

Minutes of the Regular Meeting of the Western Weber Planning Commission for November 12, 2024, 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: Bren Edwards (Chair), Andrew Favero (Vice Chair), Wayne Andreotti, Jed McCormick, Casey Neville.

Excused: Commissioners Camie Jo Clontz and Sarah Wichern

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. Administrative Items:

1.1 File No. LVW101424 – Request for preliminary approval for Windmill West I Subdivision, consisting of 89 lots (63 detached single-family and 26 townhome units) in the R1-15 and R-3 Zones. Located at approximately 800 South 4700 West, Ogden, UT, 84401. This application is tied to a recorded development agreement (entry # 3334501 recorded 7/30/2024). Staff Presenter – Tammy Aydelotte

A staff memo from Planner Aydelotte explained the applicant is requesting preliminary approval of Windmill West 1 subdivision consisting of 89 lots (63 detached units and 26 townhome units), located at approximately 800 S 4700 W, Ogden. This proposal meets the lot standards requirements of a connectivity-incentivized subdivision. The lot widths range from 60'- 145'. The area of lots range from 6,300-14,515 square feet, with the townhome footprints at 1190 square feet.

Ms. Aydelotte reviewed her staff memo and used the aid of a PowerPoint presentation to summarize staff's analysis of the application relative to the following:

- Conformance with the General Plan;
- Adherence to zoning guidelines;
- Culinary water and sanitary sewage disposal;
- Compliance with review agency requirements;
- Additional design standards; and
- Differences between the submitted subdivision layout and the concept plan included in the approved development agreement.

Ms. Aydelotte concluded staff recommends preliminary approval of Windmill West 1 Subdivision consisting of 89 lots. This recommendation is based on all review agency requirements, including those outlined in this staff report, and the following conditions:

1. 10' wide asphalt pathway along northern boundary of development, all the way to 4700 West Street.
2. Final plat shall show 90 lots, not 90.
3. Secondary egress secured prior to recording first plat.
4. Payment of the \$2,500 per lot will be made to the Western Weber Parks District before the subdivision plat records.
5. An unconditional final approval letter from the culinary and secondary water provider will be submitted before final approval.
6. All improvements shall be installed, escrowed for, or a combination of both, prior to final approval.
7. This development will need to annex into Central Weber Sewer District prior to final approval.

This 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.

Ms. Aydelotte noted that the conditions of approval highlighted in red were not included in the original staff report, but staff does recommend that the Commission impose the additional conditions of approval.

Commissioner Favero moved to forward a positive recommendation to the Weber County Commissioner pertaining to application LVW101424 – Request for preliminary approval for Windmill West I Subdivision, consisting of 89 lots (63 detached single-family and 26 townhome units) in the R1-15 and R-3 Zones. Located at approximately 800 South 4700 West, Ogden, UT, 84401, based on the findings and subject to the conditions listed in the staff report and the staff presentation. Commissioner McCormick seconded the motion. Commissioners Andreotti, Edwards, Favero, McCormick, Neville voted aye. (Motion carried on a vote of 5-0).

1.2 File No. CUP 2024-14: A request for approval of a conditional use permit to operate a horse boarding business and riding commercial riding arena. Located at approximately 3928 N 3175 W, Ogden, UT, 84401, in the A-1 zone. Staff Presenter – Tammy Aydelotte

A staff memo from Planner Aydelotte explained the applicant is requesting approval of a conditional use permit for an equestrian training and stable facilities operation known as “Rail Trail Ranch - Equestrian”. This operation will take place within a 2.6-acre area inside of a 5.15-acre parcel located at 3928 N 3175 W, Ogden, UT, 84401. Equestrian training and stable facilities are considered a conditional use in the A-1 zone, with a limit of no more than 10 horses per acre of land use for the horses. With 2.6 acres of land dedicated to the horses, this would allow for up to 26 horses on this parcel. The applicant has indicated that no new building will be constructed, and that the existing barn (6,000 sq. ft) has the capacity for 11 stalls. Applicant has an indoor riding arena, as well as a large pasture (2+ acres) and a horse paddocks area to the rear of the property. Parking is shown on the submitted site plan. Applicant has indicated area for up to 10 parking stalls but does not anticipate more than just a few cars on site at a time. Landscaping requirements are already met, due to an existing conditional use permit tied to this parcel for the purposes of a kennel. Conditional use permits should be approved as long as any harmful impact is mitigated. The LUC already specifies certain standards necessary for mitigation of harmful impact to which the proposal must adhere. The proposed application meets these standards.

