

WESTERN WEBER PLANNING COMMISSION

May 14, 2022 Minutes

Minutes for Western Weber Planning Commission meeting of May 14, 2024, 2380 Washington Blvd. 1st Floor Breakout Room

Members Present: Bren Edwards – Chair; Andrew Favero – Vice Chair; Cami Clontz; Casey Neville; Wayne Andreotti; Jed McCormick

Members Excused: Sarah Wichern

Staff Present: Rick Grover- Planning Director; Charlie Ewert – Principal Planner; Bill Cobabe – Planner III, Tammy Aydelotte – Planner II; Felix Lleverino – Planner II, Tiffany Snider – Secretary

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

Petitions, Applications, and Public Hearings:

1. Legislative items

2.1 ZMA 2023-15: A public hearing for consideration on a request to rezone a 72.75-acre property from A-2 to R1-15. The development is known as Navy Meadows, located at 4000 West 3300 South.

Staff Presenter: Felix Lleverino

Felix Lleverino presented a request from Doug Hamblin to rezone 72.75 acres from A-2 to R1-15. This request was previously presented to the County Commissioners. The County Commission requested a few changes with regard to density with limits as to the number of town and patio homes. Also uninterrupted access to 3900 West.

No questions from the WWPC were presented in response to the presentation.

Chairman Edwards accepted a motion to open a public hearing. This was seconded and voted unanimously to open the public hearing.

Val Saunders of 3889 West 2900 South, Taylor was the first member of the public to speak. Mr. Saunders owns the property just north of the subject property. Mr. Saunders is in favor of the proposed development as it will be governed by an HOA. His opinion is with an HOA in place, code violations will be dealt with swiftly.

Steve Cox of 3366 West 1680 North Clinton was second to speak. Thanked the County Commission and Planning Commission for their efforts in listening to the public regarding the rezone request.

Chairman Edwards then accepted a motion to close the public hearing. It was seconded and unanimously voted to close.

Approved 7.9.2024

Chairman Edwards then called for questions or discussions from staff or the planning commission. None were offered.

Chairman Edwards then asked for a motion for a positive recommendation to the Commission with changes listed in the staff report for ZMA 2023-15. The motion was seconded. Amendment was made to add the agenda item file number 2.1 ZMA 2023-15. A previous second was repeated by Commissioner Andreotti. Commissioner Neville requested confirmation of the motion including the nine items listed on the staff report presented as follows:

Motion for a positive recommendation with changes: Forward a positive recommendation to the County Commission. Before consideration by the County Commission, the owner will voluntarily enter into a development agreement with the County; that development agreement will include, but not limited to, provisions listed below: 1. That the concept plan includes the appropriate width of right-of-way for all planned streets within the development to conform with the latest version of the general plan. 2. The streets and pathways are designed to comply with the Section 106-2-4.030 Connectivity Incentivized Subdivision code. 3. Coordinating with the Parks District, the developer includes sufficient water shares for the park spaces. 4. The Pathways include shade trees, plantings and benches placed at distances recommended by the Parks District. 5. The final layout of streets and infrastructure shall conform to the County Commission-approved concept plan. 6. There shall be no single-family dwelling access from the planned 80' wide right-of-way collector streets. 7. The streets shall be lined with trees, spaced at a distance so that, at maturity, their canopies touch. The trees shall be of a species that are deep-rooting and have a high likelihood of survival, given the unique characteristics of the soils. 8. Developer agrees to install townhouses in the location as depicted in the concept plan. The townhouse buildings shall comply with the lot development standards of the R1-15 zone and be treated as if the building is a single-family residence. The townhouses shall comply with the following standards: a. No more than 47 townhouse units shall be created. No more than eight units are allowed per building, and no more than seven townhouse buildings are allowed. b. Each townhouse building shall face away from 3300 South Street. The rear of the building(s) that is visible from 3300 South shall be designed to appear to the common lay-person as a single-family dwelling. This shall be accomplished, among other means, by avoiding repetitive unit facades but rather providing design and architectural treatments and relief commonly found on single-family residential buildings. 9. Developer agrees to install patio homes in the location as depicted in the concept plan. The patio home buildings shall comply with the lot development standards of the R1-15 zone. The patio homes shall comply with the following standards: a. No more than 23 patio home units shall be created. No patio home lots shall be below 5,000 S.F. b. Each patio home building shall face away from 3300 South Street and 3900 West Street. The rear of the building(s) that is visible from 3300 South and 3900 West shall be designed to avoid repetitive unit facades. This recommendation comes with the following findings: 1. The proposal implements certain goals and policies of the West Central Weber General Plan. 2. The development is not detrimental to the overall health, safety, and welfare of the community.

This information was confirmed.

Chairman Edwards requested either positive or negative responses to the approval from each of the Commissioners individually. All responses were positive. The motion to approve legislative item **2.1 ZMA 2023-15** was unanimously approved.

Approved 7.9.2024

Chairman Edwards then called for items not on the agenda. Commissioner Favero referenced the meeting with the County Commissioners on 5-6-24 with regard to his appreciation for attendance. Commissioner Neville expressed his gratitude for being included. Director Grover expressed the opinion of the County Commissioners gratitude for the WWPC attendance.

Legal opinions were solicited from present counsel; none were offered.

Chairman Edwards set forth a motion to adjourn to a work session.

Motion to adjourn was offered and seconded. It was unanimously voted to adjourn.

Work Sessions Items

1.

- Pat from Lync Construction discussed a 12th Street overlay in reference to the zone change to R1-15 for West Creek Estates (to 6700 West). He suggested R-3 instead of R1-15.
- Cost of infrastructure for Black Pine.

2.

- Second water system in conjunction with Black Pine for West Creek.

3.

- Could not discuss Longhorn as it was not on the agenda.

4.

- JDC off agenda

