Minutes of the Ogden Valley Planning Commission Work Session Meeting for March 05, 2019 in the Weber County Commission Chambers, commencing at 5:00 p.m.

**Present:** John Lewis, Chair; Jami Taylor, John Howell, Chris Hogge, Bob Wood, Steve Waldrip

**Absent/Excused:** Shanna Francis

**Guests:**

**Staff Present:** Rick Grover, Planning Director;Charlie Ewert,Principal Planner; Courtlan Erickson,Legal Counsel; Kary Serrano, Secretary

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

**WS1.  DISCUSSION:  Regarding a forthcoming subdivision code amendment to culinary and secondary water provisions.**

Charlie Ewert went through Title 101 the General Provisions:

Title 101-1-7. Definitions: (added) Water, secondary. The term “secondary water” means water typically used for crop or landscape irrigation and not usually treated for culinary drinking water purpose.

Title 106 – Subdivision: Section 106-1-2. Variances and definition has been deleted. Section 106-1-4 (4) – has been revised. Section 106-1-4 (5) has been added. It is noted that the (Utah Division of XXX (to be provided by the health department.) Section 106-1-4 (6) has been revised.

Charlie Ewert went through Chapter 2 – Subdivision Standards:

Section 106-2-1 Street configuration and connectivity: Revisions and additions were made. Section 106-2-2 Street and alley widths, cul-de-sacs, easements: New paragraph headers were added and minor changes were made. Subsection (l) was added.

Section 106-2-3 – Blocks. (a) Has been revised. Section 106-2-4 – Lots. Changes were made. Subsection (6) Flag lot was added. Subsection (c) has been revised. Subsection (d) deleted and reserved. Subsection (k) has been deleted.

Section 106-2-8 – General land development has been deleted and reserved.

Section 106-4-2 – Improvements required. This whole section has been revised and additions added. Section 106-4-2-(e) and (f) have been revised. Section 106-4-2 (m) Secondary Water has been deleted and revised.

Charlie Ewert went through Chapter 3 – Cluster Subdivisions:

Section 108-3-5 (3) 4. Has been added.

Section 108-3-7 (3) Yard Setbacks: (Rear) has be revised.

Charlie Ewert added Chapter 7 – Supplementary and Qualifying Regulations. Section 108-7-29 and 108-7-30 are reserved. Section 108-7-32 – has been added.

**WS2. DISCUSSION:  Regarding the land use table and supplemental standards.**

Charlie Ewert went through the proposed code changes to be added in the land use table: Commercial and Industrial.

\*N- Not Permitted \*\*P-Permitted \*\*\*C-Conditional

**Alcohol Sales**: Alcoholic Beverage Sales, in-store.

**The retail-store sale of alcoholic beverages for off-site consumption**: \*N – C-1 and CV-1 Zones \*\*P – DRR-1 and MV-1 Zones \*\*\*C – C-2, C-3, CV-2, CVR-1, M-1, M-2, & M-3

**Accessory Alcoholic Beverage Sales for onsite consumption:** \*\*P – C-1, C-2, C-3, CV-1, CV-2, CVR-1, DRR-1, M-1, M-2, M-3 & MV-1 Zones

**Bar: A bar or any other establishment for sales and consumption of alcoholic beverages:** \*N – C-1, C-2, & CV-1 Zone \*\*P – CVR-1, DRR-1& MV-1 Zones \*\*\*C - -3, CV-2, M-1, M-2, & M-3 Zones

**Amusement or Hobby Enterprises:**

**Amusement Park:** \*N – C-1, C-2, CV-1, CV-2, CVR-1, DRR-1, MV-1, G, & O-1 Zones \*\*\*C – C-3, M-1, M-2, & M-3 Zones

**Amusement Park, Temporary, no greater than one month:** \*N – C-1, C-2, CV-1, CV-2, CVR-1, DRR-1, MV-1, G, & O-1 Zones \*\*P – C-1, C-2, C-3, CV-1, CV-2, CVR-1, DRR-1, & M-1 Zones

**Amusement Facility, Small Indoor, limited to no more than 20,000 sq. ft.:** \*N – M-2, M-3, MV-1, G, & O-1 Zones \*\*P – C-1, C-2, C-3, CV-1, CV-2, CVR-1, DRR-1, & M-1 Zones

**Amusement Facility, Large Outdoor, using grater than 20,000 sq. ft.:**  \*N – C-1, CV-1, G, & O-1 Zones \*\*P – C-3, M-2, & M-3 Zones \*\*\*C – C-2, CV-2, CVR-1, DRR-1, M-1, & MV-1 Zones

**Amusement Facility, Outdoor Amusement Facility:** \*N – C-1, C-2, CV-1, CV-2, MV-1, G, & O-1 \*\*\*C – C-3, CVR-1, DRR-1, M-1, M-2 & M-3 Zones

**Botanical or Zoological Garden, including petting zoo and pony ring:** \*N – C-1, C-2, C-3, CV-1, CV-2, M-1, M-2, M-3 & G Zones \*\*P – CVR-1, DRR-1, & O-1 Zones

