



## OGDEN VALLEY PLANNING COMMISSION

### AMENDED PLANNING MEETING AGENDA

**Meeting Location: EDEN PARK BOWERY**

**5510 E 2100 N, EDEN UT**

**November 28, 2017**

**5:00 p.m. – 8:00 p.m.**

**(Note: The meeting location is different than normal.)**

*Pledge of Allegiance*

*Roll Call*

**1. Petitions, Applications and Public Hearings**

**1.1. Administrative/Action:**

- 1. CUP 2017-14** Consideration and/or action on a Conditional Use Permit for Edelweiss Haus Bed & Breakfast Dwelling, located at 2548 N. Nordic Valley Dr., Eden. Presenter: Tammy Aydelotte, County Planner.
- 2. CUP 2017-15** Consideration and/or action on a Conditional Use Permit application for a Public Utility Substation with a wrought iron security fence, located at 71 Canyon Rd, Ogden. Presenter: Felix Lleverino, County Planner.
- 3. UVT 091916** Consideration and action for final subdivision approval of the Trapper's Ridge at Wolf Creek P.R.U.D. Phase 8, located within the approved Wolf Creek Resort Master Development. Presenter: Ronda Kippen, Principal Planner.
- 4. CUP 2017-19** Consideration and action for a request to amend a previously approved conditional use for the Fairways at Wolf Creek P.R.U.D. The amendment will reduce the density in the multi-phased P.R.U.D. from 99 units to 90 units. Presenter: Ronda Kippen, Principal Planner.

**1.2. Legislative:**

- 1. ZDA 2017-03** Consideration and action on a request for the Third Amendment to the Wolf Creek Resort Zoning Development Agreement to request to amend the "Conceptual Development Plan" as part of the Zoning Development Agreement that was previously approved as Contract #2015-31 and amended as Entry #2784398 to allow for a reduction in lots in the Fairways at Wolf Creek by nine density rights (units) and hold the remaining nine density rights (units) in reserve to be sold, assigned, or transferred at a later date. Presenter: Ronda Kippen, Principal Planner.

**2. Public hearing for zoning text amendment (ZTA) 2017-14** – Public hearing to discuss and take comment on a proposal to amend the following sections of Weber County Code:

- a. PRUD Area and Residential Regulations (§108-5-5) to offer more flexibility to the number of allowed dwelling units in a PRUD and to increase open space requirements in exchange for the flexibility. Charles Ewert, Principal Planner for Weber County, to present.
- b. The Cluster Subdivision (§108-3) code to modify the minimum area for an individually owned agricultural parcel and to provide administrative edits.
- c. The definition of height (§101-1-7) and related height regulations to amend the method of measuring height.

**2. Ogden Valley Planning Commission: close hearing**

**3. Planning commission discussion for ZTA 2017-14.**

**4. Ogden Valley Planning Commission action for ZTA 2017-14.**

**6. Remarks from Planning Commissioners**

**7. Planning Director Report**

Discuss PC Dinner January 16<sup>th</sup> or February 20<sup>th</sup> @ the Timbermine.

**8. Remarks from Legal Counsel**

***The meeting will be held in the Eden Park, 5510 E2100 N, Eden UT***

***No pre-meeting is scheduled for a work session***

***(In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission 24 hours in advance of the meeting at 801-399-8791)***