

Minutes of the Regular Meeting of the Western Weber Planning Commission for October 8, 2024, Weber County Commission Chambers, 2380 Washington Boulevard 1<sup>st</sup> Floor, the time of the meeting, commencing at 4:00 p.m.

**Western Weber Planning Commissioners Present:** Bren Edwards (Chair), Andrew Favero (Vice Chair), Wayne Andreotti, Camie Jo Clontz, Jed McCormick, Casey Neville, Sarah Wichern

**Weber County Commissioners Present:** Sharon Bolos, Gage Froerer, James “Jim” Harvey

**Staff Present:** Rick Grover, Planning Director; Charlie Ewert, Principal Planner; Felix Lleverino, Planner; Liam Keogh, Legal Counsel; Tiffany Snider, Office Specialist.

- **Pledge of Allegiance**
- **Roll Call:** Chair Eddwards conducted roll call and indicated all Commissioners were present.

### 1. Minutes approval – July 9, 2024

Chair Edwards asked for any comments or corrections to the minutes; no corrections were offered.

Commissioner McCormick moved to approve the minutes. Commissioner Neville seconded the motion, all voted in favor.

### 2. Public comments for items not on the agenda

There were no public comments.

### 3. Remarks from Planning Commissioners:

There were no remarks from Planning Commissioners.

### 4. Planning Director Report:

Planning Director Grover indicated he had nothing to report.

### 5. Remarks from Legal Counsel

Legal Counsel did not provide remarks.

The meeting adjourned to a work session at 4:03 p.m.

**WS 1: Discuss an application to amend the Future Land Use Map of the Western Weber General Plan to redesignate area between 4700 West and the Weber River north of 12<sup>th</sup> Street from agriculture to rural residential lots, medium to large residential lots, mixed-use residential, mixed-use commercial, and vehicle oriented commercial. The purpose of the change is to plan for a large master-planned development.**

Principal Planner Ewert presented an aerial image of the Western Weber planning area to orient the Commission to the location of the property subject to the proposed General Plan Future Land Use Map amendment. He invited the applicant, Jeff Beck, to discuss his proposed development with the Planning Commission and County Commission. Mr. Beck used the aid of a PowerPoint presentation to present conceptual plans for development of the area between 4700 West and the Weber River north of 12<sup>th</sup> Street. The development is a master planned development utilizing a mixed-use concept that includes commercial and residential development. He has hired a consultant to perform a market and feasibility study for the development of the area and the study report communicates the demand for this type of project. He discussed walkability of the project area; public amenities in the project; density of different areas of the project; layout of the roads throughout the project area; options for crossing the Weber River within the project; and wetland mitigation requirements and engineering of infrastructure improvements in order to prevent flooding.

Throughout the presentation, Commissioners asked for a comparison of the current Future Land Use Map with what Mr. Beck is proposing; they discussed the future land uses identified for surrounding properties; the ability for the roads and other infrastructure to handle the type of development that Mr. Beck is proposing; whether form based zoning would be appropriate for the subject property; the attractiveness of the different housing types in the project area that will allow someone to move from a smaller unit to a larger unit/single family home as their family grows; the positive impact the project could have on the tax revenue for Weber County; opportunities for deed restricting units in the project area to require a certain percentage of home ownership/owner occupancy; the demand for this type of project throughout the entire State of Utah; and the importance of planning for the future of the western area of Weber County. The feedback from the Planning Commission and County Commission was largely positive.

Mr. Ewert indicated he will use the feedback provided to continue to discuss the proposed project with Mr. Beck in preparation for making formal application for a General Plan Future Land Use Map amendment and zone change; he discussed the process for each application, both of which included public hearings with the Planning Commission.

**The meeting adjourned at 5:19 p.m.**

**Respectfully Submitted,**

*Cassie Brown*

**Weber County Planning Commission**