

Minutes of the Work Session of the Ogden Valley Planning Commission for May 24, 2022. To join the meeting, please navigate to the following weblink at, <https://us02web.zoom.us/j/82173922403>, the time of the meeting, commencing at 5:00 p.m.

**Ogden Valley Planning Commissioners Present:** Trevor Shuman, Chair; Shanna Francis, Vice Chair, Jeff Burton, John (Jack) Howell, Dayson Johnson, Jared Montgomery, Justin Torman.

**Absent/Excused:** None

**Staff Present:** Charlie Ewert, Principal Planner; Scott Perkes, Planner; Courtlan Erickson, Legal Counsel; Marta Borchert, Office Specialist.

- **Pledge of Allegiance**
- **Roll Call:**

Chair Shuman asked if anyone had any ex parte communication or conflict of interest to declare. Commissioner Johnson stated he may have a potential conflict with agenda item 3.1; he has the right to purchase a lot from the applicant, but he does not believe it is in the phase of the project that is subject to the agenda item.

Chair Shuman then rearranged the agenda; he moved to agenda item six and invited Planning Director Grover to provide his comments about John Lewis, who recently resigned from the Ogden Valley Planning Commission. Mr. Grover reported Mr. Lewis has served as a member of the Commission since 2016, serving as Vice Chair and Chair for several years. He has provided a great deal of time and effort to serving the Ogden Valley through his position on the Commission. He always allowed public input on the items being considered by the Commission and conducted meetings very effectively and professionally. He presented Mr. Lewis with a plaque signifying the County's gratitude for Mr. Lewis's service.

Mr. Lewis thanked his fellow Planning Commissioners for their service; he wished them the best and stated he is always willing to talk to any member of the Commission or Planning staff if he can be of assistance.

Mr. Grover then discussed the County's process for advertising vacancies and filling positions on the Planning Commission; two people applied to fill the vacancy created by Mr. Lewis's resignation.

Chair Shuman then reported that item two, Commission training, will follow item four.

### **1. Approval of Minutes for March 22, 2022.**

Chair Shuman announced there have been minor corrections and edits suggested for the minutes and he declared them approved as amended

### **3. Consent items**

#### **3.1 CUP 2022-06: Request for approval of a conditional use permit for a water tank and well house located at approximately 2051 N Highway 158, Eden. *Presenter Tammy Aydelotte***

Applicant is requesting a conditional use permit for a water tank, to transport Nordic Mountain Water to a proposed 67-lot subdivision. This proposed water tank will provide Nordic Mountain Water to two phases of Osprey Ranch Subdivision that is currently under subdivision review. 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. Staff recommends approval of this conditional use application subject to the applicant meeting the review agency requirements and the following conditions:

1. Any outdoor lighting must meet the requirements of the Ogden Valley Outdoor Lighting Ordinance (108-16).
2. All recommendations contained in the submitted geo reports shall be followed.

This recommendation is based on the following findings:

1. The proposed use is allowed in the FV-3 zone and meets the appropriate site development standards.
2. The criteria for issuance of a conditional use permit have been met because mitigation of potential detrimental effects can be accomplished.

Commissioner Burton moved to approve CUP 2022-06, approval of a Conditional Use Permit for a water tank and well house located at approximately 2051 N. Highway 158, Eden, based on the findings and subject to the conditions listed in the staff report. Commissioner Howell seconded the motion. Commissioners Burton, Howell, Johnson, Montgomery, Shuman, and Torman all voted aye. Commissioner Francis voted nay. (Motion carried 6-1).

Legal Counsel Erickson referenced Commissioner Johnson's earlier declaration of a potential conflict of interest; he suggested that Commissioner Johnson recuse himself from voting on this matter and excuse himself from the meeting until voting has concluded.

Commissioner Burton restated his motion to approve CUP 2022-06, approval of a Conditional Use Permit for a water tank and well house located at approximately 2051 N. Highway 158, Eden, based on the findings and subject to the conditions listed in the staff report. Commissioner Howell seconded the motion. Commissioners Burton, Howell, Montgomery, Shuman, and Torman all voted aye. Commissioner Francis voted nay. Commissioner Johnson recused himself from voting on the motion. (Motion carried 5-1).

