

Minutes for Western Weber Planning Commission meeting of February 13, 2024 held in the Weber County Commission Chamber, 2380 Washington Blvd. Floor 1 Ogden UT at 5:00 pm.

Members Present: Bren Edwards-Chair, Andrew Favero—Vice Chair, Sarah Wichern, Wayne Andreotti, Casey Neville , Cami Clontz, Jed McCormick

Staff Present: Rick Grover, Director; Charlie Ewert, Principal Planner; Felix Lleverino, Planner; Liam Keogh, Attorney; June Nelson, Secretary

Pledge of Allegiance

1. Minutes: January 9, 2024 **Approved.**

Petitions, Applications, and Public Hearings:

Legislative items

2.1 ZMA2023-04 A public hearing for consideration of a requested rezone from A-2 to R1-15 on approximately 93 acres of vacant land. The development names are the Longhorn Estates and the Vaquero Village Cluster Subdivision. **Planner: Felix Lleverino**

This proposal is returning to the planning commission for consideration on approval to rezone approximately 93 acres to prepare a way for a medium-large residential development and to allow for the Vaquero Village residents to re-plat their subdivision, at their option.

To provide a refresher on the details, the planning staff has included some general information regarding previous meeting discussions. Following that, the staff has included some details about how they feel that the developer’s proposal addresses the comments and concerns from the planning commissioners.

On May 9 the Planning Commission held a public hearing to discuss this proposal. The Planning Commission decided to table the decision until the developer supplies water, sewer, and a park letter. The planning commission would like to have more information on the traffic impacts to 900 South.

On October 17th, 2023 the Western Weber Planning Commission held a work session to discuss development agreement standards that will be included with the zoning map amendment of 76 acres of undeveloped land that will be known as Longhorn Estates.

On November 7th 2023 the decision to take action on the Longhorn Estates and Vaquero Village rezone was tabled until the developer can: Obtain written confirmation from the Marriott’s for access and an agreement to the standards in the development agreement, a review from the Fire District indicating that emergency egress is acceptable, until the Little Mountain Sewer District (LMSA) provides in writing that they will take ownership of the sewer lines serving this development, and that an organization capable of managing the secondary water system will step in.

The staff has included documentation from the parties involved that address the questions brought up by the Planning Commission on November 7th. Kami , Marriott agrees that one emergency egress may be constructed across their land, as seen in Exhibit B. The Marriott’s agreement for one emergency egress would allow for the Longhorn Estates to develop 45 lots, an additional separate emergency access will need to be negotiated at the 46th lot and beyond. Kami M. also acknowledges, in Exhibit B.2, that at the time when their land is developed, the standards written in the development agreement will apply.

To address the question regarding Fire District approval, the Weber Fire Deputy Chief David Reed could approve an emergency access if it is least 26’ wide, maintained year round, and is built to support 75,000

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pounds. The staff has included an email correspondence from the Fire Marshall in Exhibit H. The longstanding issues with the secondary water system will need to be resolved. To help ensure that the secondary water system is designed, re-built, and managed properly, the county planning and engineering staff will enforce requirements from the Warren-West Warren Water Improvement District and verify that an organization capable of managing the water system is in place. When this proposal is ready for subdivision, new water system requirements of section 106-4-2.010 (1) (b) will apply. The developer has obtained a signed confirmation letter from Mountain Views Water LLC stating that they will take ownership and responsibility for maintenance and operation of the irrigation pond see Exhibit E.2.

Chair Edwards called for a motion to open the Public Hearing. Casey Neville motioned to open the hearing and Jed McCormick seconded the motion. Motion passed 7-0

Robert Piloroyh 742 S 7500 W: Things have changed what was put out last week. The community is not ready for this. Roads are not ready, they are too narrow. We are sandwiched between the road and canal. It is not fair. Sewer is not ready. Just follow the general plan.

Calene Ingram; 710 S 7500 W; who is paying for this irrigation water?

Jacob Stampik 729 S 7100 W; Vaquero Village biggest concern is the secondary water. There is no timeline. We have spent a lot of money on landscape. We need to make sure that this is water tight.

Neal Davis; 7212 W 900 s; Sewer. It says that this is a low pressure. This all needs to be engineered.

Randy Jourdain 900 S; I am concerned that we are using tax dollars for a small group of people. Everyone should benefit from this money invested in the sewer.

