Minutes of the Ogden Valley Planning Commission Regular meeting March 28, 2017, in the Weber County Commission Chambers, commencing at 5:00 p.m.

**Present:** Jami Taylor, Chair; Laura Warburton, John Lewis, John Howell,

**Absent/Excused:** Robert Wood; Greg Graves

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

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

**MOTION:** Commissioner Warburton moved that we go suspend the rules to open and close for public hearing since there is no public in attendance, and pass the entire agenda as a whole. Commissioner Lewis seconded. A vote was taken with Commissioners Lewis, Howell, Warburton, Chair Taylor voting aye. Motion Carried (4-0)

1. **Legislative Items:**

**1.1. ZTA 2016-04:** Public hearing, discussion, and decision on a proposal to amend Section 101-1-7 (Definitions), 108-10 (Public Buildings and Public Utility Substations [or] Structures, and 104-29-2 (Ogden Valley Destination and Recreation Resort Zone DRR-1) to provide the definition of “utility” to modify the front setback requirement for utility structures when not on a lot abutting a public right of way, and to clarify provisions for public utility substations and structures.

**1.2. ZTA 2017-02**: Public hearing, discussion, and decision on a proposal to amend Section 101-1-7 (Definitions), to eliminate redundancies and provisions no longer relevant in the definition of “lot of record.”

**1.3. ZTA 2017-03:** Public hearing, discussion, and decision on a proposal to amend Section 101-1-7 (Definitions), to clarify that a “recreation lodge” includes sleeping rooms intended for nightly rentals.

**1.4. ZTA 2017-04**: Public hearing, discussion, and decision on a proposal to amend Part I of the County Code of Ordinances, Chapter 2-17 (Township Planning Districts) and Section 102-5 (Rezone Procedures) to remove  irrelevant references to “townships” from the Weber County Code.

**1.5. ZTA 2017-05:** Public hearing, discussion, and decision on a proposal to amend Section 101-1-7 (Definitions), 102-4-3 (Land Use Permit Revocation), and 108-4 (Conditional Uses) to clarify permit or approval time limits before commencement of construction or commencement of use.

**1.6. ZTA 2017-06:** Public hearing, discussion, and decision on a proposal to amend Section 102-1-5 (Hearing and Publication Notice for County Commission, 106-1-6 (Agency Review and Public Notice), and 106-1-8 (Final [Subdivision] Plat Approval Procedure) to extend the timeframe a subdivision proposal has before being reviewed by the Planning Commission, to correct old references, to clarify that a public meeting is required for a subdivision but not a public hearing, and to clarify the code generally.

**1.7.** **ZTA 2017-07:** Public hearing, discussion, and decision on a proposal to amend Section 101-1-7 (Definitions), to eliminate irrelevant or conflicting provisions regarding the definition of a “restricted lot.”

Chair Taylor asked if anyone in attendance would like to speak in regards to the items on the agenda, since there was no response, she entertained for a motion for the legislative items as a bundle. .

**MOTION:** Commissioner Warburton moved to recommend for approval to the County Commission to all items on the agenda for March 28, 2017; ZTA 2016-04, ZTA 2017-02, ZTA 2017-03, ZTA 2017-04, ZTA 2017-05, ZTA 2017-06, and ZTA 2017-07 as recommended by Planning. Commissioner Howell seconded. A vote was taken with Commissioners Lewis Howell Warburton, Chair Taylor voting aye. Motion Carried (4-0)

**2. Public comment for items not on the agenda:** There were no public comments.

**3. Remarks from Planning Commissioners:** There were no remarks from the Planning Commissioners.

**4. Planning Director Report:** Director Grover said he wanted to brief the commission that the County Commission had approved the revised fees for development which includes Engineering fees, Planning fees, Surveying fees, and portion of that is building review fees. They haven’t updated those fees over 10 + years; they are supposed to be doing that every year, they will start to be more consistent on that. It’s not saying they want the fees to increase, and sometimes the fees will decrease as they improve their review times so they won’t have to charge as much. They are still working with the County Commission to get Dark Skies on the agenda.

**5. Remarks from Legal Counsel:** Courtland Erickson, Legal Counsel said that he had discussed with Mr. Ewert a couple of grammatical or punctuation changes to some of the legislative items. As he prepares it for the County Commission, he may make those recommendations.

**6. Adjournment:** The meeting was adjourned at 5:10 p.m.

Respectfully Submitted,

 

 Kary Serrano, Secretary;

 Weber County Planning Commission