

Minutes of the Meeting of the Weber County Planning Commission for April 7, 2026, Weber County Commission Chambers, 2380 Washington Boulevard 1<sup>st</sup> Floor, the time of the meeting commencing at 4:30 p.m.

**Western Weber Planning Commissioners Present:** Andrew Favero (Chair), Casey Neville (Vice Chair), Cami Clontz, Kyle “KC” Lindsey, Jed McCormick, and Sara Wichern

**Excused:** Commissioner Wayne Andreotti

**Staff Present:** Charlie Ewert, Principal Planner; Felix Lleverino, Planner; Liam Keogh, Legal Counsel; Tiffany Snider, Office Specialist.

**Roll Call:** Chair Favero conducted roll call and indicated Commissioner Andreotti has been excused from the meeting; all other Commissioners were present.

### 1. Minutes: March 3, 2026

Chair Favero noted all Commissioners had reviewed the minutes of the March 3, 2026 meeting and found no corrections needed. He declared the minutes approved as presented.

### 2. Administrative items:

**2.1 CUP 2026-05: Request for approval of a conditional use permit for seven condominium rental apartments located in the CVR-1 Zone at approximately 6874 E 6675 N, Eden, UT. Applicant: Michael Barnett; Staff Presenter: Tammy Aydelotte**

Principal Planner Ewert explained this was an administrative item where the applicant was entitled to approval as long as they met code requirements for a conditional use permit. The Planning Commission could apply conditions to mitigate reasonably anticipated detrimental effects, with any conditions needing to follow specific standards related to life safety and traffic circulation.

Applicant Michael Burnett presented the project, explaining he was seeking approval for a conditional use permit for an existing 20-year-old foundation that had been previously approved but abandoned. Mr. Burnett emphasized he was not adding anything beyond the original permanent plans from 2007 and viewed this as an update rather than a brand-new conditional use permit request.

Planner Aydelotte provided the staff presentation, explaining the project's location at the top of Powder Mountain Road near Summit Pass. The property is zoned CDR-1, where condominium rental apartments are permitted as a conditional use. The previous conditional use permit from 2005 had expired due to abandonment, requiring this new application. Ms. Aydelotte detailed the density calculations, noting the CVR-1 zone requires a minimum of 7,500 square feet of overall net developable area per building (including 2 units), with an additional 2,000 square feet required for each unit above the initial two. For seven units, the applicant needed 17,500 square feet of net developable area, and the parcel contained over 22,500 square feet, easily meeting the requirement. The staff presentation covered the site plan showing the applicant's proposal to use the existing foundation and construct seven condominium units in different elevations around an open central area, all considered one structure. Ms. Aydelotte confirmed the project would provide 14 parking spaces (2 per unit) within the garage structure, accessed from the Powder Mountain parking lot. Regarding landscaping, Ms. Aydelotte noted the proposal included minimal native landscaping without irrigation, which staff preferred for the location. She explained that short-term rentals, the intended use for these units, are a permitted use in the zone and appropriate for the resort-adjacent location. Ms. Aydelotte outlined the approval process, explaining that after conditional use approval, the applicant would need to submit a subdivision plat for the seven condominium units, followed by building permit applications. Any required setback adjustments would need separate variance approval.

Vice Chair Neville expressed that his primary concern about engineering would be handled through the building permit process. Chair Favero inquired whether Commissioners had questions for the applicant, but none were raised.

Vice Chair Neville moved to forward a positive recommendation to the County Commission for application CUP 2026-05, a conditional use permit for seven condominium rental apartments located in the CVR-1 Zone at approximately 6874 E 6675 N,

Eden, UT, based on the findings and subject to the conditions listed in the staff report, as well as the condition that a business license may be required for short-term rental use and the additional finding that the proposed use is allowed in the CVR-1 zone, meets appropriate site development standards, and that criteria for conditional use permit issuance have been met with mitigation of potential detrimental effects. Commissioner McCormick seconded the motion. Commissioners Clontz, Lindsey, McCormick, Wichern, Vice Chair Neville, and Chair Favero voted aye. (Motion carried on a vote of 6-0).