Ms. Aydelotte reviewed her staff memo and used the aid of a PowerPoint presentation to summarize staff’s analysis of the application relative to the following:

- Conformance with the General Plan;
- Adherence to zoning guidelines;
- Design review:
 - Outdoor advertising.
 - Landscaping.
 - Building and site layout.
- Conformance with Conditional Use standards;
- Considerations relating to traffic safety and traffic congestion;
- Standards relating to infrastructure, amenities, and services;
- Standards relating to the environment;
- Standards relating to the current qualities and characteristics of the surrounding area and compliance with the intent of the General Plan; and
- Compliance with review agency requirements;

Ms. Aydelotte concluded staff recommends approval of file# CUP 2024-14, a conditional use permit for an equestrian training and stable facilities located at 3928 N S 3175 W, Ogden, UT 84401. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. Any signs related to this proposed use shall be submitted to Weber County Planning for approval (application for a land use permit shall be submitted).
2. If applicable, the Weber County Building Official shall inspect the agricultural building for related uses.
3. The owner applies for and keeps a valid business license

This recommendation is based on the following findings:

1. The proposed use conforms to the Western Weber General Plan.
2. The proposed use will protect and preserve agricultural property in Weber County.

3. The proposed use will not be detrimental to public health, safety, or welfare.
4. The proposed use will comply with applicable County ordinances.
5. The proposed use will not deteriorate the environment or the general area to negatively impact surrounding properties and uses.

Commissioner Neville moved to approve application CUP 2024-14: A request for approval of a conditional use permit to operate a horse boarding business and riding commercial riding arena. Located at approximately 3928 N 3175 W, Ogden, UT, 84401, in the A-1 zone, based on the findings and subject to the conditions listed in the staff report. Commissioner Favero seconded the motion. Commissioners Andreotti, Edwards, Favero, McCormick, and Neville voted aye. (Motion carried on a vote of 5-0).

2. Legislative items:

2.1 File #GPA2024-05 - a public hearing and possible decision regarding 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 12th street from agriculture to rural residential lots, medium to large residential lots, mixed-use residential, mixed-use commercial, and vehicle-oriented commercial, and to make other future land use map adjustments to better plan for the future needs of the community. The primary purpose of the change is to plan for a master-planned development. Applicant: Black Pine Group. County Staff: Charlie Ewert.

A staff memo from Principal Planner Ewert explained this is an application for an amendment to the future land use map of the Western Weber General Plan. The requested amendment is intended to support a master planned mixed-use walkable community. To implement the applicant's requested changes, if found desirable, a few other adjustments to the map are necessary, and proposed by staff herein. Staff have also included a handful of other optional map adjustments that are not related to this application should the planning commission determine this is a good opportunity to make the changes.

Mr. Ewert reviewed his staff memo and used the aid of a PowerPoint presentation to summarize staff's analysis of the application relative to the following:

- The applicant's proposed development of the property;
- Staff's recommended Future Land Use Map amendments, which includes additional properties surrounding the applicant's property;
- Viability of mixed-use development in this area of the community;
- Parks and Recreation principles contributing to plans for linear park areas along the Weber River corridor;
- Additional Plan amendment opportunities; and
- Adherence to the West Weber Village Street Regulating Plan;

Mr. Ewert concluded a general plan adoption/amendment is highly dependent on the desired community outcomes. Staff may recommend certain best practices based on the facts and circumstances of the area, but it is ultimately up to the community, by means of a recommendation from the planning commission to the county commission, to determine whether the changes and timing will bring about desirable community outcomes. It is, however, staff's opinion that the type of development the applicant is pursuing follows some of the best industry practices of community planning. The community the applicant wants to emulate (Norton Commons) is known nationwide for implementing a mixture of land uses and design in a manner that has created a community that is livable, workable, and playable. These are all characteristics identified throughout the current general plan as characteristics worth pursuing. Paraphrasing a comment made by a neighbor of the applicant's property who is not excited to see the land develop: "if the land is going to be developed, this is the type of development it should be." It would be wise for the planning commission to consider the other types of development that is likely to occur on this land in the absence of this applicant's current master planning desires and efforts. Staff remains a little concerned about deviating from the 300-foot river setback. Once that corridor becomes private developed land the community is not likely to ever see it become community open space in the future. The setback was developed based purely on the assumption that distance is the key to the preservation of the public space and the promotion of the river's current and future environmental ecosystem. However, other than this assumption, staff does not currently have empirical evidence to suggest that alternatives cannot provide for the same level of protection and benefit. More research may be needed. Staff is optimistic that the applicant can provide the evidence necessary to support their desired alternative.

