

Minutes of the Ogden Valley Planning Commission for September 22, 2020. To join the meeting please navigate to the following web link at the time of the meeting <https://us02web.zoom.us/j/81797356330> commencing at 5:00 p.m.

Present: John Lewis, Chair; Shanna Francis, Vice Chair, John Howell, Chris Hogge, Jeffrey R. Burton, Ron Lackey, and Steve Waldrip

Absent/Excused:

Staff Present: Rick Grover, Planning Director; Charlie Ewart, Principal Planner; Steve Burton, Planner, Scott Perkes, Planner; Tammy Aydelotte, Planner, Felix Lleverino, Planner, Courtlan Erickson, Legal Counsel; Angela Martin, Lead Office Specialist

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

Consent Items

CUP 2020-12 Consideration and action on a conditional use permit for a public utility substation known as Pizzel Spring

Commissioner Francis made a motion to approve CUP 2020-12 Consideration and action on a conditional use permit for a public utility substation known as Pizzel Spring subject to staff recommendations and the findings in the staff report. Commissioner Lackey seconded the motion. Chair Lewis, Commissioners Hogge, Burton, Waldrip, Howell, Francis and Lackey all voted aye, motion carried.

Administrative Items

1. **UVR071520 - Consideration and action on a request for preliminary approval of The Reserve at Crimson Ridge Cluster Subdivision Phase 2 and 3, a total of 41 residential lots.**

Steve Fenton, Developer for Crimson Ridge Phases 2 and 3. Mr. Fenton showed where the boundaries are on the map.

Mr. Lleverino showed the rest of the presentation.

Commissioner Lackey asked if the well was finished. Mr. Fenton stated yes.

Wesley Stuart with Gardner Engineering explained the slopes of the road.

Commissioner Burton asked about the sewer system. Staff stated that it will be a community leach field.

There was a discussion on the well. The concerns were water flow and if it will be able to hold the capacity to service all of Phase 2 and 3. The developer explained that there will be enough water for this development.

Kim Arave stated that her property is next door and is concerned with the well maybe taking away from her well. She would also like to see a buffer along her property for privacy.

Public comments were concerned about a law suit with Pineview West Water, also the access through Phase 1 Chair Lewis asked about the road grades.

Wesley Stuart with Gardner Engineering explained the slopes of the road. Most of the grades are 15%

Chair Lewis said that this would be a problem with the fire department.

Mr. Lleverino said that the fire department would be reviewing this subdivision.

Commissioner Burton a motion to approve UVR071520 - Consideration and action on a request for preliminary approval of The Reserve at Crimson Ridge Cluster Subdivision Phase 2 and 3, a total of 41 residential lots.

Legislative Items subject to staff and other agency recommendation and the findings in the staff report.

Commissioner Waldrip seconded the motion. Chair Lewis, Commissioners Francis, Howell, Hogge, Burton, Lackey and Waldrip voted aye. Motion carried.

Open Public Hearing motion carries.

ZTA 2020-03: Public hearing to discuss and take comment to amend the following section of Weber County Code: §101-2, §104-3, §104-5, §104-6, §104-8, §104-9, §104-10, §104-12, §104-13, §104-14, §104-15, §104-16, §104-17, §108-8, §108-15, §108-19, and §108-21 regarding accessory dwelling units and amendments to related sections of the Weber County Land Use Code

Ms. Aydelotte gave her presentation for this discussion.

Commissioner Waldrip asked where this has worked in other jurisdictions.

Ms. Aydelotte stated that she has done some research in California. She stated that Santa Cruz has five or six designs for the ADU standards.

There was a discussion on ADU'S and TDR'S.

Mr. Ewert stated that are a lot of jurisdictions that have this ADU's and they have worked well. ADU is to have affordable housing. He suggested to try this for a year to see how this will work.

Director Grover stated that along the Wasatch Front other communities are doing ADU's. Brigham City allows for ADU's. Let's look at this for a year or two, also some of the areas can't use ADU's and TDR'S.

Commissioner Waldrip stated that if they decide to do this for one year experiment there may not be a market for this ordinance to work. Director Grove stated that they within that year we can change the verbiage for this ordinance. He also stated that this is how we worked on the Dark Sky Ordinance there were changes made to that ordinance.

Chair Lewis stated that I would really see this Ogden Valley is slowly changing, it is becoming a resort town. There are a lot of homes that are second homes. Five years will probably going to double the density. Chair Lewis thinks that this would not work if there weren't TDR's with the ADU's.

Commissioner Burton stated that although the Ogden Valley has been designated for recreational use, it should also be a healthy community for residents to live their lives and enjoy their homes, which is made much more difficult and expensive by a requirement to purchase a TDR in order to enjoy the benefits of an ADU, for example, by elderly family members or by a young couple who can assist with daily chores, etc. Commissioner Burton opined that the real issue related to discussions of "density" should more accurately be discussions of "impact" to the Valley, not just numbers of dwellings, that a "mother-in-law ADU" creates miniscule impact compared to a 10,000 sq. ft. home housing a large family although each use under the ADU proposal requires one (1) TDR, and further that the practice of equating one density unit (a TDR) with vastly disparate impact uses does not make rational sense. He is in favor of allowing ADUs, but not in requiring a separate TDR to create one.

Commissioner Lackey has concerns about the density.

Commissioner Francis made a motion to close Public Hearing and Commissioner Hogge seconded the motion. Chair Lewis, Commissioners Francis, Hogge, Burton, Waldrip, Lackey and Howell voted aye. Motion carried.

Commissioner Francis made a motion to approve ZTA 2020-03: Public hearing to discuss and take comment to amend the following section of Weber County Code: §101-2, §104-3, §104-5, §104-6, §104-8, §104-9, §104-10, §104-12, §104-13, §104-14, §104-15, §104-16, §104-17, §108-8, §108-15, §108-19, and §108-21 regarding accessory dwelling units and amendments to related sections of the Weber County Land Use Code subject to staff and other agency recommendations and the findings in the staff report. Commissioner Lackey seconded the motion. Chair Lewis, Commissioners Francis, Howell, Hogge, Lackey and Waldrip voted aye. Commissioner Burton opposed the motion. Motion carried.

Work Session

WS1: Discussion about short-term rentals in Weber County and regulatory options. Staff Presenter: Scott Perkes

Scott Perkes presented his power point to the Planning Commissioners. He showed them an updated STR statics from May-September. Cost breakdown for 3rd party Enforcement Cost. This presentation is on the Weber County Frontier Website.

Director Grover updated the Commissioner's on Old Town and New Town Eden will be held on October 6, 2020

Meeting Adjourned: The meeting adjourned at 7:30 pm

Respectfully Submitted,

Angela Martin

**Angela Martin, Lead Office Specialist
Weber County Planning Commission**