### **3.2 CUP 2022-07: Request for approval of a conditional use permit for a new water tank and pump house, attached to an existing pump house, located at approximately 7780 E Summit Pass Rd, Eden. *Presenter Tammy Aydelotte***

Applicant is requesting a conditional use permit for a pressurized water system to service the Hidden Lake Lodge area. This proposal consists of a dedicated booster pump station with capacity to supply PID and fire flow (1,500 gpm), existing site improvements, distribution pipe (10", 8", 2" pipe, hydrants, and a PRV station). 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. Staff recommends approval of this conditional use application subject to the applicant meeting all review agency requirements and the following conditions:

1. outdoor lighting must meet the requirements of the Ogden Valley Outdoor Lighting Ordinance (108-16).

This recommendation is based on the following findings:

1. The proposed use is allowed in the DRR-1 zone and meets the appropriate site development standards.
2. The criteria for issuance of a conditional use permit have been met because mitigation of potential detrimental effects can be accomplished.

Commissioner Burton moved to approve CUP 2022-07, approval of a Conditional Use Permit for a water tank and pump house, attached to an existing pump house, located at approximately 7780 E. Summit Pass Road, Eden, based on the findings and subject to the conditions listed in the staff report. Commissioner Howell seconded the motion. Commissioners Burton, Howell, Johnson, Montgomery, Shuman, and Torman all voted aye. Commissioner Francis voted nay. (Motion carried 6-1).

Commissioner Francis stated she is concerned that this approval will permit excavation of the mountain for a subdivision that has not yet been considered by or approved by the Commission. Chair Shuman stated he understands Commissioner Francis's concern; however, due to the County's land use ordinance, the Commission is legally obligated to grant approval of the CUP.

## **4. Administrative items.**

### **4.1 CUP 2022-03: Request for a conditional use permit for a conference center located in the Evergreen Subdivision at approximately 2257 N River View Road, Huntsville, UT, 84317. *Presenter Tammy Aydelotte***

Planner Aydelotte explained the applicant is requesting approval of a conditional use permit for a conference/education center located in the F-40 zone at 2257 N. River View Rd, Huntsville. The F-40 Zone allows a "conference/education center" as a conditional use. The applicant is proposing to phase their plans for the proposed use. The education center is proposed to occupy a portion of four parcels and include a vegetable garden, trails, an orchard, and some dedicated agricultural area, as well as a pavilion, a barn, and a guesthouse. Under the definition of a conference/education center, "Such a facility may serve meals and offer day use and/or overnight lodging facilities." This proposal is intended to educate participants on sustainable living systems, environmental stewardship, and related activities. The guest house would be used to accommodate overnight guests as part of the educational activities. With these occurring in small groups (up to 12, staying between 2-7 days at a time, and occurring a few times per month (2-3 stays per month), and during the warmer months (April-October), the expected impact is minimal. The

applicant is proposing on-site septic system and a well, to address water and sewer needs. Staff recommends approval of this conditional use permit application subject to applicant meeting the following conditions of approval in addition to any and all conditions of the various reviewing agencies and any additional conditions of the Ogden Valley Planning Commission. She summarized staff's analysis of the application to ensure compliance with the General Plan and zoning regulations; staff recommends approval of this conditional use permit application subject to applicant meeting the following conditions of approval in addition to any and all conditions of the various reviewing agencies and any additional conditions of the Ogden Valley Planning Commission.

Planning conditions of approval:

1. The owner shall obtain a valid Weber County Business License.
2. The owner shall obtain a conditional use permit once all recommendations of approval have been met.
3. If there is a change in use to any of the four parcels tied to this application, the owner must apply for a conditional use amendment through Weber County Planning.

This recommendation is based on the following findings:

1. The proposed use is conditionally allowed in the F-40 Zone and meets the appropriate site development standards.
2. The criteria for issuance of a conditional use permit have been met because mitigation of potential detrimental effects can be accomplished.

Commissioner Howell asked if the proposed use is permitted in the F-40 zone. Legal Counsel Erickson cited the list of conditional uses in the F-40 zone, noting that conference or education center is an allowed conditional use. Planning Director Grover added that this is an administrative decision, and the application can be approved by the Commission if it is found to comply with the rules governing conditional uses.