Discussion among the Commission and Mr. Ewert centered on topics such as potential density of the area subject to the Future Land Use Map amendment and whether the proposed amendments will apply to the land in the event ownership of the property changes.

Chair Edwards invited input from the applicant.

Jeff Beck, representative of Black Pine Group, approached the Commission and thanked them for their consideration of the application. He discussed the history of this application; development patterns along the Wasatch Front; his desire to create a community on the subject property that will allow people to 'age in place'; and the General Plan's support for master planned communities.

Chair Edwards opened the public hearing at 5:45 p.m.

Melissa Lowe stated she lives along the Weber River and will be impacted by this proposal; she attended a meeting last month during which this proposal was discussed and was very bothered by some of the things she heard at that meeting. Someone had made the comment that the countryside had cannibalized other communities in order to create large lots and large homes, rather than condensed housing. However, she feels the countryside is actually being cannibalized by the type of project Mr. Beck is proposing. Some have said there is a lack of a sense of community in the country because people live so far apart from one another and that a sense of community can be built with a high-density mixed-use project, but she would implore the Commission to listen to the song "Try that in a small town" to learn of her response to that sentiment. She stated she lives directly on the Weber River, and it is her understanding that the County would attempt to make the River and its frontage part of the public domain. That means her back yard would be stolen. There have already been problems with the open border and illegal immigrants coming to the area. She has had people come to her property trying to steal her animals to take them and eat them and she cannot imagine what will happen when the entire riverbank is open, and people have access to her backyard where her small children play. She stated Mr. Beck's plan is nice, but it is not appropriate for this area; the community is great, and it consists of open spaces and farming uses, and it should remain as it is. She stated she is a Christian and she concluded with a prayer asking that infiltration of the community for personal benefit be prevented.

John DiGiorgio stated he lives in West Weber, and he is not for or against the proposal; however, he would like to understand the Utah Department of Transportation's (UDOT) plans for improving the roads east of the intersection of 4700 West and 12th Street. This type of project will significantly increase traffic in the area, but 4700 West is essentially a 'cow trail' and cannot handle the traffic.

Jessica Manning stated she lives on 4700 West and also has heard of this proposal; she has been told that for the time being, property owners impacted by this General Plan amendment can keep their land to do what they want with it, but she knows that as soon as the population grows on the properties surrounding hers, people will complain about the impacts of farming, such as tractor sounds and lights and the smell of manure. She stated farmers cannot continue to farm the way they desire. Her husband's family has farmed in the community for over 100 years and some of them helped to found the West Weber community; it is a wonderful place to live, and this type of project will disrupt the current way of life. This may be the County's plan for West Weber, but it is not the residents' plan for West Weber. The community has been self-sufficient for generations and that is how they would like it to stay.

Kenny McFarland stated he does not know the current population of West Weber, but he assumes it is around 2,000; this type of project and other planned developments in the area will easily double the population and there will be a dramatic increase in traffic. He is not opposed to smart growth, and he is grateful for a Planning Commission that endeavors to take time to do things the right way, but he believes strongly that government should move slowly in order to allow things to happen democratically. It is important that the County consider the people currently living and working in the community and be mindful of how this type of change will impact them. He knows that UDOT is comfortable waiting until there is a serious issue before they make a change, rather than being proactive. But he would ask that the County consider this type of project to be unprecedented in terms of the strain it will place on infrastructure and how those strains will impact existing residents. He owns a farm on 12th Street, and he plans to farm for many years into the future. He believes the County needs to prioritize the extension of the West Davis Corridor into western Weber County; the County should not wait for UDOT to pursue that project on their own timeframe.

Janae Anglen stated she lives in West Weber near the McFarland family farm, and she echoed the comments he made about the manner in which this proposal will change the community. She agreed growth will happen, but to subdivide and split the area into

quarter acre lots will eliminate the farming nature of the community. She referenced the rapid growth of communities surrounding West Weber and discussed the impact that growth has had; if it is allowed in West Weber as well, the farmers will be so negatively affected that they may no longer be able to farm. This year she was in a traffic accident on 4700 West with a high school student who was texting and driving; he struck her travelling over 40 miles per hour. Increased growth will result in an increase in those types of incidents, and she is not sure how the way of life in West Weber can be sustained. She urged the Commission to consider other options for growth that are not as aggressive.

