

Minutes of the Meeting of the Western Weber Planning Commission for November 18, 2025, 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: Andrew Favero (Chair), Casey Neville (Vice Chair), Wayne Andreotti, Cami Clontz, Kyle "KC" Lindsey, Jed McCormick, and Sara Wichern

Excused:

Staff Present: Rick Grover, Planning Director; Charlie Ewert, Principal Planner; Felix Lleverino, Planner; Liam Keogh, Legal Counsel; Marta Borchert, Secretary.

Roll Call: Chair Favero conducted roll call and indicated all Commissioners were present.

1. Election: Chair/Vice Chair

The Planning Commission conducted the election for Chair and Vice Chair positions. Commissioner Lindsey nominated Andrew Favero as Chair and Casey Neville as Vice Chair. The nomination was seconded by Commissioner Andreotti; all voted in favor.

2. Minutes: October 28, 2025

Chair Favero noted the minutes from the Ogden Valley Planning Commission meeting held on October 28, 2025 have been presented for approval. The Commissioners briefly discussed the process for approving minutes from a jurisdiction that is now separate from Weber County.

Vice Chair Favero moved to approve the minutes as presented. Commissioner McCormick seconded the motion; all voted in favor.

3. Legislative items:

3.1 ZMA2024-08: a discussion and recommendation on a request to amend the Meibos development agreement that was presented to the Planning Commission on September 17, 2024. The amendment would enable the developer to transfer 22 development rights from the Longhorn Estates Subdivision to the Meibos rezone property. Applicant: Pat Burns; Staff Presenter: Felix Lleverino

Felix Lleverino, Planner, introduced a request to amend the Meibos development agreement previously approved by the Planning Commission on September 17, 2024. The amendment would allow the developer to transfer 22 development rights from the Longhorn Estates Subdivision to the Meibos rezone property.

Pat Burns, the applicant, explained that he owns both properties and is seeking to combine them into one development with a shared park rather than having two separate developments. He clarified that the 17-acre park would be in the center of the combined development, and the Fire Department had requested a unified approach to the park rather than having it split between two developments. Mr. Burns emphasized that he was not asking for any additional units beyond what had already been approved for both projects separately.

Craig Jackson, legal counsel for Mr. Burns, stated he has spoken with the Chair of the West Warren Parks District, and they preferred to have one development agreement for the park rather than two separate agreements. He stated they were currently waiting for their attorney to draft the final development agreement for the park.

Felix Lleverino provided additional details about the proposal, showing maps of the property location and explaining how the density calculations would work. He noted that the Longhorn development was approved for 116 lots but is currently designed with only 84 lots. The proposal would transfer the unused 22 lots to the Meibos property. Mr. Lleverino also discussed pathway alignments, highlighting potential options along the Warren Irrigation canal, as well as necessary road improvements to surrounding streets based on the traffic impact study.

Commissioners raised several questions about the park development agreement, pathway connectivity, and road improvements. They wanted to ensure that:

- The park would be completed as promised
- The Parks District agreement would be finalized
- The pathway system would connect appropriately with the regional trail system
- Road improvements would be made to the surrounding streets, including 6700 West and 7100 West
- A crosswalk would be included to ensure safe pedestrian access across 900 South

Commissioner Wichern emphasized the importance of specifying that the developer would contribute the equivalent of \$7,500 per lot in either land or amenities to the park, and that these contributions would be made before the plats for those lots are recorded.

- Commissioner Wichern moved to forward a positive recommendation to the County Commission for application ZMA2024-08: a discussion and recommendation on a request to amend the Meibos development agreement that was presented to the Planning Commission on September 17, 2024; the amendment would enable the developer to transfer 22 development rights from the Longhorn Estates Subdivision to the Meibos rezone property and approval is based on the findings and subject to the conditions listed in the staff report, as well as the following additional conditions:
 - The concept plan update;
 - Density not to exceed 208 dwelling units on the Meibos property and 95 units on the Longhorn property;
 - Park, open space, and trails requirements specify a contribution to the park equivalent to \$7,500 per lot, either in land or recreational amenities);
 - Street improvements adhere to the recommendations from the engineering department and the traffic impact study. These improvements involve the intersections of 6700 West and 900 South and 7100 West and 900 South, ensuring sufficient traffic flow and safety. Specific road widening along 6700 West and appropriate striping will facilitate better traffic movements, considering future growth and vehicle activity; and
 - Addition of a crosswalk.

Commissioner Clontz seconded the motion. Commissioners Andreotti, Clontz, Lindsey, McCormick, Wichern, Vice Chair Neville, and Chair Favero voted aye. (Motion carried on a vote of 6-0).

4. Approval of 2026 Calendar

Chair Favero called for a voice vote in support of the 2026 Calendar; all voted in favor.

