

Minutes of the Meeting of the Western Weber Planning Commission for November 18, 2025, Weber County Commission Chambers, 2380 Washington Boulevard 1st Floor, the time of the meeting commencing at 5:00 p.m.

Western Weber Planning Commissioners Present: Andrew Favero (Chair), Casey Neville (Vice Chair), Wayne Andreotti, Cami Jo Clontz, Jed McCormick, Emily Rogers, and Sara Wichern

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

Roll Call: Chair Favero conducted roll call and indicated all Commissioners were present.

1. Administrative items:

1.1 LVB092625: Consideration and action on a request for preliminary approval of Bitton Estates Subdivision Phases 1 through 5. A proposal to develop 32.6 acres into 93 single-family lots. Presenter: Pat Burns; Staff Presenter: Felix Lleverino.

Applicant Pat Burns was not initially present. The Commission moved to the next agenda item and returned to this item later when Mr. Burns arrived. When the item was revisited, Mr. Burns provided an overview of the Bitton Estates development, noting that the rezone had been completed several months prior. Mr. Burns highlighted two key accomplishments: he has successfully secured trail connections by obtaining easements across irrigation company property and private land, which required coordination with multiple property owners and the Confluence; and the development would include piping irrigation lines to improve water flow for neighboring properties. Mr. Burns also mentioned that he had focused on roadway connectivity throughout the development and expressed appreciation for the Planning staff's collaboration on the project.

Vice Chair Neville thanked the developer for working to secure the trail easements and asked about safety measures around open ditches. Mr. Burns confirmed he had already arranged for fencing around the confluence area where pipes split into two ditches, noting this was a requirement from the irrigation company before they would sign agreements. Mr. Burns explained that the trail would run west to 4100 West and then down to 1900 South, with the County potentially extending the trail further to connect with a school.

Felix Lleverino, Planner, presented the staff analysis of the subdivision, which includes 93 lots across 32.6 acres. He noted the property was recently rezoned to R-1-15 and he illustrated how the development included family street names, trail connections, and roadway stubs to provide future access to adjacent lands. The lot sizes range from 6,000 square feet up to larger lots of approximately 25,000 square feet. He concluded staff recommends preliminary approval of the Bitton Estates Subdivision Phases one through five, consisting of 93 single-family lots. This recommendation is based on all review agency requirements and the following conditions:

1. Taylor West Weber Water District shall provide a capacity assessment letter or a final will-serve letter before final approval from the Planning Division
2. Hooper Irrigation shall provide a capacity assessment letter or final will-serve letter before final recommendation from the Planning Division.
3. Proof of satisfactory contribution towards parks and open space is required before each phase is recorded.
4. Developer is required to show compliance with the recorded development agreement.
5. The civil drawings shall comply with all Weber County Engineering requirements.

The following findings are the basis for the staff recommendation:

1. Bitton Estates Phases one through five conforms to the West Central Weber County General Plan.
2. The lot area and width design are compatible with the concept plan and development agreement.
3. The proposal will not be detrimental to public health, safety, or welfare.
4. The proposal will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.

Commissioner Wichern moved to forward a positive recommendation to the Council Commission for application LVB092625: Consideration and action on a request for preliminary approval of Bitton Estates Subdivision Phases 1 through 5. A proposal to develop 32.6 acres into 93 single-family lots, based on the findings and subject to the conditions listed in the staff report, and

based upon all review agency requirements. Vice Chair Neville seconded the motion. Commissioners Andreotti, Clontz, McCormick, Rogers, Wichern, Vice Chair Neville, and Chair Favero voted aye. (Motion carried on a vote of 7-0).

1.2 LVTP6060525: Consideration and action on a request for preliminary approval of the Taylor Landing Subdivision Phase 6, consisting of 26 lots, public roadways, and the dedication of a 15' wide public pathway easement, connecting to the Winston Park Subdivision to the east. Presenter: Selvoy Fillerup; Staff Presenter: Tammy Aydelotte.

Selvoy Fillerup, representing Heritage Land Development, presented the request for Taylor Landing Phase 6. He explained that this was part of a larger project governed by a development agreement approved in June. The original Phase 6 had been broken into Phases 6, 7, and 8, with the current application covering just the western portion containing 25 lots and a detention basin. Mr. Fillerup detailed how the road will ultimately connect 1800 South to 2200 South and mentioned they would be dedicating land and water rights to the Parks District. He noted the water transfer would include 1.01 CFS (cubic feet per second) that was acquired from a previous owner.

Tammy Aydelotte, Planner, provided additional details about the project, explaining it has been ongoing for quite some time. She clarified that the proposal includes public rights-of-way throughout, 15-foot-wide pathways, street-adjacent pathways, and sidewalks. The project is in the R-1-15 zone with lots ranging from 60 to 80+ feet in width, exceeding the minimum requirements. Ms. Aydelotte oriented the Commission to the surrounding area, noting the Parks District's 9.5-acre parcel under development nearby, Winston Park to the east, and Stagecoach Estates to the north. She highlighted a small area of open space surrounding a lift station, which the developer was considering combining with the lift station parcel for easier maintenance. Ms. Aydelotte concluded the Planning Division recommends final approval of the Taylor Landing Subdivision Phase 6, consisting of 25 lots in the R1-15 Zone, and based on the proposed plan adhering to the requirements of the Weber County Land Use Code and the recorded development agreement (entry# 3374134) This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. All Engineering comments shall be addressed prior to submitting for final approval.
2. Engineered plans shall show compliance with street cross-sections, including pathway and sidewalk width requirements, prior to acceptance of an application for final approval.
3. Final letters of approval shall be submitted from Taylor West Weber Water, Hooper Irrigation Company, prior to submitting for approval of the final plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with applicable County ordinances.

