



OGDEN VALLEY PLANNING COMMISSION

Ogden Valley Virtual Work Session

August 25, 2020

5:00 p.m.

<https://us02web.zoom.us/j/85275768120>

Meeting ID: 852 7576 8120

- *Roll Call*
- *Pledge of Allegiance*

1. Approval of the July 7, 2020 and the July 28, 2020 meeting minutes

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

Adjourn

The Work Session meeting will be held VIRTUALLY via Zoom Video Conference. Please access this VIRTUAL meeting by navigating to the following weblink in a web browser:

<https://us02web.zoom.us/j/85275768120>. *A Pre-Meeting will be held at 4:30 p.m.*

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791

Minutes of the Ogden Valley Planning Commission for July 7, 2020. To join the meeting please navigate to the following weblink at <https://us02web.zoom.us/j/87315485682> the time of the meeting; commencing at 4:30 p.m.

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

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

- *Call*
- *Pledge of Allegiance*

Regular Items:

1. Election of Vice Chair for the Ogden Valley Planning Commission.

Commissioner Howell made a motion to Elect Commissioner Francis as Vice Chair. Commissioner Hogge seconded the motion. Chair Lewis, Commissioners Burton, Hogge, Howell, Waldrip and Lackey voted aye. (Motion carried)

Legislative Items:

1. ZMA 2020-01: Consideration and action on a proposal to rezone approximately 15 acres of land located at 4706 E. 2650 N. from AV-3 to MV-1. Presenter: Charlie Ewert

Director Grover would like to open this item to public comment.

Mr. Ewert presented the proposed rezone to the Planning Commission. The details for this rezone is in the Staff Report.

Director Grover discussed that they set down with the developer and they submitted the petition. If the applicant does not rezone this property, it will go back to the current zoning. There was a discussion on being too close to the river and Eden Water Works plant. They also discussed what if the boats do not drain before they store them, also how are they going to prevent quagga mussel concerns.

Commissioner Lackey asked if there would be a dump station on site. The applicant said that was not proposed in this rezone.

Closed public comment.

Commissioner Burton went through the conditions in the staff report. He does not think that the applicant should be putting all his money into some of these conditions in the staff report. He thinks this is a good thing for the Ogden Valley.

Chair Lewis commented that overall that over 120 units for storage units. He thinks that this would keep boats out of driveways. He also would like to change the two homes in that CV-2 zone to be the same. Asphalt work better than pavers. The asphalt will be easier not to drain into the ground.

Commissioner Waldrip made a motion to deny ZMA 2020-01. There was a discussion on why Commissioner Waldrip moved to deny this rezone. He said part of the issue is that we are approaching this at the wrong standpoint. He does not like where this site is. This is not the long term best use for this property. This does not feel like this goes with the General Plan. He feels like

this has been presented like, if we have to do something, then it has to be this. That is not the case. Not allowing storage units here has no effect on whether or not storage units are located somewhere else. So he thinks they should deny the rezone and encourage the applicants to find a more suitable property.

Commissioner Francis doesn't think this would be a good fit being next to the river and sensitive land areas.

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

2. ZTA 2018-05: Public hearing to discuss and take comment on a proposal to amend the following sections of Weber County Code: §102-1-5 and §102-5, regarding rezoning procedures and legislative amendments. Presenter: Steve Burton

Mr. Burton presented to the Planning Commission the changes to amend the Weber County Code. The Planning Commission had some changes and requested to see those changes at the next meeting.

Commissioner Burton made a motion to table ZTA 2018-05: Public hearing to discuss and take comment on a proposal to amend the following sections of Weber County Code: §102-1-5 and §102-5, regarding rezoning procedures and legislative amendments. Commissioner Waldrip seconded the motion. Commissioner Howell, Francis, Hogge, Chair Lewis, and Lackey voted aye. (Motion carried)

Adjourn to Work Session

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

Mr. Perkes provided a presentation and lead a discussion regarding short-term rentals and how they are currently impacting the Ogden Valley and how potential regulation may be needed in the near future. Commissioners provided comments on the topic based on their collective experience with short-term rentals they know are currently in operation and their impacts. Mr. Perkes indicated that a draft short-term rental ordinance has been drafted by staff and will be presented to the commission for their review in the next couple of weeks.