**2.2 LV03172026: Request for preliminary subdivision approval of Creekside at JDC Ranch Phase 7, consisting of 43 detached single-family lots in the R-10 Zone located at approximately 4000 N Galloway Lane. Applicant: Lacy Richards. Staff Presenter: Tammy Aydelotte**

Principal Planner Ewert noted this was also an administrative item where applicants were entitled to approval if they met code requirements.

Applicant Lacy Richards briefly presented the preliminary subdivision application for 43 detached single-family lots in the Creekside area of the JDC Ranch subdivision.

Planner Aydelotte explained that this Phase 7 was separate from previous preliminary approvals for Creekside phases and is located in the northeast corner of the overall JDC Ranch development. The project is in the R1-10 zone under the JDC Ranch development agreement and subsequent amendments. Ms. Aydelotte detailed that the subdivision proposes 43 single-family lots with 60-foot-wide public rights-of-way meeting development agreement standards. The plan includes one 20-foot-wide alleyway serving three lots on the east side, approximately 135-140 feet in length. Weber Fire District was reviewing this design, but staff had no concerns about the alleyway potentially serving as a hammerhead. The project includes public open space with a meandering 10-foot-wide asphalt pathway along the east boundary within a 40-foot drainage easement. Ms. Aydelotte explained that lot sizes range from 5,500 to 8,800 square feet (exceeding the 4,000 square foot minimum) with widths from 46 to 94 feet (exceeding the 40-foot minimum).

Ms. Aydelotte addressed questions about parking plans mentioned in staff recommendations, clarifying that the staff report was sent before confirming adequate parking provisions, so condition number 2 requesting a detailed parking plan could be removed. Regarding development agreement compliance, Ms. Aydelotte noted the project includes utility connections to Bona Vista Water, Central Weber Sewer, and Pineview for secondary water. She confirmed that lot count tracking showed the development at 416 total lots currently, which would reach 459 after this preliminary approval, well within the entitled 1,000 total units (725 market rate, 225 attainable).

Commissioner Wichern raised questions about the 20-foot alley width for homes backing each other and frontage requirements for lots smaller than 50 feet. Ms. Aydelotte explained the development agreement addressed these standards and that they were grandfathered under previous ordinances for garage frontage percentages.

Commissioner Lindsey forward a positive recommendation to the County Commission for application LV03172026, preliminary subdivision approval of Creekside at JDC Ranch Phase 7, consisting of 43 detached single-family lots in the R-10 Zone located at approximately 4000 N Galloway Lane, based on the findings and subject to the conditions listed in the staff report. Commissioner Vice Chair Neville seconded the motion. Commissioners Clontz, Lindsey, McCormick, Wichern, Vice Chair Neville, and Chair Favero voted aye. (Motion carried on a vote of 6-0).

### **3. Legislative Items:**

**3.1 ZTA2026-01: A public hearing to consider a proposed text amendment to the Weber County Land Use Ordinance, changing certain portions of Title 106 regarding development infrastructure provisions. Staff Presenter: Tammy Aydelotte**

Principal Planner Ewert introduced Planner Aydelotte to highlight the amendments, noting these were attorney-initiated changes to ensure state code compliance.

Ms. Aydelotte explained the County-initiated application addressed three main changes to the subdivision ordinance section: correcting ordinance section references, requiring final approval letters from appropriate districts prior to county acceptance of installed infrastructure (typically water and sewer), and removing the million-dollar minimum threshold for utilizing letter of credit options to guarantee improvements.

Ms. Aydelotte noted the previous ordinance effectively limited developers to cash bonds unless improvements exceeded \$1 million, while state code requires multiple guarantee options. The amendment would allow letter of credit use regardless of project cost.

Chair Favero inquired about potential issues with secondary water guarantees, expressing concern about developers purchasing water shares before knowing project approval status. Ms. Aydelotte clarified this requirement applied to infrastructure installation verification, not water rights acquisition.

Chair Favero then opened the public hearing. There were no persons appearing to be heard and Chair Favero closed the public hearing.

Commissioner Wichern moved to forward a positive recommendation to the County Commission for application ZTA2026-01, a proposed text amendment to the Weber County Land Use Ordinance, changing certain portions of Title 106 regarding development infrastructure provisions, based on the findings and subject to the conditions listed in the staff report. Vice Chair Neville seconded the motion. Commissioners Clontz, Lindsey, McCormick, Wichern, Vice Chair Neville, and Chair Favero voted aye. (Motion carried on a vote of 6-0).