Commissioner Francis asked if short-term rentals are allowed in the F-40 zone. Ms. Aydelotte stated that a conference/education center is defined as a facility designed for the purpose of conducting meetings for consultation, exchange of information and/or discussion which results in enhanced personal, business and/or professional development. A conference/education center may provide office facilities and schedule a range of business related and/or leisure activities (e.g., training workshops, seminars, retreats and similar type meetings). Such a facility may serve meals and offer day use and/or overnight lodging facilities. Commissioner Francis stated she understands that definition but is curious as to whether short term rentals are allowed in the F-40 zone. Ms. Aydelotte deferred to Mr. Erickson. Mr. Erickson stated that short term rentals are not called out as an independent allowed use in the F-40 zone.

Chair Shuman invited input from the applicant.

Emily Nicolosi, Owner, stated that she believes the impact of her project will be minimal; it will host less than 12 people a few times each year. She feels her plan is in line with the vision for the Ogden Valley and she plans to restore the land with native vegetation and agriculture; visitors will be able to learn about environmental sustainability.

Ms. Aydelotte stated that given that the applicant would like to include all five parcels she owns in the application, she recommended amending condition of approval number three; the condition should state:

3. If there is a change in use to any of the five parcels tied to this application, the owner must apply for a conditional use amendment through Weber County Planning.

Commissioner Howell moved to approve CUP 2022-03: Request for a conditional use permit for a conference center located in the Evergreen Subdivision at approximately 2257 N River View Road, Huntsville, UT, 84317, based on the findings and subject to the conditions listed in the staff report.

Commissioner Francis offered a friendly amendment to amend condition of approval number three to change the reference of parcels from four to five. Commissioner Howell accepted the friendly amendment. Commissioner Torman seconded the motion. Commissioners Burton, Francis, Howell, Johnson, Montgomery, Shuman, and Torman all voted aye. (Motion carried 7-0).

**4.2 UVB04042022: Request for preliminary approval of Bright Acres Subdivision, a four-lot subdivision located in the AV-3 zone, at approximately 5638 N 3100 E, Liberty, UT. Presenter Tammy Aydelotte.**

Planner Aydelotte explained an alternative access request was previously approved on September 6, 2021. This alternative access approval allows the owner to have a private access easement to two of the four lots. The owner will be required to record a covenant with the subdivision plat, where the owner agrees to dedicate to the county and improve the access easement at the time the county so requests. As part of this approval, connectivity is required to be shown at subdivision, either a public road stub or a public pathway easement, per LUC § 106-2. The applicant is requesting preliminary approval of Bright Acres Subdivision, a single-phase subdivision consisting of four lots, in the AV-3 Zone. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). Ms. Aydelotte then provided a brief synopsis of the review criteria and conformance with LUC relative to this application, after which she concluded staff recommends preliminary approval of Bright Acres Subdivision, consisting of four lots located at approximately 5638 N 3100 E, Liberty. This recommendation is subject to all review agency requirements prior to recording of the subdivision, and the following conditions:

1. A 12-foot-wide public trail easement shall be shown on the final plat along the southern boundary of lots 3 and 4, per the approval of the application for AAE2021-10
2. The proposed access shall comply with safety, design, and parcel/lot standards as outlined in LUC, and will be verified prior to issuing certificate of occupancy for the first residence within this subdivision.
3. An alternative access covenant, per the approval for an alternative access dated 10/28/2020, shall be recorded with the final plat.
4. An onsite wastewater disposal covenant shall be recorded with the final plat
5. A private well covenant shall be recorded with the final plat.
6. A covenant, specifying the allowed amount of non-drought tolerant landscaping, shall be recorded with the final plat.
7. A table shall be provided with the subdivision application and on the final subdivision plat showing the area and width of each lot within the overall subdivision boundary, the average area and width of all lots within the overall subdivision boundary.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan
2. The proposed subdivision complies with applicable county ordinances

Chair Shuman asked how the term 'lot-averaged subdivision' is defined. Ms. Aydelotte stated that a lot-average subdivision allows for a variety of lot sizes in a subdivision; for a lot-averaged subdivision in the AV-3 zone, the minimum lot area is 40,000 square feet with a 100-foot width. There will be a note on the final plat indicating that this subdivision is a lot-averaged subdivision and that minimum lot requirements are met.