**Racetrack, outdoor, a motor vehicle race track or drag racing facility:**  \*N – C-1, C-2, C-3, CV-1, CV-2, CVR-1, DRR-1, M-1, MV-1, G, & O-1 Zones \*\*\*C – M-1 & M-2

**Shooting Range, an outdoor shooting range no less than five acres:** \*N – C-1, C-2, C-3, CV-1, CV-2, CVR-1, M-1, M-2, MV-1, G, & O-1 Zones

**Animal Services and Uses:**

**Animal Groomer, small animals:** \*N – C-1, CVR-1, DRR-1, M-1, G, & O-1 Zones \*\*P – C-2, C-3, CV-1, CV-2, M-1, M-2 & M-3 Zones

**Dog or Cat Facility, subject to Section 104-2B-4:** \*N – FR-3, FR-1, FV-3, F-5, F-10, F-40, S-1, R-2, R-3, R-1-12, R-1-10, RE-15, RE-20, RMHP, RMH-1-6, C-1, C-2, C-3, CV-1, CV-2, CVR-1, DRR-1, MV-1, G, & O-1 Zones \*\*P – A-3, M-1, M-2, & M-3 Zones \*\*\*C – AV-3, A-1, A-2 Zones

**Horse or Equestrian Training facility or Horse Stable, public:** \*N – FR-3, FR-1, FV-3, F-5, F-10, F-40, S-1, R-2, R-3, R-1-12, R-1-10, RE-15, RE-20, RMHP, RMH-1-6, C-1, C-2, CV-1, CV-2, MV-1, G, & S-1 Zones \*\*P – A-3, M-1, M-2, & M-3 Zones \*\*\*C – AV-3, A-1, C-3, & CVR-1 Zones

**Horse or Equestrian Event Center:** \*N – AV-3, A-1, FR-3, FR-1, FV-3, F-5, F-10, F-40, S-1, R-2, R-3, R-1-12, R-1-10, RE-15, RE-20, RMHP, RMH-1-6, C-1, C-2, C-3, CV-1, CV-2, CVR-1, DRR-1, MV-1, G, & S-1 Zones \*\*P – M-1, M-2, & M-3 Zones \*\*\*C – A-2 & A-3 Zones

**Pest Control and Extermination:** \*N –AV-3, A-1, A-2, A-3, FR-3, FR-1, FV-3, F-5, F-10, F-40, S-1, R-2, R-3, R-1-12, R-1-10, RE-15, RE-20, RMHP, RMH-1-6, C-1, CV-1, CVR-1, DRR-1, G, & O-1 Zones \*\*P – C-2, C-3, CV-2, M-1, M-2, M-3 MV-1 Zones

**Veterinary Facility:** \*N – FR-3, FR-1, FV-3, F-5, F-10, F-40, S-1, R-2, R-3, R-1-12, R-1-10, R-1-15, R-1-20, RMHP, RMH-1-6, C-1, C-2, CV-1, CVR-1, DRR-1, G, & S-1 Zones \*\*P – A-3, M-1, M-2, M-3, & MV-1 \*\*\*C – AV-3, A-1, A-2, C-3, & CV-2 Zone

**Construction, Landscape, and Agricultural Supply Sales and Services:**

**Agricultural Implement:** \*N - C-1, C-2, & CV-1 Zones \*\*P – C-3, M-1, M-2, M-3 & MV-1 Zones \*\*\*C – CV-2 Zones

**Agricultural Feed and Seed Store:** \*N – C-1 & CV-1 Zones \*\*P – C-2, C-3, CV-2, M-1, M-2, & M-3 Zones \*\*\*C – CVR-1 Zone

**Building Materials Sales Yard:** \*N – C-1 & C-2 Zones \*\*P – C-3, M-1, M-2, & M-3 Zones

**Construction Equipment Storage Yard:** \*\*P – M-2, M-3, MV-1, & G Zones \*\*\*C – M-1 Zone

**Hardware Store, Large:** \*N – C-1, CV-1, & CV-2 Zones \*\*P – C-2, C-3M-1, M-2, M-3 & MV-1 Zones

**Hardware Store, Small:** \*\*P – C-1, C-2, C-3, CV-1, CV-2, M-1, M-2, M-3 & MV-1 Zones

**Contractor Shop, General:** \*N – C-1 & CV-1 Zones \*\*P – C-2, C-3, CV-2, M-1, M-2, M-3 & MV-1 Zones

**Greenhouse Commercial:** \*N – FR-3, FR-1, FV-3, F-5, F-10, F-40, S-1, R-2, R-3, R-1-12, R-1-10, RE-15, RE-20, RMHP, RMH-1-6, C-1, CV-1, CVR-1, DRR-1, G, & S-1 Zones \*\*P – A-3, C-2, C-3, CV-2, M-1, M-2, M-3, & MV-1 Zones \*\*\*C – AV-3, A-1, & A-2 Zone

