

**Minutes for the Western Weber Commission meeting of March 9, 2021 held via Zoom Video Conferencing**

**Members Present:** Andrew Favero-Chair  
Bren Edwards-Vice Chair  
Andrew Favero  
Wayne Andreotti  
Sarah Wichern

**Members Excused:** Bruce Nilson,  
Jed McCormick

**Staff Present:** Rick Grover, Planning Director; Steve Burton Principal Planner; Tammy Aydelotte, Planner II; Matt Wilson, Legal Counsel; Angela Martin, Lead Office Specialist II

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

**2. Proposal to amend an agricultural preservation plan for one lot in the Sunset Equestrian Cluster Subdivision Phase**

Steve Burton explained that there was a building permit submitted by the applicant for an accessory building. This building would house residential equipment. There is an agricultural preservation plan attached to this parcel. The plan states that which structures are allowed. Which includes structures used for the purpose of housing crops, animals equipment, vehicles, tools and feed and tools to support agricultural endeavors. Structures shall not be used for residential or permanent purposes. He notes that they cannot approve anything that houses residential equipment. He notes that the applicant wanted this to be considered a accessory building because they wanted a 3 ft side yard setback as opposed to a 20 ft side yard setback. He adds that looking at this they looked at the current cluster subdivision ordinance. Which allows the Planning Commission to amend the agricultural preservation plan for a cluster subdivision.

Heath Gilbert states that the setbacks was the original problem. There was some question about what type of structure it is. It did not fit any of the definitions and it was decided that the best thing to do might be to change the wording. He adds that they are not trying to build another dwelling unit.

Chair Favero asks if there is any public comments. There are none.

Commissioner Bell states that there needs to be some restriction from it being turned into a residential dwelling. He notes that he does not mind it being used for residential storage. He just wants to make sure that there are some restrictions preventing it becoming a residential dwelling.

**MOTION:** Commissioner Bell made a motion to approve the Proposal to amend an agricultural preservation plan for one lot in the Sunset Equestrian Cluster Subdivision Phase 1. This recommendation is subject to staff findings and other requirements from all reviewing agencies. Commissioner Wichern seconded the motion. Motion carries (5-0)

**3 .LVW02042021 Request for preliminary approval for Winston Park PRUD Subdivision, consisting of 54 lots and two open space parcels, located at approximately 3701 West 1800 South in the A-1 zone.**

Wade Ramsey, Applicant stated that he is meeting with Taylor West Weber Water to get the culinary water and Hooper Irrigation for secondary water letters.

**MOTION:** Commissioner Edwards made a motion to approve LVW02042021 Request for preliminary approval for Winston Park PRUD This recommendation is based on the review agency requirements and following conditions: 1. An approval letter from Hooper Irrigation is required prior to receiving a recommendation for final approval from the Planning Commission. 2. The subdivision application will be required to comply with all review agency requirements prior to receiving a final recommendation from the Planning Commission. 3. Annexation into Central Weber Sewer District will be required prior to receiving a final recommendation from the Planning Commission. 4. Per Engineering, communication from the Army Corps of Engineers acknowledging either a presence or lack of wetlands on the project area must be obtained prior to scheduling for recommendation of final approval from the planning commission. And that any and all drainage ditches must be maintained throughout the property and not restrict any of the surrounding properties. The 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 applicable county ordinances. Commissioner Andreotti seconds. Motion carries (5-0).

**4. Public Comment for Items not on the Agenda:** there was none.

**5. Remarks from Planning Commissioners:** Commissioner Edwards states that the last meeting was great and there was good discussion. He states the water discussion need to be two separate discussions. The Upper Valley has a completely separate issue than what Western Weber has. Staff did a great job. Director Grover states that he appreciates Commissioner Edwards comments. He notes that he had this discussion with Commissioner Jenkins and Commissioner Froerer and they both agreed they are completely different.

Commissioner Andreotti asks if the repiarian area concerning the cattails is this something that the will look into all the open spaces in the future. Is this just something that happened with this one. Director Grover states that this is something that is designated on the wetlands map, because of this they need to acknowledge this. When they go out there it is hard to tell that there are wetlands out there onsite. Looking at the general plan the riparian areas and looking at the canals where connections are should be made and where the parks should be. It will also look at what they should be preserving wetland area and that they stay as such. This is a map created by the Army Corp of Engineers and the County has to enforce it.

**6. Planning Director Report:** Director Grover asks if there was some discussion about the public comment being at the beginning of the meeting. Chair Favero states that he likes it where it is. He states that it is good for the public to see what happens in these meetings. If it is important enough for the public to make a comment they can sit though a meeting. It is educational. Commissioner Wichern and Andreotti agree. Commissioner Edwards states that there are times that the meetings go to 9 pm. This was the reasoning behind the request. Chair Favero states that he understands this, he adds that they could work it at meeting by meeting basis. Director Grover states that he appreciates the commissioners and there was good discussion during this meeting but he did feel bad when he has to jump in concerning the parking. He adds that he does not want to over step his bounds but he wants to make sure that they are staying within the relm of the approval process. He adds that the meeting was handled very well. He thanks the Planning Commissioners.

**7. Remarks from Legal Counsel:** Matt Wilson states that he appreciates what the Planning Commissioners and staff do.

**Adjourn - 6:20 PM**

*Angela Martin, Office Specialist II*  
*Weber County Planning Division*