Jody Manning stated she also attended a meeting last month regarding the proposed General Plan amendment; the plans that were shown at that time did not include her property, but the updated plans to include her property and all properties to the north end of the unincorporated area of Weber County near the Weber River. She agreed with those who have spoken before her but added that another aspect for the Commission to consider is how this type of project will impact the wildlife living along the Weber River. There are bald eagles, wood ducks, pelicans, and many other animals that live along the river and their habitat will be eliminated if homes are built right up against the River.

Jill Hipwell stated she also attended the meeting last month; one thing that came to her mind is the impact western Weber County will experience as a result of the recent vote to incorporate the Ogden Valley. Developers will be pushed to western Weber County as it will be the last unincorporated area of the County. She is also very concerned about the inability of the current infrastructure to handle this type of project.

Kerry Gibson stated he lives next to a significant portion of the property included in this application. He shared his thoughts about the purpose of a General Plan; it has been referred to as a recommendation only, but that is a gross mischaracterization. It is meant to be a guiding document and something that provides protection of property rights for anyone who would like to pursue the highest and best use of their property in conformity with the General Plan. It is also protection for the community and the only opportunity residents have to be involved in how they want their community to look in the future. He referenced Marriott-Slaterville's General Plan, which identifies areas in which high-density development will never be considered. The area around the freeway has been allowed to be more dense and to include commercial uses and this makes sense due to the presence of that corridor. That community has employed protection of agricultural properties as they have avoided allowing mixed-use and high-density housing near agricultural uses. He noted 'the ink is barely dry' on the current version of the western Weber County General Plan; there was a very robust public process just a few years ago, during which the residents of the community were allowed to voice their opinions on what they wanted the community to look like in the future. The fact that the County Commission is considering this major change just a few years later is wrong; a decision to support the change and allow this type of development will have a major impact on other areas of the community. He stated spot zoning is improper and eliminates the voice of the community in this process. He could not have been more disappointed when he listened to the joint meeting of the County Commission and this Planning Commission just a month ago; members of both bodies expressed their opinions and support for this type of project. For this type of proposal to make such a major change to the General Plan, there should be a robust public process that would allow residents to provide their input. He feels this process has moved way too fast and the discussions have gone too far without sufficient public input. He stated there is a good turnout tonight, but there are five times as many residents in the community who are concerned and opposed to this proposal, but they feel the decision has already been made and it would be useless for them to participate in discussion of the project at this stage. He urged the Commission to slow the process and consider their role to protect property rights for all property owners; there are plenty of ways to build a community that everyone can be proud of without substantially increasing the density to the level that would be allowed if this change is approved. It makes no sense to allow high density on a property that is below the water level and has standing water on it several times a year. He stated the County Commission takes the recommendations of the Planning Commission very seriously and he urged them to carefully consider if their recommendation takes into consideration the feelings of the residents of this area.

Brian Opheikens stated 10 years ago he would have agreed with everything that has been said this evening and he would have opposed this type of project; however, he is aware of the shortage of housing in the area and throughout the entire State. He is not for or against the proposed General Plan amendment, but he does support more housing in the area to provide opportunities for future generations of the community.

There being no further persons appearing to be heard, the public hearing was closed at 6:13 p.m.

Chair Edwards briefly addressed the made during the public hearing specific to planned transportation improvements in the area; he noted that the State of Utah has not made a decision on the alignment of the future West Weber Corridor (the extension of

the West Davis Corridor), and it is difficult to plan future development until that alignment has been determined. He then invited the applicant to address the points raised during the public hearing.

Mr. Beck stated that he understands why people are concerned about change, especially when living in a farming community. He respects the public process and the right of residents to oppose this application. He noted that the first item on tonight's meeting agenda was a subdivision application, and it was approved. When considering development of small parcels one at a time, the County cannot consider things like open space and how the development impacts the human experience because the developer is simply trying to maximize yield of units. He stated that the type of development he is pursuing is opposite of that; it takes a lot of thought and planning to include public amenities and open space that will benefit all residents. He stated that the thought that western Weber County would remain open space forever is not realistic; residents who desire that are essentially seeking to benefit from someone else's preservation of open space and that is not fair. Property owners have the right to sell their land and allow for future development. He stated he still believes his proposal is reasonable and would appreciate a favorable recommendation from the Planning Commission to the County Commission.