5. Public Comment for Items not on the Agenda:

There were no public comments.

6. Remarks from Planning Commissioners:

Commissioner Andreotti commented on developments near the transfer station on 12th Street, noting the equipment present and ongoing preparations. Chair Favero cautioned drivers about construction cones extending into the roadway in that area.

7. Planning Director Report:

Planning Director Grover discussed efforts to organize a Planning Commission Appreciation Dinner, tentatively scheduled for February 12th. After some Commissioners indicated conflicts with that date, he suggested February 26th might work better.

8. Remarks from Legal Counsel:

There were no remarks from Legal Counsel.

The meeting adjourned to work session at 5:52 p.m.

WS3: Discussion regarding a proposed development agreement to allow an automotive repair business to be located in an accessory building on a lot with an existing residence in a residential neighborhood. 4088 W 2200 S. Applicant: Brian Hanni

Brian Hanni presented his request to allow an automotive repair business in an accessory building (a barn) behind his residence at 4088 W 2200 S. Mr. Hanni explained that he currently runs an automotive repair shop in Ogden, but neighbors had expressed interest in him moving his operation to his own property. He described his shop as a small, two-bay operation where he works alone and keeps everything inside.

Director Grover explained that such a use is not currently allowed in residential zones as a home occupation. He noted several concerns:

- Building code issues related to grease traps and stormwater systems
- Potential code enforcement issues regarding outdoor storage
- The precedent it would set for similar requests in residential neighborhoods
- The fact that the approval would run with the land, allowing future owners to continue the business

The Planning Commissioners expressed appreciation for Mr. Hanni's proactive approach in seeking approval before proceeding but indicated they would likely not support such a request. Commissioner Wichern explained that the home occupation allowances specifically exclude automotive repair for important reasons related to environmental concerns and neighborhood character. Commissioner Neville noted that the Commission had previously denied similar requests in better-suited locations.

The applicant was informed that he could proceed to a formal public hearing if desired but was given a realistic assessment of the likely outcome.

WS1: Discussion regarding a potential rezone proposal (A-1 to FB), development agreement, and Form-Based zone street regulating plan amendment for Willow Village, located at approximately 4539 West, 900 South. Applicant: Heritage Land

Selvoy Fillerup, representative of Heritage Land, presented a potential development plan for the Willow Village project, located at the old Terakee Farms Subdivision Phase 2 area. The proposed design included single family lots on the north side, townhomes throughout much of the development, and mixed commercial-residential townhomes in the southwest corner along 900 South. The developer explained that the original design had been modified based on Principal Planner Ewert's feedback to relocate the north-south public street to better connect with adjacent developments. The revised plan increased the unit count from 155 to 219 units.

Planning Commissioners expressed several concerns about the proposal:

- The density appeared too high for the area;
- The design didn't seem to follow form-based code requirements regarding garage placement;
- The townhome units at 22 feet wide were too narrow to accommodate proper garages and driveways;
- The design lacked sufficient open space and community gathering areas; and
- The layout placed too many garage doors facing the streets.

Commissioners suggested several modifications to the proposal:

- Eliminating one row of townhomes to create more open space;
- Creating courtyard areas between facing townhomes;
- Adding more single-family homes;
- Reducing the townhome buildings from 8-plexes to 6-plexes; and
- Ensuring the commercial mixed-use area had adequate parking and delivery access.

Mr. Fillerup acknowledged he had designed the proposal with maximum density to see what could fit but was willing to reduce density and reconfigure the design. Commissioners asked the developer to return with a revised proposal that better aligned with the Form-Based zone requirements and the General Plan vision.

WS2: Discussion regarding a proposed development agreement amendment to the Singletree Acres Development Agreement – amending lot setbacks. Applicant: Scott Lindsay

This item was not discussed.

WS4: Discussion regarding Western Weber General Plan Amendments to include excerpts from the Ogden Valley General Plan

that apply to the Ogden Canyon, Forest Zones, and Resort Zones. Presenter: Felix Lleverino

Planner Lleverino explained the process of incorporating excerpts from the Ogden Valley General Plan into the Weber County General Plan to provide guidance for the forest zones and resort zones that remain under Weber County jurisdiction after the formation of the new city in Ogden Valley.

Mr. Lleverino described how he was going through the Ogden Valley General Plan page by page to extract relevant policies and language that could be applied to areas like Snow Basin, Powder Mountain, and other recreational areas that remain under Weber County's jurisdiction.

The Commissioners indicated they trusted staff to handle this process and agreed that another work session might not be necessary before the public hearing. Director Grover mentioned he would discuss this with the County Commissioners to determine if they wanted to include other minor amendments to the Western Weber General Plan at the same time.

Respectfully Submitted,

Cassie Brown

Weber County Planning Commission