Minutes of the Ogden Valley Planning Commission for April 7, 2020. To join meeting please navigate to the following web link at the time of the meeting; <HTTPS://ZOOM.US/J/212156> commencing at 5:00 p.m.

**Present:** John Lewis, Chair; John Howell, Chris Hogge, Shanna Francis, Jeffry R. Burton, Bob Wood and Steve Waldrip

**Absent/Excused:**

**Staff Present:** Rick Grover, Planning Director; Charlie Ewart, Principal Planner; Steve Burton, Planner, Scott Perkes, Planner; Tammy Aydelotte, Planner, Courtlan Erickson,Legal Counsel; Angela Martin, Lead Office Specialist

* ***Roll Call***
* ***Pledge of Allegiance***

**Consent Items:**

1. **Approval of the February 4, 2020, February 25, 2020 and March 3, 2020 meeting minutes.**

Commissioner Burton made a motion to approve the February 4,202 and February 25, 2020 meeting minutes. Commissioner Howell seconded the motion. Commissioner Burton had some issues with the Nordic Valley Ski Resort Expansion. He would like some more details on this item. Commissioner Burton made a motion to approve the February 4, 2020 and the February 25.2020 minutes Commissioner Howell seconded the motion. Chair Lewis, Commissioner Burton, Howell, Hogge, Howell, Francis, Waldrip all in favor voted aye. (motion carried). Commissioner Burton wanted more information on the March 3, 2020 Chair Lewis agreed with this comment. Chair Lewis would like staff to amend the minutes.

Chair Lewis, Commissioners Burton, Howell, Hogge, Howell, Wood, Francis, and Waldrip all in favor voted aye. (motion carried).

1. **Approval of the rules of Order.**

Courtlan Erickson, Legal counsel stated that the rules of order approval of minutes can be done electronically. As of now the Governor has approved the electronic version of a meetings. LOOK AT PARAGRAPH NINE OF THE PDF FILE FOR THE APPROVAL OF MINUTES. THIS WILL NOT CONTINUE WHEN COVID19 IS OVER.

Commissioner Wood made a motion to approve the Approval of the rules of order. Commissioner Francis seconded the motion. Chair Lewis, Commissioners Burton, Hogge, Howell, Wood, Francis, and Waldrip all in favor voted aye. (motion carried)

1. **Consideration and action on a Conditional Use Permit to raise an existing 40-foot cell tower by 14 feet, add 4 antennas, and new equipment shelter to make an existing site co-locatable.**

Staff explained the proposed Conditional Use Permit Craig Chagnon, representative for Crown Castle Towers 09, LLC. The company proposing to add 4 new antennas and a backup generator. If the power goes out there will still be service. The generator will be placed on a pad and will not be covered or protected. This proposal does meet the requirements of the County Code.

All of the Planning Commissioners had concerns about the location. Chair Lewis stated this can’t be seen by the road it is up above the Oaks Restaurant. The other concern was the noise level. The Commissioner’s asked why this generator won’t be stored in a shelter.

Staff stated that the neighbor was worried about the generator’s noise level and what the decimal level would be.

The Planning Commissioner’s had questions and concerns about why the generator isn’t protected in an enclosed area.

Staff talked about the neighbor which is 101 feet from their home. There is a lot of trees in that area. The homeowner also asked if the antennas would not be facing his home.

Commissioner Waldrip made a motion to table the Conditional Use Permit until the applicant can meet the noise issues. Chair Lewis, Commissioners Burton, Hogge, Howell, Wood, Francis, and Waldrip all in favor voted aye. (motion carried). There was more discussion, Chair Lewis asked what the decibel level is. The owner said it is not louder than the noise in the Canyon.

**WS1: Discussion regarding amendments to the Ogden Valley outdoor lighting code.**

Scott Perkes reviewed the Ogden Valley outdoor lighting code and the additional edits requested by the Commission following discussion held during the 03/31/2020 work session. Mr. Perkes provided a high level overview of all proposed changes to the code. He then further explained the newly proposed changes to the light curfew and exemption sections to clarify the use of motion detection lighting devices. There was a brief discussion. The Planning Commissioners told staff that they have done a great job and a lot of work to get this ordinance written.

**WS2: Discussion regarding amendments to setbacks in the CV-1 and CV-2 code.**

Mr. Lleverino explained the changes to chapter 104-21 starting with the definition of a complete street. He then showed the redesigned site development table with reduced front and corner lot minimum yard set-backs. He then explained areas pertaining the section 104-21-4 where adjustments in the language will help to clarify provisions while facilitating for complete street design. Mr. Lleverino also discussed code changes that will require a complete street for existing commercial expansions and new commercial facilities while including a provision for a perpetual building maintenance contract for structures built on the side property line. Mr. Lleverino did a power-point presentation about the changes.

**WS3: Discussion regarding amendments to the subdivision code regarding substandard streets. This item was not heard.**

**WS4: Discussion regarding a proposed accessory dwelling unit ordinance. This item was not heard.**

**WS5: Discussion regarding transferable development rights ideas and future code proposal. This item was not heard**

**WS6: Discussion regarding the planned residential unit development (PRUD) code. This item was not heard**

**Adjourn**

Commissioner Hogge made a motion to adjourn the meeting. Commissioner Francis seconded the motion.

Chair Lewis, Commissioners Burton, Hogge, Howell, Francis, and Waldrip all in favor voted aye. (motion carried)

**Meeting Adjourned: The meeting adjourned at 8:05 pm**

**Respectfully Submitted,**

**Angela Martin**

**Angela Martin, Lead Office Specialist**

**Weber County Planning Commission**