**3.2 ZMA2026-02: A request for a positive recommendation to the County Commission to rezone approximately 14 acres of vacant land from the A-1 zone to the R1-15 zone at approximately 3300 West 2550 South. Staff Presenter: Charlie Ewert**

Principal Planner Ewert explained that Commissioners had previously reviewed this item in work sessions and public hearings, with the application being tabled to address concerns about egress and lot configuration. He reported that the applicant had addressed previous concerns by reconfiguring the development into three phases, with phases 1 and 2 totaling 30 lots (allowing temporary egress) and phase 3 adding 8 lots requiring permanent egress. The applicant was working with neighbors on emergency egress arrangements and understood they could not record subdivisions without proper egress secured.

Chair Favero confirmed the subdivision requirements would be addressed at the subdivision level and that engineering concerns about the foundation and water issues had been resolved.

Vice Chair Neville moved to forward a positive recommendation to the County Commission for application ZMA2026-02, rezone of approximately 14 acres of vacant land from the A-1 zone to the R1-15 zone at approximately 3300 West 2550 South, based on the findings and subject to the conditions listed in the staff report. Commissioner McCormick seconded the motion. Commissioners Clontz, Lindsey, McCormick, Wichern, Vice Chair Neville, and Chair Favero voted aye. (Motion carried on a vote of 6-0).

**4. Public Comment for items not on the agenda:**

There were no public comments.

**5. Remarks from Planning Commissioners:**

Vice Chair Neville thanked the applicant for following through on the Planning Commission's requests and completing necessary items to allow the project to move forward.

**6. Planning Director Report:**

In Director Grover's absence, Principal Planner Ewert reported that the County Commission had adopted an appeal authority ordinance changing the appeal process from a Board of Adjustments to a single-person hearing officer. The county has one person under contract and is seeking an alternate.

Chair Favero updated the Commission on an interlocal agreement between Weber County and Cache County for projects on Powder Mountain, noting that a broader agreement would be developed over the coming months. Ms. Aydelotte added that Weber County is planning to install a fire station in the Powder Mountain parking lot and the interlocal agreement was necessary to move forward with applications in that area.

**5. Remarks from Legal Counsel:**

There were no remarks from Legal Counsel.

The meeting adjourned to work session at 5:33 p.m.

**WS1: Review of proposed changes to the Weber County Land Use Code; removing or adjusting provisions made irrelevant as a result of the newly incorporated Ogden Valley, and making other amendments that better tailor the code to the needs of the growing unincorporated area(s).**

**Summary of Discussion Topics:**

- Drinking Water Source Protection Ordinance: Staff presented concerns about due process issues with current state-mandated zone applications and proposed streamlined amendments focusing only on zones 1 and 2, with county enforcement being optional rather than mandatory.
- Form-Based Zone Amendments: Extensive discussion of proposed density calculations, lot size minimums, building spacing requirements, and architectural standards. Key density revisions proposed included reducing maximum densities and increasing minimum lot sizes to be more realistic for market conditions.
- General Plan Update Consideration: Discussion of whether to proceed with code changes or prioritize updating the general plan first, given significant changes in area development since 2022.

**Commission Direction to Staff/Action items:**

- Modify form-based zone density numbers: reduce multifamily density from 24.2 to 20 units per acre, adjust lot minimums to 4,000 sq ft (small), 7,000 sq ft (medium), 8,000 sq ft (large)
- Revise building spacing requirements to 10 feet minimum between buildings or 10% of building width, whichever is greater
- Consider limiting commercial areas in form-based zones due to market feasibility concerns
- Proceed with drinking water source protection ordinance amendments as proposed
- Continue with code amendments while considering general plan updates for next budget cycle
- Focus density allowances on single-family products rather than multifamily given current market conditions
- Ensure architectural standards prevent monotonous design while allowing reasonable flexibility

The work session adjourned at 7:58 p.m.

**Respectfully Submitted,**

*Cassie Brown*

**Weber County Planning Commission**