

**March 5, 2024 Minutes**

Minutes for Western Weber Planning Commission meeting of March 5,2024, held on the Frontrunner, at 1:10 pm.

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

**Staff Present:** Charlie Ewert, Principal Planner; Marta Borchert, Secretary

WS1: Discussion and presentation on Taylor Landing Subdivision Rezone Presenter: Marshae Stokes

Phases 4 and 5 are going through the process. They are currently working on phase 4. The open space is tied to 4 and 5. There will be roughly 71 lots. That road will connect better. She notes that in the plans provided, there is a rough draft. They are working with the parks department to donate some land. The park will connect into this phase. There will be a walking path and restrooms. She adds that she feels this will fit better with the master plan. They have all of the letters from Taylor West Weber and they have acquired the additional shares. They do have enough water at this point.

WS2: Discussion and Presentation on Westbridge Meadows and Master Plan Presenter: Jeff Meads

Jeff Meads states that he works for Fenix Development. The first stop will be made at American Fork that was wrapped up recently. He notes that they are showing it in comparison to what is being proposed in Western Weber. Parks have been a large concern. The parks are built and maintained by the developer's agent. He adds that he wants to showcase where they have dedicated larger chunks of land. Westbridge Meadows consist of over 14,000 acres of land. Fenix and Flagship will be working together.

Jeff Meads discusses some of the developments that the group will visit and what they will be discussing.

Adjourn to tour

The group visited a combined community in American Fork that featured apartments, townhomes, and single-family homes. They discussed the benefits of the combined communities. One major benefit is that it offers low-income housing and allows community members to share amenities and parks.

The group traveled to the various checkpoints in Vineyard, where the West Bridge group showed examples of their parks and the communities similar to the proposed plans for Westbridge. The group traveled to areas that are part of the same development, showing how different developments can be done in a cohesive way. The applicant discussed some of the mistakes that were made during the building process and what they have learned so that they can avoid those mistakes in the future.

Adjourn 6:00pm

Respectfully submitted,

Marta Borchert