Commissioner Hogge made a motion to adjourn the meeting. Commissioner Francis seconded the motion. Chair Lewis, Commissioners Burton, Hogge, Howell, Francis, and Waldrip all in favor voted aye. (Motion carried)

The meeting adjourned at 8:30 pm

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

Minutes of the Ogden Valley Planning Commission for July 28 2020. To join meeting please navigate to the following web link at the time of the meeting <https://us02web.zoom.us/j/84184667093>

Meeting ID: 84184667093 commencing at 4:30 p.m. Pre-meeting

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

Absent/Excused: Steve Waldrip

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

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

Scheduled times are approximate-We will hear items when they happen

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

APPRECIATION FOR SERVING ON THE PLANNING COMMISSION; Bob Wood.

Consent Item:

1. **CUP2020-10 - Consideration and/or action on a conditional use permit for Wild Turkey Lodge Bed & Breakfast Dwelling.**

Commissioner Howell made a motion to approve CUP2020-10 - Consideration and/or action on a conditional use permit for Wild Turkey Lodge Bed & Breakfast Dwelling.

Chair Lewis, Commissioners Howell, Hogge, Vice Chair Francis, Burton, Lackey all voted aye, motion carried.

Regular Agenda

45 MIN. Approx.

1. **CUP 2020-09 Request for approval of a conditional use permit for expansion of restaurant services and installation of equipment rental services on the site of the Alaskan Inn, Ogden Canyon Rd, Ogden, UT.**

Ms. Aydelotte explained the CUP in the Staff Report to the Planning Commissioners.

Commissioner Howell asked if they could use the grassy area in the front of the Alaskan Inn. Staff stated no because on the approval that they received in 1997 excluded that area.

The applicant, Roy Gabbay said that they would screen the trash, they would have enough parking and a sidewalk.

Chair Lewis asked where would you store jet skis? Mr. Gabbay said that they would move the Propane tank and put up screening between the sheds.

Commissioner Francis wanted to see designated storage, actual loading area not in the roadway. She also asked if the propane tanks were currently ready to be moved?

Mr. Gabby stated that when we move the tanks that will be the storage for the Paddleboards. There is plenty of parking at the anglers parking, which some of that is our property.

Maura Hatch, Travis, Jessi, Jay Heinz and Parker Litchfield. All of these residents had the same concerns about jet skis, paddleboards, parking issues, storage of gas for the jet skis.

Mr. Burton said that if the applicant can't meet all the conditions in the staff report and the findings the County could revoke the Conditional Use Permit.

Director Grover stated that the applicant has to satisfy all conditions.

Commissioner Francis made a motion to approve CUP 2020-09 Request for approval of a conditional use permit for expansion of restaurant services and installation of equipment rental services on the site of the Alaskan Inn, Ogden Canyon Rd, Ogden, UT subject to staff recommendations and findings. Also that there will be no parking in the right of way and no blocking of the right of way when loading recreational equipment and no fueling of vehicles on site.

Commissioner Hogge seconded the motion. Chair Lewis, Commissioners Howell, Hogge, Vice Chair Francis, Burton, Lackey all voted aye, motion carried.

Legislative Item:

15 MIN. Approx.

ZTA 2018-05: Discussion and action on a proposal to amend the following sections of Weber County Code: §102-1-5 and §102-5, regarding rezoning procedures and legislative amendments. Presenter: Steve Burton

Commissioner Francis made a recommendation to the County Commission to approve ZTA 2018-05: Discussion and action on a proposal to amend the following sections of Weber County Code: §102-1-5 and §102-5, regarding rezoning procedures and legislative amendments, subject to staff recommendations and findings. Commissioner Howell seconded the motion. Chair Lewis, Commissioners Howell, Hogge, Vice Chair Francis, Burton, Lackey all voted aye, motion carried

Meeting Adjourned: The meeting adjourned at 6:35pm

Respectfully Submitted,

Angela Martin

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