

Minutes of the Ogden Valley Planning Commission Work Session Meeting for February 25, 2020 in the Weber County Commission Chambers, commencing at 5:00 p.m.

Present: John Lewis, Chair; John Howell, Chris Hogge, Shanna Francis, Jeffrey R. Burton

Absent/Excused: Bob Wood and Steve Waldrip

Staff Present: Charlie Ewert, Principal Planner and Scott Perkes, Planner; Courtlan Erickson, Legal Counsel; Angela Martin, Lead Office Specialist

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

WS1. Reduce the side yard setback, and require a complete street design in the CV-1, and CV-2 Zones

Mr. Ewert discussed the purpose of the CV-1 and CV-2 zones is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of the Ogden Valley in unincorporated Weber County. It is also to separate, into two commercial zones, uses based upon the type of activity which are compatible and complementary, as well as the intensity of land utilization and accessory use needs.

The CV-1 Zone (Neighborhood Commercial) has been established for the purpose of providing shopping facilities and services within neighborhoods in the Ogden Valley, primarily for the convenience of people living in a neighborhood. The types of goods and services which may be offered for sale have been limited to "convenience goods" such as groceries, drugs, and personal services such as a barber and beauty shop, distinguished by the fact that the principal patronage of the establishments originates within the surrounding neighborhood. Consequently, other uses such as automobile sales, furniture, and other stores, in which the principal patronage originates outside the surrounding neighborhood, have been excluded from the CV-1 zone. The maximum size of a CV-1 zone node shall be approximately five (5) acres exclusive of minimum lot widths and areas. The CV-2 Zone (General Commercial) has been established for the purpose of providing a broad range of commercial services and goods to serve a larger region of the county like the Ogden Valley. Areas with CV-2 zoning have a principal patronage which originates throughout the Ogden Valley or is due to recreation in the Ogden Valley. CV-2 areas are to be a commercial hub or node of activity. These areas, as outlined in the General Plan, are to be near the traditional town centers of the Ogden Valley and not to be strung out along the highways. Uses in the CV-2 Zone may provide goods and services not typically found amongst commercial areas within resorts including automobile sales and service, sporting goods, service stations, hotels, and professional offices.

The changes on this ordinance would be front and side yard setbacks would be zero. This would also be adding a requirement of a complete street design for all commercial operations and commercial expansions that exceed 25%.

There was a discussion about creating an easement into the neighboring property for maintenance on the commercial buildings.

There was a discussion on road widths, foot traffic and parking in the Village Areas. All the utilities will be underground in these zones.

Commissioner Francis said maybe there should be an Activity Center or maybe a place for Concerts. The parks are always so full on the weekends.

**WS2. Discussion regarding a proposal to amend the Weber County Code, Sections 108-16 and 1102
Clarify Ogden Valley outdoor lighting and illuminated sign allowances.**

Scott Perkes provided an overview of the proposed amendments to the Commissioners who were not in attendance for the last regular meeting where this item was discussed. Mr. Perkes presented research on the various types of motion sensor light sources and security cameras as requested during the prior meeting. He explained the commercially available outdoor camera systems with the integrated light sources do not exceed the maximum lumen out put under the exemption language and as such, no additional amendments are proposed to address these types of cameras.

There was some discussion regarding motion sensor control light source triggering and shielding. Commissioners wanted to clarify that these types of lights would not detect motion from outside of their property line and that the light would not trespass beyond property lines.

Commissioner Burton was concerned about using section 102-4-4 for the enforcement of this ordinance going forward, as it doesn't provide any courtesy letters prior to the issuance of a formal violation.

Staff will make edits to the proposed ordinance as discussed and will present a final draft at the next upcoming meeting for consideration and recommendation.

WS3. Public Comment for Items not on the Agenda. None

WS4. Remarks from Planning Commissioners. None

WS5. Planning Directors Report

WS6. Remarks from Legal Counsel. None

WS7. Adjourn

Meeting Adjourned: The meeting adjourned at 8:05 pm

Respectfully Submitted,

Angela Martin

Angela Martin, Lead Office Specialist

Weber County Planning Commission