

Minutes of the Meeting of the Weber County Planning Commission for April 14, 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. Legislative items:

**1.1 ZTA2025-04: A public hearing and consideration for 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). Staff Presenter: Charlie Ewert**

Principal Planner Charlie Ewert presented the staff report, explaining that this was an unusual second Tuesday meeting due to scheduling constraints with the public hearing notice. Mr. Ewert indicated that the changes being proposed were comprehensive updates to remove provisions made irrelevant by the Ogden Valley incorporation and to better tailor the code for the remaining unincorporated areas. He noted that the commission had already spent considerable time reviewing these changes in previous work sessions.

Chair Favero opened the public hearing. Seeing no public comment, Chair Favero closed the public hearing.

Commissioner Wichern provided context for the record, emphasizing that while the decision might appear quick, the commission had invested significant time vetting the proposed changes through multiple work sessions and individual review.

Commissioner Wichern moved to forward a positive recommendation to the County Commission for application ZTA2025-04, 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), 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).

### 2. Public Comment for items not on the agenda:

There were no public comments.

### 3. Remarks from Planning Commissioners:

Chair Favero reiterated Commissioner Wichern's earlier comments about the extensive work that had gone into the code changes, noting that the Commission was now unified as one planning commission covering the remaining unincorporated areas.

### 4. Planning Director Report:

In Director Grover's absence, Principal Planner Ewert reported that Director Grover had been under the weather but was recovering.

### 5. Remarks from Legal Counsel:

There were no remarks from Legal Counsel.

The meeting adjourned to work session at 5:06 p.m.

**WS1: Discussion regarding a proposed rezone from the A-2 zone to the R1-15 zone for approximately 8.72 acres in the Riverbend development**

Ms. Lacy Richards from Nilson Homes presented the proposal for the Riverbend subdivision, explaining that the development was originally platted under a cluster subdivision process that is no longer in use. The proposal would rezone approximately 8.72 acres to allow for a mix of housing products including condo homes for single-level living and starter homes similar to those being built at JDC Ranch. Ms. Richards emphasized their commitment to providing affordable housing options with preferences for first responders and first-time homebuyers. The development would maintain significant open space along the river front, with approximately 19.8 acres potentially being donated to the parks district as part of the emerald necklace plan.

The Commission engaged in extensive discussion about the proposal's merits and concerns. Commissioner McCormick expressed strong reservations about changing the original commitment to open space, stating he could not support the proposal unless existing residents were supportive, given that many likely purchased homes based on the promise of open space. Commissioner Wichern supported the concept, noting the need for more attainable housing in the area, but emphasized the importance of price point restrictions and homeowner occupancy requirements to ensure true affordability. Chair Favero acknowledged the challenging nature of the proposal, recognizing both the positive aspects of providing affordable housing and the concerns about changing previous commitments. Parks District representative Lance discussed potential park improvements, including creative ideas for camping areas and playground facilities that could benefit the broader community.

The following feedback/direction was provided by the Commission to the applicant and Planning staff:

- Applicant should meet with existing residents in the development to gauge their support for the proposal
- Explore partnerships with the parks district for river trail and park improvements
- Consider price point restrictions and homeowner occupancy requirements for affordable housing units
- Ensure infrastructure connections are planned to serve adjacent properties
- Consider connectivity improvements including road stubs to the east for future development
- Staff should review the entire subdivision for potential rezoning, not just the targeted area
- Address conservation easement vacation as part of the rezoning process

**WS2: Discussion regarding a proposed rezone from the A-2 zone to the R1-15 zone for approximately 283 acres at the western end of 2200 South**

Lacy Richards from Nilson Homes presented the McFarland family property proposal for a 283-acre master planned community focused on walkable, agricultural heritage design. The concept includes residential areas clustered together with open space and waterways running throughout, parks and trails following natural features, and an "agrihood" concept with small agricultural parcels and farm stands. The proposal targets 3.5 to 4 units per acre density and includes consideration for a potential charter school site. The development would feature diverse housing types from duplexes to 55+ single-level living to create a multigenerational community.

Commissioner Clontz raised concerns about access and egress, noting that 2200 South would require substantial widening and improvements. The Commission discussed infrastructure challenges and the remote location of the development. Mr. Ewert noted that development would likely be several years away, and multiple road improvements and connections would be required before any building permits could be issued. Commissioner Wichern expressed support for the housing variety but emphasized that density above 2.9 units per acre would require guaranteed affordability components. The Commission discussed potential density transfers from other developments to maintain overall density targets.

The following feedback/direction was provided by the Commission to the applicant and Planning staff:

- Address access and egress concerns with substantial road improvements to 2200 South
- Work with surrounding property owners on connectivity and access solutions
- Limit density to 2.9 units per acre unless affordability guarantees are provided
- Consider Traditional Neighborhood (TN) zoning designation for flexibility

- Coordinate with the county's general plan amendment process starting in June
- Address wetlands delineation and Corps of Engineers requirements
- Develop phasing plan that ensures infrastructure is in place before development

**WS3: Discussion regarding a proposed rezone from the A-1 zone to the R1-15 zone for approximately 20 acres at approximately 3661 West 1400 South**

Mr. Shawn Alfonsi presented his family's proposal to develop 20 acres with a "Little Italy" theme honoring the area's Italian heritage. The concept features homes with garages in the rear, similar to historical homes in the area, creating a neighborhood focused on starter homes and community interaction. The proposal includes small tree parks designed to provide green space and honor his grandmother's Italian mountain heritage.

The Commission appreciated the community concept and rear-garage design but raised concerns about the proposed small parks. Parks District representative Lance explained the need for neighborhood parks but indicated preference for 4–5-acre facilities rather than multiple small parks. Commissioner Wichern and Vice Chair Neville suggested that donation to larger regional parks might be more practical than maintaining small neighborhood parks through HOAs.

Mr. Ewert noted that connectivity improvements would benefit the broader area, with the development providing important road connections that would serve adjacent properties. The commission discussed various options including combining park areas, working with adjacent property owners for larger park sites, or providing monetary donations to improve existing parks.

The following feedback/direction was provided by the Commission to the applicant and Planning staff:

- Consider combining proposed parks into one larger facility or partner with adjacent landowners
- Explore donation to parks district for improvements to existing regional parks rather than small neighborhood parks
- Maintain rear-garage design concept which aligns with general plan goals
- Ensure road connectivity serves adjacent properties appropriately
- Consider density adjustments if parks are eliminated in favor of monetary donations
- Work with staff and parks district to determine optimal park solution for the area

The work session adjourned at 7:02 p.m.

**Respectfully Submitted,**

***Cassie Brown***

**Weber County Planning Commission**