Chair Edwards asked if there are any plans to take the properties along the River and make it part of the public domain. Planning Director Grover answered no; those areas will only be impacted as development of individual properties along the River occurs. Chair Edwards also noted that infrastructure improvements are not typically considered at the stage of a General Plan amendment and, rather, they are considered as actual development applications are made to the County; he addressed Mr. McFarland's comments about the need to consider transportation improvements and urge the State to move on the extension of the West Davis Corridor. He asked Mr. Beck to provide his understanding of planned infrastructure projects associated with the Promontory Commerce Center. Mr. Beck stated that the Promontory Commerce Center is west of the Weber River and is part of the Inland Port industrial project. There are plans to extend infrastructure all the way to the Center, including road widening and other utility infrastructure improvements.

Commissioner Favero stated that it is understanding that access to the Weber River is already permitted, and he asked if that is correct. Mr. Grover stated that accessing the River through private property would require an approved easement. Commissioner Favero stated that he is simply wondering if someone can be on the River without the approval of a private property owner. Mr. Grover stated that if someone accesses the River through public property, they can be on the river. Commissioner Favero asked if this development would change that; he asked if someone would legally be able to access the River through private property. Mr. Grover stated the developer would need to secure access points via an easement granted by the private property owner.

Commissioner Neville stated that he does not disagree with any of the public comments that were made tonight; however, the founding fathers granted private property rights to property owners. Government has crushed people's plans and ideas in terms of original private property rights, but for good reason because growth is needed. He has seen large projects like this approved in other communities, but they take many years to come fruition. If this application is approved, this is not a project that will be thrust upon the community in the near future.

Commissioner Andreotti stated that he has lived in western Weber County for 80 years; he hunted on the Weber River before any houses were built there. He has not been upset by the growth that has occurred because development is the future. There are wonderful farms in the community, but most family farms last just four generations. The farms in West Weber have lasted longer than average, but some people that have farmed their entire life now desire to move on and there is no one left who wants to continue the farm or dairy. He asked the residents of western Weber County if they volunteer to milk the cows at the dairy to allow them to continue to maintain it as a dairy. It is his opinion that the owners of the property have the right to get the best deal they can get for their property. He is happy with the General Plan that has been approved, but over the last two years there has been rapid growth in the area; middle-income housing is part of the future of the entire State of Utah. It is a painful process to watch farms and dairies go out of business, but it is important to understand how expensive and difficult it is to run those businesses, and it is unreasonable to demand that farmers continue to farm their land. The community is full of good people, and he loves the people here and he supports their right to get the best they can for their property. He would rather avoid planning that result in checkerboard development similar to what is seen in Syracuse; he supports planning that allows large master planned communities that include open spaces and places for kids to play freely outdoors. The subject project is a great place for that type of community, and he likes the developer's credentials and his ideas for the property. He also supports Mr. McFarland's farming business and hopes that he will continue to farm as long as he is able.

Commissioner Favero stated this is a very difficult decision for him; he has family and friends in the audience, and he sympathizes with their concerns and feelings. He also would love for the area to remain farmland and to be allowed to continue to hunt it.

Change is hard and sad, but he agreed that the property owner involved in this application has rights to do what they want with their land. He wants to respect everyone's rights and privileges. He stated that this may not be the type of development that he would choose to live in, but there are many people who would not want to live where he does on the size of lot that he does. He agreed with Mr. Opheikens regarding the shortage of housing in the area; he wants his children to be able to live close by if they desire, but that would not be possible at this time because of the shortage of housing opportunities. There are always pros and cons to every decision made by the County. He concluded he deeply respects Commissioner Andreotti and agrees with the comments he made about this application.

Commissioner McCormick discussed the challenges that everyone has faced over the last several years due to inflation and rising prices of housing; it is difficult for many to purchase a home, but this type of community will expand home ownership opportunities for future generations of western Weber County residents. He stated he is not just talking about opportunity and profitability of the current property owner; the democratic process should be employed to carefully consider this project and the long-term implications it will have on the entire community. He stated that the Planning Commission is a volunteer board, and no member of the Commission stands to gain whatsoever as a result of the decision that is made on this project, other than for the community they live in to develop in a responsible way. It is appropriate to plan for the next 50 to 100 years and this is not something that is done lightly. The Planning staff and Planning Commission spend a great deal of time and effort on these planning efforts, and they never consider how they can personally benefit as a result of any decision that is made.

