

Mr. Jones reiterated that the financial implications of the rezone, including the $7,500 per lot donation, 4700 West access, road widening, and a turn lane, would result in a loss of money, making the rezone unfeasible.

Upon Mr. Ewert's arrival, Mr. Jones and Mr. Lleverino sought clarification on whether a one-acre development would require the full 132-foot right-of-way on 4700 West. Mr. Ewert suggested it might be a 40-50 foot half-width. Mr. Jones confirmed his current design includes a 50-foot half-width. Mr. Ewert also indicated that connection to 4700 West might not be required for a 1-acre development, depending on many variables. Mr. Jones concluded that the estimated $1.5 million to $2 million cost for the rezone was prohibitive. He announced his intention to withdraw the rezoning application and proceed with the 1-acre development.

WS2: Text amendments to Fencing Ordinance (ZTA2026-04) was presented to the Planning Commission 7/7 and tabled, pending further review of sight triangles when adjacent to driveways.

Planner Aydelotte presented proposed text amendments to the fencing ordinance, which aimed to allow 6-foot fences within side setbacks. However, staff research revealed that such fences would interfere with site views from driveways on corner lots, posing a safety concern. Staff recommended tabling or withdrawing the application for further review, possibly in the next year.

Chair Favero acknowledged the validity of the concern raised by Commissioner Wichern and supported tabling the item until after the new year. He suggested collaborating with community members, such as Nelson Holmes, to explore potential solutions. Commissioner Wichern endorsed this approach, advocating for reviewing community recommendations. Staff discussed the possibility of fenestration (e.g., chain link fences) as a solution for visibility. Chair Favero reiterated the preference to table the item to prevent problematic fence installations in the interim.

WS3: West Creek Zoning Map Amendment proposal to rezone 29.6 acres from the A-1 zone to the R1-15 zone with the request for an additional 48 lots or 4.5 units per acre. The developer will also present off-site pathway improvements and a deed restriction for 27 of the 133 lots offered as a public benefit. The project is located at 6150 W 900 S.

The Applicant presented a proposal to rezone 29.6 acres from A1 to R1-15, requesting an additional 48 lots, totaling 133 lots at 4.5 units per acre. As public benefits, the developer offered to install approximately 4,400 linear feet of asphalt trail (estimated cost $350,000) to connect to a park in the Longhorn Estates subdivision, and to implement owner-occupancy deed restrictions on 27 of the lots for 10 years.

Commissioner Wichern expressed significant concern regarding the proposed density without adequate supporting infrastructure, noting that Weber County is already struggling to keep pace with development. She questioned the extent of improvements planned for 900 South. Principal Planner Ewert mentioned that Black Pine is expected to install a pathway along the Knights Irrigation Pond, and the section of 900 South is already built to near full standard, lacking only curb, gutter, and sidewalk.

Chair Favero acknowledged that this location was relatively better suited for higher density due to existing 12th Street improvements and proximity to a lift station. He noted that UDOT anticipates design completion for 1200/900 South by fall and construction by 2027, though the bridge over the river remains a long-term issue.

Weber County Economic Development Director Russell informed the Commission about the Utah Inland Port Authority's (UIPA) plan to establish a Public Infrastructure District (PID) within the inland port area. This PID is slated to fund significant infrastructure improvements over the next 5-10 years, including road widening, a bridge over the railroad, wastewater conveyance, a treatment facility, and upgraded gas and water lines, which are expected to positively impact housing developments.

Vice Chair Neville inquired about the HOA status of the Longhorn Estates park. Planner Lleverino clarified that the park would not be part of an HOA. Chair Favero raised safety concerns about the proposed 4,400-foot asphalt trail along 900 South, given the 50 mph speed limit, especially if it lacks curb, gutter, and sidewalk.

Commissioner Wichern highlighted that the rezone, being tied to a development agreement that deviates from the general plan, would face an "uphill battle." The applicant suggested increasing the number of deed-restricted lots and adding price caps to ensure affordability. Commissioner Wichern and Chair Favero supported that concept.