Chair Edwards called for a motion to close the Public Hearing. Jed McCormick motioned to close the hearing and Casey Neville seconded the motion. Motion passed 7-0

Director Grover stated that the majority of the questions and comments were about sewer and water. These items are addressed at the subdivision level. Roads also. Marriott land, they do not want to enter into a development agreement. Everything is in the code. Commissioner Wichern said that Jake had concerns about Vaquero Village. Mr Lleverino stated that a system will be developed.

Pat Burns-developer, 2702 Mountain Rd. stated that John Price will be handling the water. Andrew Favero said that he hopes that the repair for Vaquero Village will happen better than what we have on paper.

Chair Edwards called for a motion. Commissioner Wichern motioned the following:

I move we forward a positive recommendation to the County Commission for File #ZMA2023-04, a developer-initiated application to amend the Weber County Zoning Map to rezone a total of 93-acres located at 640 South 7500 West and all of the Vaquero Village Cluster Subdivision Phase 1 from the A- 1 and A-2 Zones to the R1-15 Zone. I do so with the following findings:

- 1. The development standards, or some variation of these standards, contained within Exhibit A of this memo are included with the final development agreement.**
- 2. The concept plan includes the appropriate ROW widths as indicated by the Future Streets and Transportation Map of the 2022 Western Weber General Plan.**
- 3. The concept plan shall display conformity with the staff-recommended ROW**

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alignments and the planned ROW alignments within the 2022 Western Weber General Plan.

4. That the concept plan includes a pathway parallel to the canal.
5. The number of lots shall not exceed the gross area divided by a 1/3 acre (minimum lot size for a 'Medium-size' lot).
6. The final layout of streets and pathways shall generally conform to the County Commission-approved concept plan and applicable code requirements.

7. All outdoor lighting for residential purposes shall conform to the Weber County Outdoor Lighting Code.

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.

The motion was seconded by Jed McCormick. Motion passed 7-0.

2.2 GPA2024-01 A public hearing on a request to amend the Future Land Use Map of the General Plan to allow for a designation change to the property located at 3300 South and 3900 West. Planner: Felix Lleverino

This is a developer-driven request to amend the Future Land Use Map of the Western Weber General Plan. The currently adopted map shows that the property is designated as medium to large-lot residential, R1-15 zoning, for the creation of single-family dwellings. The developer requests to amend the Future Land Use Map to expand the area planned for mixed-use residential, thereby allowing for the developer to place multi-family dwellings within the southeast corner of the Navy Meadows development. This request comes after the Navy Meadows rezone was presented before the Planning Commission on January 9th, 2024, when the Planning Commission unanimously motioned to table the request to rezone until the developer also included a request to amend the general plan. The planning staff have prepared this report to assist in providing the Planning Commission with map exhibits and analysis related to the general plan amendment request.

Chair Edwards called for a motion to open the Public Hearing. Casey Neville motioned to open the hearing and Cami Clontz seconded the motion. Motion passes 7-0

Kelly Rose 3730 W 3300 S: We have enough townhomes and patio homes. The roads will not handle any more traffic. I would like to see them do away with R-3.

Carrie Call 2953 S 2700 W West Haven: As far as townhomes go, affordable and entry level are not usually new build. General plan changes should be made cautiously Density does not make sense. West Haven has a lot of townhomes. Wet lands are also a consideration.

Kristine Clark 3743 W 3550 S West Haven; West Haven seems to be the dumping ground for townhomes and apartments. We need better traffic flow.

Jeff Reed 4427 W 3750 S West Haven; Townhomes are not affordable. West Haven is going through a new general plan. People want rural.

Robert Piloroyh 742 S 7500 W; Transportation. We need to account for lots more traffic. We need 2 roads to safely get people out of the city. 3300 to Midland Drive is a dangerous intersection.

Julie Atwater 3191 S 3500 W the ground is sublevel. It is wet. There is also not enough access. There is too much traffic.

Chair Edwards called for a motion to close the Public Hearing. Casey Neville motioned to close the hearing and Andrew Favero seconded the motion. Motion passed 7-0

Commissioner Edwards stated that he can see townhomes from his window. I know that development is going to happen. Sarah Wichern stated that roads are dependent on development and money. As far as the general plan goes, it was designed to be general, made to be flexible with whatever opportunities come along. It will still take while before all this is being built.

Doug Hamblin, Developer, 2500 W 900 N Layton, UT.; we are trying to accommodate the 5 acre park and

other things to trade for density. As far as affordable housing, we have had some great meetings with Weber County Housing. We would be willing to go to 5%-7%-10% for affordable housing. Our goal is to build a nice unit just like the others but price it for affordable housing. We will work with Weber County Housing to sell these at a lower cost.

