Minutes of the Ogden Valley Planning Commission Regular meeting December 4, 2018 in the Weber County Commission Chambers, commencing at 5:00 p.m.

**Present:** Jami Taylor, Chair; John Howell, John Lewis, Robert Wood Steve Waldrip,

**Absent/Excused:** Chris Hogge, Shanna Francis,

Staff Present: Rick Grover, Planning Director; Charlie Ewert, Principal Planner; Ronda Kippen; Principal Planner; Steve Burton, Planner III, Courtlan Erickson,Legal Counsel; Kary Serrano, Secretary

***\*Pledge of Allegiance***

***\*Roll Call***

Chair Taylor asked if anyone had a conflict of interest or ex parte communication. There were none.

**1. Minutes: Approval of the October 2, 2018 and October 23, 2018 Meeting Minutes**

Chair Taylor declared the meeting minutes approved as presented

**MOTION:** Commissioner Wood moved to move CUP 2018-11 and UVO050118 to a consent agenda item. Commissioner Lewis seconded. A vote was taken with Commissioners Howell, Lewis, Wood, and Chair Taylor voting aye.

(Motion Carried) 4-0

**Consent Item:**

**1. CUP 2018-11: Consideration and action on a conditional use permit application for a public utility substation know as Bloomington Well Pump House in the Destination Recreation Resort -1 (DRR-1) Zone; located at approximately 7750 East Summit Pass, Eden. (SMHG Landco, LLC, Applicant; Rick Everson, Agent)**

**2. UVO050118: Consideration and action on a request for preliminary subdivision approval of Overlook located at 8465 E Copper Crest at Powder Mountain Subdivision, a multi-phased 56 lot development in the Destination Recreation Resort -1 (DRR-1) Zone, located within the approved Powder Mountain Resort (SMHG LLC, Applicant; Don Guerra, Agent)**

Commissioner Waldrip arrived at this time.

**MOTION:** Commissioner Wood moved to approve consent agenda items CUP 2018-11 and UVO050118 subject to all the conditions as listed in the staff report and the findings listed in the staff report. Commissioner Lewis seconded. A vote was taken with Commissioners Howell, Lewis, Waldrip, Wood, and Chair Taylor voting aye. (Motion Carried) 5-0

**3. Public Comment for Items not on the Agenda:** None

**4. Remarks from Planning Commissioners:** Chair Taylor congratulated Commissioner Waldrip. Commissioner Waldrip said I am recently a representative for District 8, which comprises Ogden Valley, parts of Ogden, and Harrisville. I have struggled of whether or not I can continue on as Planning Commissioner. I have consulted with County Staff, County Commissioners, and our chair who has reached out to the other commissioners; and no one had any issues with me staying on as a Planning Commissioner. The only issues that I have going forward; during the legislative session my time will be first down at the legislature and will not be available during that six-week period. The other issue on administrative items; there may be some issues where I will have a constituent that comes to me for help, advice, or anything and that may constitute ex parte communication. I feel my first duty is to respond to that constituent’s concern and that may cause me to recuse myself if that occurs. That was my concern but I feel that we will be able to navigate those and see how it goes. Commissioner Wood said any information you get here or there should help you there or here. Commissioner Lewis said I am on the Wayfinding Committee, along with Charlie and others; and it’s actually been a really good experience. We’ve narrowed down five different options for signage; coming all the way form the canyon into all of the exits around the valley; and what to catch and what to update and make it look good. We picked two of the best five, we’re putting that out to the public and getting some feedback on which one they would rather see. By the middle of next summer, we’ll have them all up.

Director Grover said one thing we may to do is if we need to bring this before the Planning Commission before we pick the legislative body for their approval. I have talked to a few of you, but we may have to hold a special meeting. How is your schedule for Thursday, December 20, 2018, between 3:00 p.m. and 4:00 p.m.; if we need to bring this before you. Commissioner Lewis said you can email that for their vote. Director Grover added we are hoping to have that to email that out to you by this Friday. We just have to have all this approved by the end of December. Commissioner Wood said we could give you input, unless you need to have that meeting. Director Grover replied really the committee right now, all we’re doing right now is looking at the five different options. The real nice thing about the committee is we have a balanced committee; we have members from the Forest Service, members from the business area, Ogden City, Commission, and UDOT. So we’re getting input from all of these entities, so it’s a really valuable committee that has been doing inside on that. Commissioner Howell said I wonder if it would be a good idea to make this a community competition and have the business association sponsor it, and maybe have a price for the best idea. Director Grover replied we’re a little bit further down the road on that; we’ve hired a consultant and its Tangram, and they are proposing the ideas so we’re getting it out to everyone for their input. Because we’re on such tight window frame; we’re trying to make use of social media and the power of news, so that we can get input back in a quick manner. We’ve already put on feeler out and we’ve had significant input from the public; which was sheer joy beneficial, and with this next one we’ll just go that. It’s been amazing to see how that’s worked and benefitted and streamlined the process. Commissioner Wood asked if it was going to be paper; in the Standard or the Valley? Director Grover replied it’s going to be in both; especially where this is a valley thing. We will be looking at multi-areas of PR, and we’re working with individuals that we have on getting staff that is spearheading that.

Chair Taylor said I have a couple of thoughts on future work sessions. One is with this issue with Nordic Valley; have we had any kind of involvement or anything come forward. Director Grover replied no nothing, but we have had staff go to some of those meetings, but we’re just kind of being a fly on the wall. We have had public calling to see if there has been anything submitted, but nothing has been submitted. We don’t have anything to do a work session on until we have something to review. Commissioner Howell said I have talked to some people and Nordic Valley have had some meetings in North Ogden, to my understanding they haven’t come forward with any plans or anything. Director Grover said it’s interesting because we’ve read things in the paper, all these public meetings are happening, but there is nothing for us to act on. Commissioner Lewis said if you end up with a pure work session, where the public would be there, we’re open to opening a conference room in the valley. Director Grover replied that would be nice to be able to have it physically up there; because obviously we want to have as many people out and involved as possible. If we had it in St. George we would have a lot of people. Commissioner Lewis if you wanted to invite the public we could use the ballroom or something. Director Grover replied that’s kind of a tricky thing, we only do work sessions that is open to the public.

Chair Taylor said like to have future work sessions on villages, transfer development rights, and a lot of what we’ve been doing has all been connected with that. The ways as in signage, and I was just curious as to where we are at with future work sessions coming up. Director Grover replied very good question, we have that coming up, we also have signage that we’ll be working at in the near future. We’re going to be looking at our Use Table and combining it all together. With a lot of codes; you end up having it in the AV Zone or the CV Zone in the permitted conditional uses. We’re going to have it combined into one table. We’re going to be going through and look at which areas where we can take from conditional uses to permitted uses. So that way it freezes your time and go on more long range planning stuff, to look at more ordinances, and things like that. It allows our staff to actually work on long range stuff as opposed to working on stuff that could be done administratively. That’s one thing that we’re close to having that ready to come before you; maybe sometime in January or February when that would be ready to happen.

**5. Planning Director Report:** None

**6. Remarks from Legal Counsel:** None

**7. Adjournment: The meeting adjourned at 5:30 p.m.**

**Respectfully Submitted,**

**Kary Serrano, Secretary;**

**Weber County Planning Commission**