Chair Favero and Vice Chair Neville expressed reservations about the 10-foot trail along 900 South and the timeline for park development, agreeing with Commissioner Wichern that the proposed density was too high for the current infrastructure in that western area. The Applicant thanked the Commission and indicated they would return with a revised proposal.

WS4: Bennet Addition Zoning Map Amendment proposal to rezone approximately 10 acres at 4700 West 900 South, and another approximately 5 acres at 5454 West 1150 South, from the A-1/A-2 zones to the TN-Bennet zone.

Applicant Lacy Richards explained that the proposal sought to rezone recently acquired adjacent parcels (a 30-acre Knudsen parcel and a five-acre Perry Woodson house) to the TN Bennet zone. This rezone would align these parcels with the existing development agreement and the general plan.

Principal Planner Ewert noted a procedural issue: the public notice for the Knudsen parcel was for 10 acres instead of the correct 30 acres. He suggested holding two public hearings to address this. The Commission expressed general comfort with the proposal, as it aligned with previous general plan amendments. Planning Director Grover also mentioned the possibility of scheduling additional meetings in November to manage the workload.

WS5: Alvord Zoning Map Amendment proposal to rezone approximately 47.46 acres located at approximately 440 South 3600 West from the A-1/A-2 zones to the R1-15 zone and O-1 zone.

Applicant Dave Alford presented a proposal to rezone approximately 47.46 acres from A1/A2 to R1-15, with a concept plan showing 134 lots. Principal Planner Ewert explained that this project was one of four in the area, necessitating a coordinated approach to infrastructure, particularly for 3600 West. He also detailed the open space contribution, noting that the applicant was offering 12.12 acres, which is 200 percent more than required by the general plan. This open space was intended to connect with existing trails from Silver Spring. He also discussed a planned "new 400 South" road, which would eventually cross the river via a bridge and connect to 3600 West, designed as an 80-foot right-of-way.

Commissioner Wichern raised concerns about driveways on what would be a major road with a bridge. Chair Favero agreed, suggesting adjustments for street-facing lots. Mr. Ewert confirmed that while the general layout was acceptable, the street-facing lots would need modifications. He also mentioned a north-south road near the river, intended to continue through the River Bend project and northward, also planned as an 80-foot road, with 3600 West designated as a collector.

WS6: Riverbend Zoning Map Amendment proposal to rezone Riverbend Farms development from the A-1/A-2 zones to the R1-15 and O-1 zones; and
WS7: Wagstaff-Nilson Zoning Map Amendment proposal to rezone approximately 85 acres located at approximately 3800 West 400 South from the A-1/A-2 zones to the R1-15 zone; and
WS8: Wagstaff North Zoning Map Amendment proposal to rezone approximately 150.37 acres located between 3600 West and 4300 West, and at about 700 North from the A-2 zone to the R1-15 zone and O-1 zones.

Principal Planner Ewert presented these two items together. For the Wagstaff-Nilson application, the proposal included approximately 246 units on 84.94 acres, with potential for townhomes or mansion homes in specific areas. The open space offering was 10.41 acres, exceeding the general plan requirement by 40 percent, with 6 acres designated for the Park District.

For Wagstaff North, the proposal included approximately 436 units on 150 acres, also with potential for townhomes or mansion homes in select locations. The open space offering was 34.25 acres, with 30.25 acres for the Park District and additional pocket parks and trails.

Applicant Lacy Richards expressed concern about immediately zoning the 30 acres of open space, preferring to reserve it within the development agreement until subdivision approval. Commissioners Wichern and McCormick agreed with a phased approach to open space dedication through the development agreement. Mr. Ewert clarified that each project would require separate development agreements and public hearings, even if discussed concurrently.

The group then engaged in discussion regarding road improvements associated with the Alvord, Wagstaff-South, and Wagstaff North applications; Mr. Ewert presented a comparative analysis of applicant requests, staff considerations, and a "do nothing" scenario for road improvements.

