



WESTERN WEBER PLANNING COMMISSION

MEETING AGENDA

July 6, 2021

5:00 p.m

Join Zoom Meeting

<https://us02web.zoom.us/j/89371229185>

Meeting ID: 893 7122 9185

One tap mobile

+16699006833,,89371229185# US (San Jose)

+12532158782,,89371229185# US (Tacoma)

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

Worksession

WS1: A discussion with Ed Grampp, the developer of Riverbend Cluster Subdivision, over the preliminary conditions of approval and a chance for the developer to get a better understanding of what would adequately satisfy the conditions related to irrigation water that were added by the Planning Commission.

Public Comment for Items not on the Agenda

Remarks from Planning Commissioners

Planning Director Report

Remarks from Legal Counsel

Adjourn

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

Please enter the building through the front door on Washington Blvd. if arriving to the meeting after 5:00 p.m.

A Pre-Meeting will be held at 4:30 p.m. in Commission Chambers Break Out Room. The agenda for the pre-meeting consists of discussion of the same items listed above, on the agenda for the meeting. No decisions are made in the pre-meeting, but it is an open, public meeting.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791

Meeting Procedures

Outline of Meeting Procedures:

- ❖ The Chair will call the meeting to order, read the opening meeting statement, and then introduce the item.
- ❖ The typical order is for consent items, old business, and then any new business.
- ❖ Please respect the right of other participants to see, hear, and fully participate in the proceedings. In this regard, anyone who becomes disruptive, or refuses to follow the outlined procedures, is subject to removal from the meeting.

Role of Staff:

- ❖ Staff will review the staff report, address the approval criteria, and give a recommendation on the application.
- ❖ The Staff recommendation is based on conformance to the general plan and meeting the ordinance approval criteria.

Role of the Applicant:

- ❖ The applicant will outline the nature of the request and present supporting evidence.
- ❖ The applicant will address any questions the Planning Commission may have.

Role of the Planning Commission:

- ❖ To judge applications based upon the ordinance criteria, not emotions.
- ❖ The Planning Commission's decision is based upon making findings consistent with the ordinance criteria.

Public Comment:

- ❖ The meeting will then be open for either public hearing or comment. Persons in support of and in opposition to the application or item for discussion will provide input and comments.
- ❖ The commission may impose time limits for comment to facilitate the business of the Planning Commission.

Planning Commission Action:

- ❖ The Chair will then close the agenda item from any further public comments. Staff is asked if they have further comments or recommendations.
- ❖ A Planning Commissioner makes a motion and second, then the Planning Commission deliberates the issue. The Planning Commission may ask questions for further clarification.
- ❖ The Chair then calls for a vote and announces the decision.

Commenting at Public Meetings and Public Hearings

Address the Decision Makers:

- ❖ When commenting please step to the podium and state your name and address.
- ❖ Please speak into the microphone as the proceedings are being recorded and will be transcribed to written minutes.
- ❖ All comments must be directed toward the matter at hand.
- ❖ All questions must be directed to the Planning Commission.
- ❖ The Planning Commission is grateful and appreciative when comments are pertinent, well organized, and directed specifically to the matter at hand.

Speak to the Point:

- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances.
- ❖ Don't repeat information that has already been given. If you agree with previous comments, then state that you agree with that comment.
- ❖ Support your arguments with relevant facts and figures.
- ❖ Data should never be distorted to suit your argument; credibility and accuracy are important assets.
- ❖ State your position and your recommendations.

Handouts:

- ❖ Written statements should be accurate and either typed or neatly handwritten with enough copies (10) for the Planning Commission, Staff, and the recorder of the minutes.
- ❖ Handouts and pictures presented as part of the record shall be left with the Planning Commission.

Remember Your Objective:

- ❖ Keep your emotions under control, be polite, and be respectful.
- ❖ It does not do your cause any good to anger, alienate, or antagonize the group you are standing in front of.



Weber County Planning Division
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Western Weber Planning Commission
NOTICE OF DECISION

June 15, 2021

Ed Grampp
800 S 3600 W
Ogden, UT 84401

You are hereby notified that preliminary approval of Riverbend Cluster Subdivision (98 lots) was heard on June 15, 2021, by the Western Weber Planning Commission, and was approved subject to the following conditions:

1. Taylor Wester Weber Water District will need to approve the plat, and issue a final approval letter before the subdivision can be forwarded to the Planning Commission for final approval.
2. The applicant will be required, as part of the final subdivision submittal, to submit a street tree landscaping plan so that a financial guarantee can be provided for those improvements.
3. A covenant explaining the ownership and use of the agricultural land with appropriate water shares and common area is required to be reviewed by the Planning Commission as part of the final subdivision review. The covenant shall be recorded with the subdivision plat.
4. The applicant must demonstrate that the agricultural open space parcels are viable agricultural land.
5. HOA documents including CC&Rs will need to be submitted as part of the final subdivision review. The HOA documents will need to specify how the common areas are to be maintained.
6. The following language is required to be included on the final subdivision plat before review by the Planning Commission for final approval: *... and additionally dedicate and convey to Weber County a perpetual open space easement on, under, and over all parcels and areas denoted as open space parcels or areas to guarantee to the public that those parcels and areas remain open and undeveloped in a manner consistent with the approved open space plan; ...*
7. Engineering shall approval the secondary water storage plan.
8. The plat must show a road stub between lots 144 and 145.
9. The Fire District will conduct a review specific for ingress and egress
10. The Health Department and County Engineer inspect the ditch for possible sewage contamination

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 the applicable County codes.
3. The subdivision conforms to zoning and subdivision ordinances.

If you have any questions, feel free to call me at 801-399-8767.

Sincerely,
Felix Lleverino, Planner II
Weber County Planning

Time limitation for preliminary approval. Subdivisions that have received preliminary plan approval shall have 18 months from the date of the preliminary approval by the planning commission to receive a recommendation for final approval of the subdivision or the first phase. An extension of preliminary approval for an additional time of up to 18 months may be granted by the planning director upon repayment of the subdivision application fees and the plan being brought into compliance with county, state and federal laws current at the time of the extension. The extension request shall be submitted and approved prior to the expiration of the original approval period. Only two time extensions for preliminary plan/plat extensions will be granted. The planning director shall deny any requested time extension beyond the two that are based on financial, economic, or self-imposed hardship.