Chair Edwards called for a motion: Commissioner Favero motioned the following:

I move we forward a positive recommendation to the County Commission for File #GPA2024-01, a developer- initiated application to amend the future land use map of the Western Weber General Plan to expand the mixed residential zone. The development is known as Navy Meadows, located at 4000 West 3300 South. I do so with the following condition and findings:

Conditions:

- 1. To add an 8% portion of the townhomes that are being proposed in the R-3 area of this rezone to be designated by the Weber County Housing Authority.**

Findings:

- 1. *The amendment is 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.***

Motion was seconded by Commissioner McCormick. Motion passed 7-0.

2.3 ZMA 2023-08 A public hearing for consideration on a request to rezone a 72.75-acre property from A-2 to R1-15, and R-3. The development is known as Navy Meadows, located at 3300 South 3900 West. Planner: Felix Lleverino

This request was presented before the Planning Commission on December 12th 2023 as a work session item. In that meeting, the planning commission discussed roadway alignments and park space.

On January 9th, 2024 this proposal was heard by the Planning Commission in a public hearing. It was unanimously agreed to table the request until the developer applies for a General Plan Amendment to amend the Future Land Use Map.

On November 15th 2023 the Weber County Planning Division and Weber County Engineering held a road and pathway connectivity discussion of the Navy Meadows site, it was agreed that several amendments to the concept plan should be made to better conform to the West Central Weber General plan and section 106-2-4.030, which directly pertains to subdivision design for connectivity.

The applicant, Mr. Doug Hamblin, requests that the West Weber Planning Commission forward a positive recommendation of this rezone from the Agricultural A-2 zone to the Residential R1-15 zone and the Residential R- 3 zone. The entire project area amounts to 72.75 acres.

To give the Planning Commission an understanding of the potential number of units, the planning staff has prepared the following paragraph describing the calculations used for determining the residential development potential.

The concept plan is requesting approval for a total of 98 townhouse units which would require at least 5.87 acres. The concept plan designates 374,268 square feet or 8.59 acres for R-3 zoning. The remaining area that would be rezoned to R1-15 equates to 64.16 acres which would allow for the potential of 186 dwelling units.

Chair Edwards called for a motion to open the Public Hearing. Cami Clontz motioned to open the hearing and Casey Neville seconded the motion. Motion passes 7-0

Pat Burns 2702 N Burns Lane. I don't benefit from this item. I feel like it fits the general plan.
Kelly Rose 3730 W 3300 S; they should do away with R-3. There are too many people in a small area. This is not affordable.

Approved _____

Julie Atwater, 3191 S 3500 W; it should stay R-15. I would never live there. Water is a concern. Lance Peterson, Taylor West Weber Park District; change and growth is coming. Hamblin’s-the developers, have been great to work with.

Chair Edwards called for a motion to close the Public Hearing. Andrew Favero motioned to close the hearing and Jed McCormick seconded the motion. Motion passed 7-0

Bren Edwards stated that many of the items mentioned will be addressed in the subdivision level. Commissioner Wichern said that she is happy with the balance especially for the parks district.

Chair Edwards called for a motion. Commissioner Wichern motioned the following:

I move we forward a positive recommendation to the County Commission for File #ZMA2023-08, a developer-initiated application to rezone a 72.75-acre property from A-2 to R1-15, and R-3. The development is known as Navy Meadows, located at 4000 West 3300 South. I do so with the following findings:

- 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 concept plan includes the creation of a 10’ pathway surrounding the 4.82 acre park with connections to adjacent pathways and a mid-block pathway connection northward. A donation to the parks district.**
- 4. Coordinating with the Parks District, the developer includes sufficient water shares for the park spaces. A donation to the parks district**
- 5. The Pathways include shade trees, plantings and benches placed at distances recommended by the Parks District.**
- 6. The final layout of streets and infrastructure shall conform to the County Commission-approved concept plan.**
- 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. There shall be no single family dwelling access from the planned 80’ wide right-of-way collector streets**
- 9. The agreement addresses Smart Growth principles found in the General Plan.**
- 10. The road stubbing to the north towards the slough is adjusted to avoid the slough.**
- 11. No more than 143 residences shall be included in the R-15 zone and no more than 98 residences will be included in the R-3 zone.**
- 12. There shall be safety fencing along the canal.**
- 13. 8% of the townhome units are deemed affordable with the Weber County Housing Authority.**
- 14. All of this reverts back if the County Commission does not approve the R-3 general plan amendment.**

Motion was seconded by Jed McCormick. Motion passed 7-0.

