

Minutes of the Regular Meeting of the Ogden Valley Planning Commission for May 20, 2025. To join the meeting, please navigate to the following weblink at <https://webercountyutah.zoom.us/j/83778044512>, the time of the meeting, commencing at 5:00 p.m.

Ogden Valley Planning Commissioners Present: Janet Wampler (Chair), Jeff Barber (Vice Chair), Jeff Burton, Bryce Froerer, Mark Schweppe, Trevor Shuman, and Laura Warburton.

Staff Present: Rick Grover, Planning Director; Charlie Ewert, Principal Planner; Felix Lleverino, Planner; Tammy Aydelotte, Planner; Courtlan Erickson, Legal Counsel; Marta Borchert, Office Specialist.

- **Pledge of Allegiance**
- **Roll Call:** Chair Wampler conducted roll call and welcomed new Commissioner Laura Warburton, who has been appointed to fill the vacancy created by Dave Morby's resignation from the Commission.

Chair Wampler asked the Commissioners if they have any conflicts of interest or ex parte communications to declare; she declared a community meeting was held in the Ogden Valley last night, and after that meeting a resident spoke publicly encouraging residents to attend the meeting tonight to hear the discussion of application CUP 2025-06. The public believed that the meeting was a 'water meeting', but she clarified that it is a meeting of the Ogden Valley Planning Commission, and the application is for a conditional use permit for a pump station. She encouraged people to attend and provide public input if they wished. She felt it appropriate to consider the application as an administrative item, rather than a consent item as it is listed on the agenda.

Commissioner Warburton moved to remove application CUP 2025-06 from the consent calendar and consider it as an administrative application. Commissioner Froerer seconded the motion; all voted in favor.

No additional declarations were made.

1. Administrative Items:

1.1 CUP 2025-06: Request for approval of a well pump house to serve the Nordic Village water system. Water right approvals and well permits have been obtained through the State Division of Drinking Water and the Utah Division of Water Rights. Located in the AV-3 Zone at approximately 4000 N 3500 E, Liberty, UT, 84310.

A staff memo from Planner Aydelotte explained the applicant is requesting approval of a conditional use permit for the installation of a well pump house to serve the Nordic Village water system. The AV-3 Zone allows a "public utility substation" as a conditional use. The proposal has demonstrated that the operation will comply with the applicable regulations, with reasonable conditions imposed. The application is being processed as an administrative review due to the approval procedures in Uniform Land Use Code of Weber County, Utah (LUC) §108-1-2 which requires the planning commission to review and approve applications for conditional use permits and design reviews.

Ms. Aydelotte reviewed her staff report and used the aid of a PowerPoint presentation to summarize staff's analysis of the application to determine compliance with the following:

- General Plan
- Zoning regulations
- Conditional use standards
- Design review standards
- Considerations relating to traffic safety and traffic congestion
- Considerations relating to landscaping
- Considerations relating to buildings and site layout

Ms. Aydelotte concluded staff recommends approval of this conditional use application subject to the applicant meeting the conditions of approval in this staff report and any other conditions required by the Planning Commission. This recommendation is subject to all review agency requirements, and is based on the following findings:

- The proposed use is allowed in the AV-3 Zone and meets the appropriate site development standards.

- The criteria for issuance of a conditional use permit have been met because mitigation of potential detrimental effects can be accomplished.

Chair Wampler encouraged Planning Commission discussion of the application. Commission discussion centered on future development potential of properties surrounding the subject property upon which the applicant desires to build the pump station; they wondered if the pump station would still meet required setbacks and design standards if future roads and neighborhoods are built surrounding the property. Ms. Aydelotte stated that staff evaluated future development potential and connectivity opportunities and did not envision any connection at the location of the subject property on 3500 East; the likelihood of Utah Power and Light granting an easement for a future road is low, and the intent is for connections to occur to the west of the subject property.

Commissioner Froerer moved to accept public input. Commissioner Schweppe seconded the motion, all voted aye.

Chair Wampler invited public input. There were no persons appearing to be heard.

Commissioner Froer moved to close the public input period. Commissioner Bruton seconded the motion, all voted aye.

Chair Wampler asked the Commission if they had any questions for the applicant. Commissioner Shuman asked the applicant if he has any opposition to using textured concrete masonry units (CMU) rather than smooth. Applicant representative, Brian Christopherson, stated that he is not opposed to that change; he would prefer split-faced material. Commissioner Shuman stated there has been some confusion about whether the requirement for textured CMU applies to this application and the Commission wanted to understand if the applicant would be willing to use that material. Mr. Christopherson stated he will look into that change and is not opposed to it.

Vice Chair Barber moved to approve application CUP 2025-06, approval of a well pump house to serve the Nordic Village water system. Water right approvals and well permits have been obtained through the State Division of Drinking Water and the Utah Division of Water Rights. Located in the AV-3 Zone at approximately 4000 N 3500 E, Liberty, UT, 84310. Approval is based on the findings and subject to the conditions listed in the staff report. Commissioner Shuman seconded the motion.

Commissioner Warburton offered a friendly amendment to include an additional finding that the applicant has expressed willingness to consider textured CMU rather than smooth CMU. Vice Chair Barber accepted the friendly amendment and Commissioner Shuman indicated his second of the motion stands.

Commissioners Burton, Froerer, Schweppe, Shuman, Warburton, Vice Chair Barber, and Chair Wampler voted aye. (Motion carried on a vote of 7-0).

2. Public Comment for Items not on the Agenda:

There were no public comments.

3. Remarks from Planning Commissioners:

Chair Wampler asked if there has been any movement on any the applications from Cowboy Partners or CW Basin. Mr. Grover stated he has not seen any updated application materials for Cowboy Partners, but the applicant for CW Basin has been working on amended application documents.

Chair Wampler then stated she has heard from a resident about the potential for Ogden City to approach the County about removing transfers of development rights (TDRs); she asked if that is accurate. Planning Director Grover stated Ogden City has expressed some interest on that topic, but no formal application has been submitted.

Commissioner Warburton stated she wished to be clear that she has never been to dinner with John Lewis and his wife, nor has she taken money from them for personal use and she does not plan on having any ex-parte communications with them about anything. She holds herself accountable to the Planning Commission and to the rules of order. She encouraged anyone who has any concerns to talk to her.

4. Planning Director Report:

Planning Director Grover indicated he had nothing to report.

6. Remarks from Legal Counsel

Legal Counsel stated that he does not have any objections to the Commission accepting public comment for the item on tonight's agenda, but since it was not advertised as a public hearing and no public hearing was required, it would be worth noting for the record that the Commission was not required to take public input. For an administrative item, no formal motion to accept public input is required and public input can be accepted at the discretion of the Chair.

Chair Wampler stated she typically makes a statement regarding the rules governing public input; as Chair, she understands it is her discretion to accept public input and in general she feels it is important to hear public input on most items. She understands the Commission's vote should not be based upon public clamor, but she does appreciate when the public provides their opinion.

The meeting adjourned at 5:22 p.m.

Respectfully Submitted,

Cassie Brown

Weber County Planning Commission