**Mobile Home Sales & Service:** \*N – C-1 Zone \*\*P – C-3, M-1, M-2, & M-3 Zones \*\*\*C – C-2 Zone

**Rock Crusher, Onsite:** \*\*\*C – M-2 & M-3 Zones

**Educational and/or Instructional Facilities:**

**Instructional Facility, Large:** \*N – C-1, C-2, CV-1, CV-2, CVR-1, DRR-1, & M-3 Zone \*\*P – C-3, M-1, & M-2 Zones

**Instructional Facility, Small:** \*N – M-3 Zone \*\*P – C-1, C-2, C-3, CV-1, CV-2, CVR-1, DRR-1, M-1, & M-2 Zones

**Preschool:** \*\*P – C-2, C-3, M-1, M-2, & M-3 Zones \*\*\*C – C-1 Zone

**Preparation and Services:**

**Bakery, Wholesale:** \*N – C-1, C-2, CV-1, CV-2, & DRR-1 Zones \*\*P – C-3, M-1, M-2 & M-3 Zones

**Bakery, Delicatessen, or Catering, Large:** \*N – C-1 & CV-1 Zones \*\*P – C-2, C-3, CV-2, CVR-1, RR-1, M-1, M-2, M-3, & MV-1 Zones

**Bakery, Delicatessen, or Catering, Small, and Offsite Catering:** \*\*P – C-1, C-2, C-3, CV-1, CV-2, CVR-1, DRR-1, M-1, M-2, M-3 & MV-1 Zones

**Butcher or other custom meat products, Large:** \*N – C-1, CV-1, CVR-1, & DRR-1 Zones\*\*P – C-2, C-3, CV-2, M-1, M-2, M-3, & MV-1 Zones

**Butcher or other custom meat products, Small:** \*\*P – C-1, C-2, C-3, CV-1, CV-2, CVR-1, DRR-1, M-1, M-2, M-3, & MV-1 Zones

**Manufacturing, Heavy:**

**Stockyard:** \*N – AV-3, A-1, A-2, A-3, FR-3, FR-1, FV-3, F-5, F-10, F-40, S-1, R-2, R-3, R-1-12, R-1-10, RE-15, RE-20, RMHP, RMH-1-6, C-1, C-2, C-3, CV-1, CV-2, CVR-1, DRR-1, M-1, MV-1, G, & O-1 Zones \*\*\*C – M-1 & M-2 Zones (\*M-1 shall be located at least 600 fee from any zone boundary)

**Retail Sales, Accessory:** \*\*P – M-1, M-2, & M-3 Zones

**Manufacturing, Light:**

**Alcoholic Beverage Production:** \*\*P – MV-1 Zone

**Retail Sales, Accessory:** \*\*P – M-1, M-2, & M-3 Zones

**Dairy, A Dairy or Creamery, for the processing of Dairy Products:** \*N – AV-3, A-1, A-2, FR-3, FR-1, FV-3, F-5, F-10, F-40, S-1, R-2, R-3, R-1-12, R-1-10, RE-15, RE-20, RMHP, RMH-1-6, C-1, C-2, C-3, CV-1, CV-2, CVR-1, DRR-1, MV-1, G, & O-1 Zones \*\*P – A-3, M-1, M-2, & M-3 Zones

**Honey Extraction:** \*N – C-1 & C-2 Zones \*\*P – C-3, M-1, M-2, & M-3 Zones

**Motor Vehicle Sales, Rental, Service an Related:**

**Slaughterhouse, provided it is located 600 feet from a Zone:** \*N – AV-3 A-1, A-2, A-3, F-3, FR-1, FV-3, F-5, F-10, F-40, S-1, R-2, R-3, R-1-12, R-1-10, RE-15, RE-20, RMHP, RMH-1-6, C-1, C-2, C-3, CV-1, CV-2, CVR-1, DRR-1, M-1, MV-1, G, & S-0 Zones \*\*\*C – A-3, M-2, & M-3 Zones

**Motor Vehicle or Machine Service:**

**Car Wash, Automatic Accessory Use:** \*\*P – C-1, C-2, C-3, CV-2, M-1, M-2, & M-3 Zones \*\*\*C – CV-1 Zone

**Retail, Food and Drug:**

**Produce Stan, Commercial:** \*N – AV-3, A-1, A-2, FR-3, FR-1, FV-3, F-5, F-10, F-40, S-1, R-2, R-3, R-1-12, R-1-10, RE-15, RE-20, RMHP, RMH-1-6, CVR-1, DRR-1, MV-1, G, & O-1 Zones \*\*P – C-1, C-2, C-3, CV-1, CV-2, M-1, M-2, & M-3 Zones

Charlie Ewert asked the Planning Commission to review the map and have a discussion on the next meeting.

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**WS3. Adjournment:** The meeting adjourned at 7:35 p.m.

**Respectfully Submitted,**

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**Kary Serrano, Secretary;**

**Weber County Planning Commission**