2.4 GPA2024-02: An application to amend the future land use map of Western Weber General Plan to redesignate area within the Winston Park Subdivision from open space to residential. Staff Charlie Ewert. Applicant: Wade Rumsey.

This is a developer-driven request to amend the Future Land Use Map of the Western Weber General Plan at approximately 3679 West 1800 South. The currently adopted map shows that the property is designated for open space. At the time of the creation of the future land use map in the general plan, this designation was based on this property being preserved as permanent open space as a part of the Winston Park cluster subdivision.

The applicant is currently pursuing a rezone of the property, and is interested in the future land use map reflecting the requested rezone. To compensate for the loss in open space designation, the applicant is proposing to pay \$2,000 per lot, including the lots already platted in the existing Winston Park Subdivision. We have a letter from the Taylor West Weber Park District that indicates that they would like \$5,000 per lot, but this request is based only on potential new lots, and not on both new lots and pre-existing lots. \$2,000 per lot for both pre-existing and new lots will net the park district more than originally requested.

The applicant initially desired medium-to-large lot residential designation for the subject property. After discussion in work session with the planning commission, the applicant is willing to provide for some townhome development as well. If desired by the planning commission, the future land use map should be updated to provide for both.

Staff is recommending approval of the future land use map amendment. Additional information regarding the applicant’s proposal can be reviewed in the Winston Park Rezone staff report.

Chair Edwards called for a motion to open the Public Hearing. Wayne Andreotti motioned to open the hearing and Casey Neville seconded the motion. Motion passes 7-0

Pat Burns: I support this development.

Chair Edwards called for a motion to close the Public Hearing. Andrew Favero motioned to close the hearing and Wayne Andreotti seconded the motion. Motion passed 7-0

Chair Edwards stated that this is the best use of the property. Chair Edwards called for a motion. Commissioner Favero motions the following: I move we forward a positive recommendation to the County Commission for File # GPA2024-02, an application to change the future land use map of the general plan for land located at approximately 3679 West, 1800 South, from the open space designation to the medium-large lot and mixed residential designations, as illustrated in Exhibit C., **but with the following additional edits and corrections:**

I motion that we use Alternative #2 as shown in the report.

- 1. We use Medium- large designation for entire property**
- 2. During rezone, use lot averaging by development to enable townhomes. –keeping it zoned R-1-15**

Motion was seconded by Cami Clontz. Motion passed 7-0

2.5 ZMA2024-02: An application to rezone approximately 40 acres of land generally known as the Winston Park Subdivision, located at approximately 3679 West, 1800 South from the A-1 (agriculture) zone to the R1-15 (residential) zone and R-3 zone.
Staff: Charlie Ewert, Applicant: Wade Rumsey.

The applicant’s original proposal was to rezone the open space parcel of the Winston Park subdivision to the R1- 15 zone for the purpose of removing the open space conservation easement dedicated to Weber County through the Winston Park plat and then subdividing the parcel thereafter. After discussing the proposal with the county staff and the planning commission in a work session, the applicant has amended the requested rezone to include the entire Winston Park subdivision, and to use a small part of the open space parcel for townhomes. To facilitate this, the request now is to rezone the entire subdivision to the R1-15 zone, and include a small corner (approximately half an acre) for the R-3 zone, which allows townhomes.

This rezone, if approved, is recommended to be accompanied with a development agreement. Through this development agreement the county can capture additional considerations unique to the property. Even though the rezone will be applicable to the entire subdivision, including existing lots owned by others, the development agreement will not apply to parcels not currently owned by the applicant/developer.

Staff is recommending approval of the rezone.

Chair Edwards called for a motion to open the Public Hearing. Wayne Andreotti motioned to open the hearing and Jed McCormick seconded the motion. Motion passes 7-0

Approved _____

No Public Comment

Chair Edwards called for a motion to close the Public Hearing. Casey Neville motioned to close the hearing and Jed McCormick seconded the motion. Motion passed 7-0

Chair Edwards stated that the detention basins will be expanded for both phases. The development agreement can say any changes that we want.

Wade Rumsey 7550 S 35 W Idaho Falls, Idaho. The 4 foot sidewalk. We hate to rip out that much cement. The extra walkways seems like a lot with everyone having sidewalks as well.