Commissioner Howell then asked if the road that leads to lots two and three is a private road. Ms. Aydelotte stated it will be a private access and there will be a document recorded with the subdivision that will allow the County to require construction of a public roadway if needed at a future date to allow for connectivity. Commissioner Howell asked if the Fire Department has approved the access plan, to which Ms. Aydelotte answered yes.

Brief discussion centered on whether the lots in this proposed subdivision comply with the zoning standards for the AV-3 zone; Chair Shuman noted that the road is included in the project, but it essentially reduces lot sizes and he asked if the lots are still compliant with the land use ordinance. Ms. Aydelotte stated that connectivity incentivized subdivisions allow for smaller lots, but this is a lot-averaged subdivision. Chair Shuman asked if an applicant could seek approval of a connectivity incentivized subdivision and lot-averaged subdivision for one project. Planner Burton stated that they can be considered hand-in-hand, but in this case the proposed project is not seeking extra density and they are not proposing public roads.

Commissioner Burton stated that the trail easement on the plat is 12 feet wide and he asked if that would accommodate a full trail or half of a trail width. Ms. Aydelotte stated it will accommodate half a trail width. Commissioner Burton inquired as to plans for extending the trail in that area and what impact that will have on lots in this subdivision. Ms. Aydelotte stated that as land develops further to the west, the County would like to extend the trail, and this will burden lots three and four in the subject project. Mr. Burton added that the County could have forced the inclusion of a public road in the project, but the Planning Director granted alternative access in this project with a condition that there be an easement for a trail extension in the project. This will provide some public connectivity. There was brief discussion about the timing of the installation of trail improvements and the party that will be responsible for those improvements, with Ms. Aydelotte noting that the County can consider a deferral agreement to allow the improvements to be installed at a point in the future when they are warranted. She also reviewed an aerial image of the property and surrounding properties to identify conceptual plans for trail extensions in the area.

Commissioner Howell asked if each lot will be served by its own water well. Ms. Aydelotte stated there will be two wells: one will service lot one and the other will service lots two, three, and four.

Chair Shuman invited input from the applicant.

Scott Hale stated he plans to build on lot one in the project; he thanked Ms. Aydelotte for her summary of the application and indicated he had nothing to add.

Commissioner Burton moved to approve UVB04042022, preliminary approval of Bright Acres Subdivision, a four-lot subdivision located in the AV-3 zone, at approximately 5638 N 3100 E, Liberty, UT, based on the findings and subject to the conditions listed in the staff report, and including an additional condition that staff seek a recommendation from the Engineering Department regarding the overflow of secondary water drainage. Commissioner Montgomery seconded the motion. Commissioners Burton, Francis, Howell, Johnson, Montgomery, Shuman, and Torman all voted aye. (Motion carried 7-0).

#### **4.3 UVH – 042622 Consideration and action on a request for preliminary approval of Hidden Brook Estates Subdivision, consisting of 9 lots. *Presenter Felix Lleverino.***

Planner Lleverino explained the applicant is requesting preliminary approval for a nine-lot subdivision that will gain access from Big Sky Drive, a private road within Big Sky Estates. The private right-of-way is proposed to be 50 feet in width that will provide frontage for eight of the nine lots. Lot six is proposed to front on Big Sky Drive. It is important to note that this portion of Big Sky drive is a terminal street and that 14 lots currently gain access from this terminal street. The recommendation in this report is to only grant preliminary approval for eight lots, including lots 1 through 5 and lots 7 through 9. Lot 6 cannot be approved as proposed because LUC 106-2-2.4 states that terminal streets may only serve a maximum of 14 lots. The developer will be required to construct the road to a County standard for a private road. The road improvements will extend from the intersection of 2050 North Street and Big Sky Drive to a turnaround area that also stubs to the adjacent property to the east. 2050 North Street will serve as the primary access for residents within the Hidden Creek Development. In an emergency, the residents will have access to an alternate exit through a break-away gate. The fire access road connects with Osprey Ranch and may be used for Hidden Brook residents and Osprey Ranch residents. Where the Hidden Brook Road terminates, Weber County Fire and Engineering will require a turn-around. The Fire District and County Engineer require that the entire length of 2050 North is built to a county standard. As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the FV-3 zone found in LUC §104-14. The following section is a brief analysis of this project against current land use regulations. Mr. Lleverino summarized the staff analysis of the application to ensure compliance with the General Plan and zoning regulations, concluding staff recommends preliminary approval of Hidden Creek Estates Subdivision, only for lots 1 through 5 and lots 7 through 9. This recommendation is based on the following conditions:

1. The developer shall obtain and submit a capacity assessment letter from Nordic Mountain Water before receiving a recommendation for final approval from the Planning Commission.
2. A development design verification is required because of the geologic hazards present within the site.
3. The developer shall show compliance with the secondary water requirements in LUC 106-4-2.1(b)(2)c.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision complies with the applicable County codes.
3. The number of lots fronting on Big Sky Drive exceeds 14. Therefore, Lot 6 cannot be included.

Commissioner Howell stated that the applicant is seeking approval of eight lots, and he asked if there is sufficient water for that many lots. Mr. Lleverino stated that lot 6R will be omitted from the development plat due to access issues; the applicant has indicated they are able to serve the eight lots in the project area and if the applicant is able to find a way to develop lot 6R and provide access to the lot, they can pursue a single lot subdivision.

Commissioner Francis asked for information regarding the purpose of the sensitive land overlay. Mr. Lleverino stated it is intended to protect the stream corridor. Commissioner Francis asked if there is mention of any wetlands or bogs on the property, to which Mr. Lleverino answered no. Commissioner Francis asked that staff consider whether those water issues may be present. Mr. Lleverino stated staff can look into that, but there is a geologic report that provides soil conditions for the property and those conditions are not mentioned.

There was then brief high-level discussion among the Commission and staff regarding the history of the ordinance that regulates the number of lots that can be served by one road; they discussed existing projects in the community that do not conform to current regulations, with Principal Planner Perkes emphasizing that currently only 14 lots can be served by one dead-end road and that is why staff has recommended the removal of lot 6R from the project. Commissioner Burton asked if lot 6R can be developed at a point in the future if 2050 North connects to Osprey Drive. Mr. Perkes stated that is not correct because lot 6R does not connect to Osprey, it could only be accessed by Big Sky Drive.

Chair Shuman noted that this application is for preliminary approval and some of the issues that have been raised tonight can be worked on by the staff and applicant before application for final approval is made.

Commissioner Howell asked if the road on the hillside has been improved. Mr. Lleverino deferred to the applicant. Commissioner Francis stated she would like to know if that existing road is private. Mr. Lleverino presented an aerial image of the area and identified Big Sky Drive and Blue Bell road; Blue Bell is the only access to Big Sky Drive.

Chair Shuman invited input from the applicant.

Brandon Janis stated that he is not building Big Sky Drive; there is a long history and legal issues related to access in the area, but he has worked through those issues. He then noted that the Fire Marshall has required a large turnaround at the end of the road and that has already been provided. He stated that the Osprey Ranch roads are private roads and the owners of those roads have indicated they do not want public roads connecting to those private roads. The area can be gated to regulate access.

Commissioner Francis asked if Big Sky Drive is paved. Mr. Janis stated it is roto milled at this point in time. Commissioner Francis asked if the County has concerns about a certain number of lots being located on an unpaved road. Mr. Lleverino stated Planning Staff discussed that issue at length, but given that the road will be private, it is not held to the same standard as public roads. Additionally, the road is in good condition for an unpaved road. Engineering has considered the width of the right of way and the material it is constructed of; they felt comfortable providing support to the area. Commissioner Francis stated she is concerned about the number of private, unimproved roads in this area. Chair Shuman suggested that staff consider these issues between now and the time the final application is made. He facilitated brief high-level discussion among the Commission to communicate to staff the main concerns that the Commission has regarding private roads, service provision, soil conditions, and water issues in this area.

Commissioner Montgomery moved to approve UVH – 042622, request for preliminary approval of Hidden Brook Estates Subdivision, consisting of 8 lots, excluding lot 6 noted on the plat, based on the findings and subject to the conditions listed in the staff report. Commissioner Howell seconded the motion. Commissioners Burton, Howell, Johnson, Montgomery, Shuman, and Torman all voted aye. Commissioner Francis voted nay. (Motion carried 6-0).

Commissioner Francis indicated her opposing vote is because she feels it is necessary to perform a tighter review of the sensitive lands in the area to determine if there are wetlands present; additionally, she is not comfortable approving another subdivision on an unimproved private road.