Chair Edwards thanked the public for their input this evening; he is surprised there were only nine residents who spoke because this is a very significant change. He agreed that the property owner has the right to stop farming and sell their property. He asked the Commission if they are supportive of staff altering the area subject to the application by removing areas that have been added by staff and only focusing on the applicant's property on 4700 West between 12th Street and the Weber River. The Commissioners in attendance answered yes. Chair Edwards asked that be noted in a motion that is made; he called for a motion.

Commissioner Favero moved to forward a positive recommendation to the Weber County Commissioner pertaining to application GPA2024-05 - an application to amend the Western Weber General Plan's future land use map to better contemplate and guide a potential development proposal between 4700 West and the Weber River, north of 1150 South, but not to include other land use map adjustments, as illustrated in this staff report dated November 5, 2024. The effective date for these proposed amendments should be dependent on the adoption of a development agreement and rezone of the applicant's property. Positive motion is based upon the following findings:

1. The changes are supported by the Western Weber General Plan.
2. The proposal serves as an instrument to further implement the vision, goals, and principles of the Western Weber General Plan
3. The changes will enhance the general health and welfare of Western Weber residents.

Chair Edwards asked if the planned use of the property will revert back to how it is currently identified in the General Plan if the applicant is not successful in negotiating a deployment agreement and securing a zone change for the property. Mr. Grover answered yes.

Commissioner Andreotti seconded the motion. Commissioners Andreotti, Edwards, Favero, McCormick, and Neville voted aye. (Motion carried on a vote of 5-0).

3. Public Comment for Items not on the Agenda:

Jill Hipwell stated that the comment is made regularly that there are not enough citizens participating in these meetings and she believes the reason for that is that the County's notification procedures are lacking. In Morgan, there is an ordinance that requires the placement of a sign on any property that is subject to an application for a zone change or map amendment. Doing this in western Weber County would at least notify those driving by a property if there are applications that will impact the property. She then noted that when she first began participating in Planning Commission meetings, the public was allowed to participate in work session meetings, but that is no longer allowed and that is another problem with the process. She added there will eventually be a great deal of mixed-use development in the community and she noted that Ogden City has examined their ordinance about allowing mixed-use development on major corridors and she suggested Weber County pay attention to these discussions and any action taken by the Ogden City Council.

4. Remarks from Planning Commissioners:

Several Commissioners thanked the public for their participation in the meeting and expressed the care and concern they have for the community.

5. Planning Director Report:

Planning Director Grover reported the County Commission has directed staff to begin looking at a possible General Plan amendment along the 12th Street corridor; there are many property owners along 12th Street considering applying for development of their property and the County Commission wants to be sure that planning of that area is appropriate. The County will hire a consultant to help with that process and their findings will be presented to the Planning Commission and the County Commission.

6. Remarks from Legal Counsel

Legal Counsel did not provide remarks.

Chair Edwards called for a 10-minute break, after which the meeting adjourned to a work session at 6:59 p.m.

WS 1: A discussion regarding a rezone that would change the zoning on a 40-acre parcel from Agricultural A-1 to Residential R1-15 at 4093 West 1400 South, named Brook View Development. Applicant: Dave Laloli

The Commission heard from Mr. Laloli regarding his proposal to rezone the subject property from A-1 to R1-15; he presented a conceptual plan and identified the project layout and connectivity to other properties. He engaged in discussion with the Commission regarding topics such as connectivity to other properties and developments and the density of the project.

WS2: A discussion on a zoning map amendment that would change the zoning on a 25-acre parcel from Manufacturing M-1 to Residential R-3 at 1811 West 3300 South, named Midland Townhome Development. Applicant: Preston Mobius

The Commission heard from Mr. Morbius regarding a proposed zoning map amendment for a project called the Midland Townhome Development; the group discussed the allowed uses if the zoning change is approved; the layout of the townhome units; community amenities on the parcel; efforts to work with Ogden City on this type of project given close proximity to Ogden City boundaries; and whether residential development of this type is appropriate in a commercial/industrial area.

The meeting adjourned at 7:53 p.m.

Respectfully Submitted,

Cassie Brown

Weber County Planning Commission