Several commissioners expressed concerns about maintenance of the L-shaped open space near the lift station. After discussion, it was agreed that giving the parcel to the county for maintenance made the most sense, but that the Commission wanted to ensure it would be properly maintained. The Commission also discussed the pathway connections through the subdivision, with Mr. Fillerup explaining that the current phase would connect to future phases 7 and 8, which would eventually connect to Winston Park via a recently dedicated public pathway. This connection wasn't initially visible in the plans because Winston Park had recently completed a subdivision amendment to purchase land and dedicate the pathway.

Vice Chair Neville moved to forward a positive recommendation to the Council Commission for application LVTP6060525, preliminary approval of the Taylor Landing Subdivision Phase 6, consisting of 26 lots, public roadways, and the dedication of a 15' wide public pathway easement, connecting to the Winston Park Subdivision to the east, based on the findings and subject to the conditions listed in the staff report, as well as the following three additional conditions of approval:

1. 5-foot sidewalks to be shown on final engineering;
2. 21 acres be dedicated to park space prior to recording and water shares/water rights to the Parks District as well; and
3. Parcel A surrounding the lift station be considered for dedication to the Parks District

Commissioner Rogers seconded the motion. Commissioners Andreotti, Clontz, McCormick, Rogers, Wichern, Vice Chair Neville, and Chair Favero voted aye. (Motion carried on a vote of 7-0).

2. Legislative items:

2.1 GPA2025-01: A public hearing on a request to amend the Western Weber General Plan Culinary Water Use table on page 141, add information regarding the Water Conservation Stakeholder Committee on page 141, and add action items to pages 157-160 that incorporate State requirements for water conservation. Staff Presenter: Felix Lleverino

Felix Lleverino, Planner, presented proposed amendments to the Western Weber General Plan related to water conservation. He explained that the amendments were required by the state and resulted from meetings of a Water Conservation Stakeholder Committee organized by the planning office. The committee included representatives from Weber Basin, Weber County, Planning Commission, Bona Vista Water, and Taylor West Weber Water. Mr. Lleverino indicated the committee met 4-5 times from spring through fall to develop the proposed changes. The amendments included:

- Updating the water use table on page 141 with current numbers from Taylor West Weber Water
- Adding information about the stakeholder committee and recommendations from the Utah Department of Water Resources
- Adding timelines and action items to achieve water conservation goals
- Setting more ambitious conservation targets
- Incorporating educational opportunities for farmers regarding grants and funding for converting to more conservative irrigation systems
- Supporting the county's existing water ordinance to ensure adequate water supplies are in place before issuing building permits

Commissioner Wichern expressed concerns about properties with restrictions on culinary water use for landscaping, noting it's difficult to regulate whether dry-scaped properties truly remain dry or if homeowners start using culinary water anyway.

Commissioner Andreotti commented that the amendments were a good first step but not the end of the process. He noted that local canal companies were not well represented in the stakeholder committee and expressed concerns about how agricultural water conversions would affect canal operations. He suggested that one water company handling both culinary and secondary water might be more efficient than having separate systems.

Chair Favero, who served on the Committee, explained that the process was valuable and generated important conversations. He expressed optimism that as agricultural water is converted, there would likely be enough water to cover areas with secondary water use or to allow for properties with zero-scaping and culinary water.

Chair Favero opened the public hearing; there were no persons appearing to be heard and the public hearing was closed.

Vice Chair Neville moved to forward a positive recommendation to the County Commission for application GPA2025-01, a request to amend the Western Weber General Plan Culinary Water Use table on page 141, add information regarding the Water Conservation Stakeholder Committee on page 141, and add action items to pages 157-160 that incorporate State requirements for water conservation. Commissioner Andreotti seconded the motion. Commissioners Andreotti, Clontz, McCormick, Rogers, Wichern, Vice Chair Neville, and Chair Favero voted aye. (Motion carried on a vote of 7-0).

3. Public Comment for Items not on the Agenda:

Alan Franke, 3718 West 600 South, Ogden, addressed the Commission regarding the Bitton Estates Subdivision. He explained that his property is north of phases 2 and 3 of the development, and he had spoken with Mr. Burns during the rezoning process about an irrigation ditch that runs through the Herrick property and feeds Mr. Franke's property. He expressed concern that despite conversations with Mr. Burns last March and more recently with the project engineer Ken Hunter, the engineer was not aware that the ditch fed properties farther north. Mr. Hunter had promised to contact Mr. Franke to walk the property and show him the plans, but that hadn't happened yet. Mr. Franke wanted his concerns to be on the public record.

Chair Favero assured Mr. Franke that his concerns were discussed in the pre-meeting and that the language in the motion would protect his interests. He added that the engineering staff would look at this in detail during the final approval process. Planner Lleverino added that those details will be reviewed at future steps of the development application review process. Mr. Franke indicated he will stay involved in the process as well.

4. Remarks from Planning Commissioners:

Commissioner Andreotti mentioned that Jeff Davis, a former planning commissioner, had organized a group of students who surveyed Western Weber County looking at agriculture and development. They will be making a presentation at West Field High on December 5 from 6:00 to 8:00 p.m., and he invited fellow Commissioners to attend.

Commissioner Clontz thanked the Commissioners for the care they put into their work, noting that many of the items they discuss affect her neighborhood, streets, parks, and schools. She expressed gratitude for their thoughtful attention to serving the community.

5. Planning Director Report:

Planning Director Grover wished everyone a happy Thanksgiving.

6. Remarks from Legal Counsel:

There were no remarks from Legal Counsel.

The meeting adjourned at 6:15 p.m.

Respectfully Submitted,

Cassie Brown

Weber County Planning Commission