New 3825 Street (Major Residential, 66 feet, pathway on one side):

- Applicant Request: County to purchase right-of-way for offsite segments, with the developer then improving them.
- Staff/County Commissioners' Position: County is willing to acquire right-of-way, provided the developer fully reimburses reasonable costs, which would then be credited back via future impact fees.
- Improvements: Developer to improve to county minimum major residential street standard.
- Payback: Applicant requested a 5-year payback term. Staff recommended a 10-year term (matching the development agreement), with the developer absorbing any remaining costs after that period.
- Impact Fees: The county would readdress the impact fee facilities plan to ensure funds are available, emphasizing that taxpayers would not fund the initial improvements.

Commissioner McCormick raised concerns about the uncertainty of acquiring parcels for the new road, fearing that incomplete acquisition could force all traffic onto 3600 West. Ms. Richards clarified that the applicants were only responsible for improvements within their property boundaries or for the "dashed lines" (offsite segments) if the county provided the right-of-way. She also offered an alternative: a larger upgrade of 3600 West if preferred by the county.

3600 West (Collector):

- The existing asphalt (20-22 feet) does not meet the fire district's minimum width of 26 feet.

- Applicant Offer: Improve offsite segments if the county acquires the right-of-way.
- Staff/County Commissioners' Position: County willing to acquire right-of-way with developer reimbursement and impact fee credits.
- Improvements: Developer offered to improve shoulders to achieve 26 feet of asphalt. Staff requested 30 feet if right-of-way allows, with reimbursement for the difference.
- Payback: Applicant requested a 5-year term. Staff recommended a 10-year term (matching the development agreement) with the developer absorbing any remaining costs.
- Impact Fees: Readdress the plan to ensure availability.

Mr. Alvord noted his property's 60-foot frontage. Mr. Ewert explained that he would build an 80-foot 3/4 width road, with the northern portion for future development. Ms. Richards suggested an alternative alignment for the new 400 South to minimize impact on residential areas. Mr. Ewert summarized that the four projects, plus the proposed Lomond View project, would total 865 units, necessitating coordinated infrastructure. The expected build-out for these developments is 15 years.

Commissioner McCormick emphasized that the development agreement should be contingent on the road agreement. Ms. Richards clarified that there were multiple versions of the road agreement template circulating, causing confusion, but they were committed to finding a resolution. Commissioner Wichern suggested tabling the item if a final, agreed-upon road agreement was not ready for the upcoming public hearing. Mr. Ewert proposed outlining the differences in the staff report for the Planning Commission to make a recommendation.

Regarding the Riverbend application, Ms. Richards presented the proposal for 49 new units. Mr. Ewert explained that the property included an already entitled Phase 3 (cluster subdivision) and a new Phase 1, which currently has an agricultural preservation easement. The rezone would require releasing this easement. The proposed development agreement term was 10 years with a 5-year renewal. The easternmost road (residential connector) would extend into the Alvord property; 3600 West would be a collector, and the new 3825/3725 street would be a residential connector, all consistent with the general plan. The proposal included removing 8.7 acres from the existing open space (Parcel G) for housing, in exchange for dedicating all open space (approximately 19.5-19.9 acres) plus street and pathway connections to the public as a park. Ms. Richards confirmed they were not proposing a small trail park or park improvements and were requesting to eliminate the $7,500 per lot donation, asserting that the donated open space more than compensated for it.

Commissioner McCormick requested parking and a pathway within the open space. Lance Peterson, Representative of the Taylor/West Weber Parks District, stated he had advised against immediate improvements due to the large amount of donated land, much of it in a floodplain, and its value as a natural area. He also mentioned a significant riprap project (estimated $300,000-$400,000) needed for riverbank stabilization. Commissioner Wichern expressed concern about the county acquiring property that might require substantial investment to be usable. Commissioner McCormick stressed the importance of consistency with other developers regarding donations and improvements.

