Minutes of the Work Session of the Ogden Valley Planning Commission for December 7, 2021. To join the meeting, please navigate to the following weblink at, https://us02web.zoom.us/j/87900398529, the time of the meeting, commencing at 5:00 p.m.

**Ogden Valley Planning Commissioners Present:** Chair John Lewis, Chair; Shanna Francis, Vice Chair, John (Jack) Howell, and Justin Torman.

**Absent/Excused:** Commissioners Jeff Burton, Ron Lackey, and Trevor Shuman

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

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

Chair Lewis asked if anyone had any ex parte communication or conflict of interest to declare. No disclosures were made.

**WS1: The CW Basin – Conditional Use Permit Options.**

Chair Lewis announced this item was removed from the agenda prior to the meeting.

**WS2: ZTA 2021-08: County Proposed Manufacturing Zone Amendments: Presenter Scott Perkes.**

Planner Perkes presented a redlined version of a draft ordinance amending County Land Use Code (LUC) Section 101-2-13 pertaining to the County’s manufacturing zone. He summarized the issues that were the catalyst for this proposed text amendment, noting the Western Weber Planning Commission has already held a public hearing and staff recommends the Ogden Valley Planning Commission hold a public hearing on December 28 before forwarding a recommendation to the County Commission. He provided a high level overview of the ordinance amendments, which included the clarification of the definitions of a large concentrated animal feeding operation, lot frontage, and lot of record; amendments to the rezoning application requirements; amendments to boundaries of zones; the addition of a new section titled ‘rules of interpretation’; repealing section 104-1-3, rules or ordinance and maps; addition of a new section ‘large concentrated animal feeding operations’, which included a table defining permitted uses and accessory uses; amendments to special regulations for automobile wrecking yard and junk yard, mixing plant for certain construction material, and mixing facility for asphalt or concrete – temporary; amendments to the application and review process;

Throughout the presentation, Planner Perkes and Principal Planner Ewert engaged in high-level discussion with the Commission responsive to their requests for clarification of terms or explanations of the purposes of amendments, after which staff indicated they will utilize the feedback provided by the Commission to adjust the ordinance prior to presenting it to the body for a public hearing. Commissioner Torman stated that for future zone text amendments, it would be helpful for the Commission to have a copy of the proposal prior to the meeting so that they can review the document in preparation for the meeting. Mr. Perkes stated he will ensure the Commission has the document well in advance of the public hearing and will also send future text amendments to the Commission prior to a first reading in a work session meeting.

**Meeting Adjourned: The meeting adjourned at 6:25 p.m.**

**Respectfully Submitted,**

**Cassie Brown**

**Weber County Planning Commission**