

Minutes of the Work Session of the Ogden Valley Planning Commission for December 28, 2021. To join the meeting, please navigate to the following weblink at, <https://us02web.zoom.us/j/81591138982>, the time of the meeting, commencing at 4:30 p.m.

Ogden Valley Planning Commissioners Present: Chair John Lewis, Chair; Shanna Francis, Vice Chair, Jeff Burton, John (Jack) Howell, Ron Lackey, and Trevor Shuman

Absent/Excused: Commissioners Justin Torman

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: ZMA 2021-09: Presentation and discussion regarding the proposed Skyline Mountain Base (Nordic Valley) village plan.
Staff Presenters: Charlie Ewert & Scott Perkes.

Principal Planner Ewert reported the purpose of this agenda item is to engage in conversation with the developer of the proposed Skyline Mountain Base village and provide feedback regarding any concerns the Commission has regarding any component of the conceptual plan. Eric Langvardt, Rhonda Kippin, and Laurant Craig were present representing the development group that has applied for the rezone and village project and Mr. Ewert facilitated discussion among the group regarding the project concept; Mr. Langvardt presented a document explaining the substantial public benefits associated with the village project, which is intended to provide year-round recreational uses on the mountain. He discussed the projects conformance with the Ogden Valley General Plan, which calls for a village type of project in this area. The plan will provide for long-term economic growth that will sustain the community. He presented the zoning map for the subject property and the surrounding area, noting that the village plan will incorporate a mix of uses in these zoning designations. This includes hotels, condominiums, and other types of transitional residential/commercial uses. He presented a more detailed master plan for the project to orient the Commission to the proposed location of the following uses:

- Multi-family residential.
- Mixed use commercial/residential uses.
- Nordic Street commercial area.
- Townhomes.
- Single-family chalets.
- Resort maintenance facility.
- Say skier and retail parking areas.
- Nordic ski center.
- Nordic environmental purification facility.
- Cross country and summer trails.
- Boat house and pond.
- Existing ski lift.
- Outdoor amphitheater.
- "Park City" stairs.

This is a project that will have true year-round access that will contribute to creatin a 'sense of place' in this area of the Valley. He then presented several images that can be considered examples of the types of architecture that will be included in the construction of the buildings in the project. The majority of the parking in the project will either be underground or enclosed to make the area more pedestrian friendly and reduce the impacts of large parking areas.

Chair Lewis then invited Commissioners to engage in discussion with the representatives of the project regarding any concerns or questions they have; topics of discussion among the group included transportation improvements; ease of access in various locations in the project area; areas in which 'ski-in' and 'ski-out' access will be possible; overall density/capacity of the project; future expansion plans; phasing/timing of the overall project; the concept of transferring development rights from the Ogden Valley area to this village site; and public involvement in the approval process for the project.

WS2: ZTA 2021-10: Public hearing and action regarding the county-led text amendment to add a definition and regulatory language to the Land Use Code regarding Large Concentrated Animal Feeding Operations. Staff Presenter: Scott Perkes

Principal Planner Ewert reported that the State Legislature adopted legislation requiring counties to adopt a CAFO ordinance by February 2; if the action is not taken by that date, the County cannot adopt an ordinance to regulate the use. Staff has identified potential existing Large Concentrated Animal Feeding Operations (CAFOs) in the West Weber and Ogden Valley areas:

West Weber Operations:

- Gibson Dairy Farm (47 acres +) (449 S 4700 W) – Green Acres Website indicates they have 1500 milk cows
- Wadeland Dairy Farm (49.32 acres) (6061 W 900 S) – Deseret News Article (April, 2011) indicates 1600 milk cows
- Hancock Farm (4481 W 400)
- DeGeorgio Farm (5500 W 1600 S)
- Randy Marriot Elk (8000 W 700 N)

Ogden Valley Operations:

- Ward Buffalo (3300 E 4100 N)
- Broadmouth Canyon Elk (Broadmouth Canyon – Summer, 3800 E 4100 N – Winter)

He facilitated Commission discussion and review of State code regulations for the land use as well as the current zoning allowances for CAFOs; he also offered a comparison with the proposed ordinance amendments and indicated the Western Weber County Planning Commission has reviewed this same information and they have communicated the ordinance text amendments they are supportive of. Upon hearing support from the Commission, Mr. Ewert stated that a public hearing regarding this matter will be scheduled for a meeting in the near future.

WS3. ZTA 2021-11: Public hearing and action regarding the county-led text amendment to the Accessory Dwelling Unit Ordinance to restrict the transfer of density rights from outside the Ogden Valley floor for the purposes of increasing a subject property's base density and the construction of detached accessory dwelling units. Staff Presenters: Scott Perkes

Principal Planner Ewert indicated this is a County-sponsored text amendment regarding Accessory Dwelling Units (ADUs); the purpose of the proposed amendment is to restrict transfer of density rights (TDRs) actions from the Ogden Valley for purposes of increasing a property's base density and the construction of detached ADUs. He noted the concept of TDRs in association with the approval of an ADU was not contemplated at the time that the ADU ordinance was originally written and it is necessary to make that change to address unintended consequences of the missing regulation. He facilitated review and discussion of the proposed ordinance amendments, after which the Commission communicated their support for the amendment and for scheduling a public hearing regarding the application for a future meeting. Mr. Ewert indicated that staff needs to determine the most appropriate form of notification of the public hearing, but he will proceed with that soon.

**Meeting Adjourned: The meeting adjourned at 6:13 p.m.
Respectfully Submitted,**

Weber County Planning Commission