#### **4.4 CUP 2022-05 Consideration and/or action on a conditional use permit for short term rental use at 4945 E. Wolf Lodge Dr. Presenter Steve Perkes.**

Principal Planner Perkes explained the applicant is requesting a conditional use permit for short term rentals in a residential dwelling located in the FR-3 zone at 3571 N Creekside Way, #72, in Eden. The FR-3 Zone allows a “nightly rental” as a conditional use. The proposed use will occur within an existing dwelling. As such, there is no design review required. Parking will be made available in the existing attached garage. Additional vehicles may park in designated guest parking along Wolf Lodge Drive. The application is being processed for 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. She summarized staff’s analysis of the application to ensure compliance with the General Plan and zoning guidelines, concluding that staff recommends approval of this 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 agencies and is based on the following conditions:

1. A business license shall be obtained prior to issuance of this conditional use permit.
2. Parking shall occur only in the driveway and the garage associated with this lot.

This recommendation is based on the following findings:

1. The proposed use is allowed in the FR-3 Zone and meets the appropriate site development standards.
2. The criteria for issuance of a conditional use permit have been met because mitigation of reasonably anticipated detrimental effects can be accomplished.

Chair Shuman invited public input.

John Harold stated that he does not have any information to add to Mr. Perkes' presentation but is willing to answer questions the Commission may have.

Chair Shuman asked Mr. Harold to summarize his proposed operation. Mr. Harold stated that the unit that shares a building with his unit has been operating as a short-term rental for nearly a year with no issues; they have the same parking arrangements that he is seeking. Chair Shuman asked Mr. Harold if he has lived in the subject unit. Mr. Harold stated that he lives in Layton but has spent time in the unit. He added he is aware of at least two other short-term rentals in the development and has heard of no issues with those uses or parking problems.

Commissioner Francis stated that she believes the Commission is legally obligated to approve this application, but she does feel it is irresponsible to continue to approve short term rentals without having adopted enforcement regulations for the use. Additionally, if such regulations were adopted, County staff does not have the ability to enforce them.

Mr. Perkes stated there are at least four other permits for short term rentals in this project. Additionally, there was a group approval for 10 other permits in the subdivision.

Commissioner Torman stated that it is important to recognize those that are seeking a legal permit for a short-term rental use; the short-term rentals that are most problematic or creating concerns for neighboring property owners are those who are operating without a permit. Mr. Perkes agreed; the County has created code that requires a conditional use permit for short term rentals and staff appreciates those who have followed that process and are operating legally.

Commissioner Howell asked if enforcement action has been taken against those operating without a permit. Planning Director Grover answered yes; the County's Code Enforcement is addressing those that are brought to their attention. However, State Law prohibits the County from looking for short term rental listings to determine if a property is licensed.

Commissioner Burton moved to approve CUP 2022-05, conditional use permit for short term rental use at 4945 E. Wolf Lodge Dr., based on the findings and subject to the conditions listed in the staff report. Commissioner Montgomery seconded the motion. Commissioners Burton, Francis, Howell, Johnson, Montgomery, Shuman, and Torman all voted aye. (Motion carried 7-0).

#### **5. Public comment for items not on the agenda.**

There were no public comments.

#### **6. Remarks from Planning Commissioners.**

There were no additional remarks from Planning Commissioners.

#### **7. Planning Director Report.**

Mr. Grover reported on a few of the recent actions of the County Commission.

#### **3. Training**

Legal Counsel Erickson proceeded to provide the Commission with annually required land use training. The topics he covered included the Open and Public Meetings Act (OPMA) for the State of Utah, ethics and handling conflicts of interest, and conditional use permits. Throughout Mr. Erickson's presentation, there was high level discussion among the Council and Planning staff regarding various processes employed by the County to consider different land use applications; the Commission's authority relative to different types of land use applications; and requirements to disclose ex-parte communications or conflicts of interest. Mr. Erickson concluded that he would provide additional training in the future to fulfill State training requirements.

**8. Remarks from Legal Counsel.**

Mr. Erickson had no additional remarks.

**Meeting Adjourned: The meeting adjourned at 8:03 p.m.**

**Respectfully Submitted,**

*Cassie Brown*

**Weber County Planning Commission**