Mr. Ewert explained that removing open space from the cluster subdivision would create non-conforming lots in existing phases, necessitating a rezone for those property owners. Ms. Richards offered to meet with Lance to discuss the Park District's plans and timing for improvements. Commissioner McCormick reiterated that the development agreement should be contingent on the road agreement.

WS9: Willow Village Zone Map Amendment proposal to rezone approximately 35 acres located at approximately 4650 West 900 South from the A-1 zone to the FB zone.

Applicant Selvoy Fillerup presented two options (Plan A: 206 units; Plan B: 194 units) for rezoning 35 acres at 4550 West 900 South Both plans were modifications of previous proposals, incorporating feedback provided by the Commission and staff. Principal Planner Ewert explained that the property was west of the expired Cherokee Barn PRUD (Phase 1, with non-conforming A-1 lots) and east of Brad's Park. The rezone would include Phase 1 and transition it to Form Based Code. He highlighted challenges, including unowned adjacent "L-piece" property that would create road stubs. He suggested including the entire square in the rezone, with a corridor designated for O-1 zone (intended open space/regional pathway). Mr. Fillerup discussed parking provisions (Plan A: 50 additional spaces; Plan B: 65) and the intent to meet the spirit of the Form Based Code.

Commissioner Wichern expressed significant concern that the Form Based Code was not effectively working in this area, leading

to high density, insufficient open space, and inadequate parking. She questioned the overall value proposition. Chair Favero agreed, suggesting that single-family homes might be a more appropriate development type for the area. Commissioner McCormick liked the housing type but not the location. Commissioner Wichern was concerned about the lack of tied open space and the inconsistent application of density. Commissioner Clontz noted he had previously disliked the idea of two major roads but had since seen examples that worked. Mr. Fillerup acknowledged the feedback and indicated he would revise the proposal.

WS10: McFarland Addition to Westbridge Meadows: a proposal to rezone approximately 283 acres from the A-2 zone to the R3-A zone with an MPD Overlay zone and a density cap of no greater than 6 units to the acre. The proposal will add the 283 acres to the Westbridge Meadows master planned project; and
WS11: John Price Zone Map Amendment proposal to rezone approximately 103 acres located at approximately 1900 South 7500 West from the A-2/A-3 zones to the R1-15 zone and/or R1-5 zone.

Principal Planner Ewert explained that Nilsen Homes was seeking to acquire additional property and integrate it into the Westbridge development, proposing a rezone to R-10 green zone with an MPD overlay zone, and a density cap of 5 units per acre (the application stated 6 units per acre). The goal was to spread out Westbridge's existing density, not to add new density.

Commissioner Clontz expressed strong concern about 2200 West, describing it as a "terrible road" that would serve as the primary access. Mr. Ewert assured him that improvements to 2200 West were a priority for November.

Applicant John Price clarified that this was new land for Westbridge, and the density would be transferred from Westbridge's existing 500 acres (which has a density of 10 units per acre). He emphasized that this project was crucial for spearheading regional infrastructure, including a bridge over the railroad and a sewer treatment facility, using an Infrastructure Financing District (IFD) covered by the Inland Port's PID. This approach would benefit homeowners by reducing impact fees. Mr. Price stated that the original general plan called for mixed-use residential against industrial, and this project aligned with public input.

Mr. Ewert clarified that the recently approved general plan allowed 2.9 units per acre, while Mr. Price was requesting 6.5 units per acre. Chair Favero questioned the higher density given previous discussions. Mr. Price reiterated that 6.5 units per acre was the original ask and was necessary to make the project viable and trigger the infrastructure development.

Commissioner McCormick inquired about access from the freeway. Mr. Price explained that 1800 South, with the 8300 bridge, would connect to 7500 West, and Westbridge would extend it eastward. He stressed that no homes would be built until the bridge and sewers were in place, tying development directly to infrastructure. Mr. Price also offered to join Westbridge in an agreement to share density and infrastructure responsibilities.

Mr. Ewert recommended that Mr. Price return with more information at a future work session.

The Work Session adjourned at 8:38 p.m.

Respectfully Submitted,
Cassie Brown
Weber County Planning Commission