Commissioner Favero stated that perhaps the developer could donate ½ the cost to replace the sidewalks to the parks district. Mr Rumsey stated that they would consider it. Casey Neville said that people have bought land with the idea that they would be by open space. Chair Edwards said that we are looking at a whole new development.

Lance Peterson, Taylor West Weber Park District, Donate open space to us and we will take care of it. It should be a good space. Casey Neville asked if we need this small park with a larger one going in down the street. Commissioner Wichern stated that she feels that the small park needs a parking lot. Most other commissioners felt that there was not a need for a parking lot. Usually there are not parking lots for these pocket parks.

Chair Edwards called for a motion. Commissioner Wichern motioned the following: I move we forward a positive recommendation to the County Commission for File #ZMA2024-02, an application to rezone approximately 40 acres of land located at approximately 3679 West, 1800 South, from the A-1 zone to the R1-15 zone.

1. **Concept plan update:**
 - a. **Provide concept plan amendments for compliance with connectivity standards.**
 - b. **Provide a 15-foot pathway right-of-way between the townhome site and the adjacent lot.**
 - c. **Provide a 5-foot sidewalk that encircles the entire open space parcel in Phase 1, except that part of the eastern edge already planned for a 10-foot pathway.**
2. **Density:**
 - a. **The total density for the entire 40 acre Winston Park property shall be limited to 116 dwelling units. No less than six and no more the 12 of these units shall be townhomes located adjacent to 1800 South street.**
 - b. **The remaining shall be single-family dwellings on lot that meet the minimum lot development standards for the R1-15 zone.**
3. **Parks, open space, and trails:**
 - a. **At least \$2,000.00 per lot unit, including the existing lots within Winston Park, will be donated to the Taylor West Weber Park District. Donation for existing lots shall occur with the donation of all lots or units paid prior to the first plat being recorded.**
 - b. **All 10-foot pathways shall follow the adopted 10-foot paved or concrete pathway standards in the Land Use Code.**
 - c. **Unless negotiated otherwise with the parks district, the sidewalk and pathway in the proposed park area should include at least one bench every 500 feet of sidewalk or pathway.**
 - d. **Each pathway and sidewalk within the development should be lined with shade trees in intervals and of species such that the crown of one tree, on average at maturity, will converge with the crown of the adjacent trees. Use at least three different tree varieties dispersed in a manner to avoid transmission of pests/diseases.**
4. **Streets:**
 - a. **The proposed street and pathway layout illustrated in the concept plan is sufficient to meet the connectivity standards of county code. Specifically, the distance between 3500 West street and the first entrance to the**

development from 1800 South Street is acceptable given the configuration of the property in proximity to existing streets and other lots.

- 5. **Air quality:** Require each residence greater than 1800 square feet or not otherwise deed restricted for moderate income housing to:
 - a. Have solar panels and backup batteries installed prior to certificate of occupancy.
 - b. Be constructed to an energy efficiency rating that is one climate zone colder than the area.
- 6. **Weber County's outdoor lighting code** should be applied to all lighting in the project
- 7. **The townhomes are flipped to face inward toward the community.** Leaving the backside of the community facing 1800 and the appearance of the townhomes , the backside of the townhomes on 1800 should appear as a single family home
- 8. **The development agreement include a minimum of a 6 foot fence along the 1800 corridor and the details of this fence is to be negotiated by staff.**

Staff's recommendation is offered with the following findings:

- 1. **After the considerations listed in this recommendation are applied through a development agreement, the proposal generally supports and is anticipated by the vision, goals, and objectives of the Western Weber General Plan.**
- 2. **The project is beneficial to the overall health, safety, and welfare of the community, as provided in detail in the Western Weber General Plan.**
- 3. **A negotiated development agreement is the most reliable way for both the county and the applicant to realize mutual benefit.**

Motion was seconded by Casey Neville. Motion passed 7-0

3. Public Comment for Items not on the Agenda: None

- 4. **Remarks from Planning Commissioners:** Commissioner Wichern stated that House Bill 507 was a concern. Commissioner Edwards stated some clarification about the House Bill and their impact on the community and the community needs. Chair Edwards went on to say that the Fee Structure was changing. Commissioner Andreotti stated that he feels that many impact fees are not consistent
- 5. **Planning Director Report:** Director Grover reminded the Commissioners of the Appreciation Dinner on February 22. Also there will be a retirement party for June on February 27 from 1-3. All are invited. **Also the street tree ordinance was passed by the County Commissioners.**

Remarks from Legal Counsel: None

Adjourn 8:19

Respectfully Submitted

June Nelson

Lead Office Specialist

Approved _____