



## OGDEN VALLEY PLANNING COMMISSION

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### MEETING AGENDA

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**June 7, 2022**  
**Regular Meeting 5:00**

- ***Pledge of Allegiance***
  - ***Roll Call:***
1. **Minutes: April 5, 2022**
  2. **Work Session 1**  
**WS1** Discussion of Osprey Ranch Subdivision, a proposed subdivision consisting of approximately 61 lots, in the FV-3 zone. This proposal includes a proposed new sewer system, water from Nordic Mountain Water, and a public right of way that will connect Hwy 158 to Nordic Valley Drive.
  3. **Public Comment for Items not on the Agenda:**
  4. **Remarks from Planning Commissioners:**
  5. **Planning Director Report:**
  6. **Remarks from Legal Counsel:**
- Adjourn to work session**
7. **Work Session 2**  
**WS2:** Discussion regarding transferable development rights overlay zone.
- Adjourn**

***The regular meeting will be held on Zoom .***

Zoom Video Conferencing at <https://us02web.zoom.us/j/81809370043> Meeting ID: 818 0937 0043

***In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8761***

## Meeting Procedures

### Outline of Meeting Procedures:

- ❖ The Chair will call the meeting to order, read the opening meeting statement, and then introduce the item.
- ❖ The typical order is for consent items, old business, and then any new business.
- ❖ Please respect the right of other participants to see, hear, and fully participate in the proceedings. In this regard, anyone who becomes disruptive, or refuses to follow the outlined procedures, is subject to removal from the meeting.

### Role of Staff:

- ❖ Staff will review the staff report, address the approval criteria, and give a recommendation on the application.
- ❖ The Staff recommendation is based on conformance to the general plan and meeting the ordinance approval criteria.

### Role of the Applicant:

- ❖ The applicant will outline the nature of the request and present supporting evidence.
- ❖ The applicant will address any questions the Planning Commission may have.

### Role of the Planning Commission:

- ❖ To judge applications based upon the ordinance criteria, not emotions.
- ❖ The Planning Commission's decision is based upon making findings consistent with the ordinance criteria.

### Public Comment:

- ❖ The meeting will then be open for either public hearing or comment. Persons in support of and in opposition to the application or item for discussion will provide input and comments.
- ❖ The commission may impose time limits for comment to facilitate the business of the Planning Commission.

### Planning Commission Action:

- ❖ The Chair will then close the agenda item from any further public comments. Staff is asked if they have further comments or recommendations.
- ❖ A Planning Commissioner makes a motion and second, then the Planning Commission deliberates the issue. The Planning Commission may ask questions for further clarification.
- ❖ The Chair then calls for a vote and announces the decision.

## Commenting at Public Meetings and Public Hearings

### Address the Decision Makers:

- ❖ When commenting please step to the podium and state your name and address.
- ❖ Please speak into the microphone as the proceedings are being recorded and will be transcribed to written minutes.
- ❖ All comments must be directed toward the matter at hand.
- ❖ All questions must be directed to the Planning Commission.
- ❖ The Planning Commission is grateful and appreciative when comments are pertinent, well organized, and directed specifically to the matter at hand.

### Speak to the Point:

- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances.
- ❖ Don't repeat information that has already been given. If you agree with previous comments, then state that you agree with that comment.
- ❖ Support your arguments with relevant facts and figures.
- ❖ Data should never be distorted to suit your argument; credibility and accuracy are important assets.
- ❖ State your position and your recommendations.

### Handouts:

- ❖ Written statements should be accurate and either typed or neatly handwritten with enough copies (10) for the Planning Commission, Staff, and the recorder of the minutes.
- ❖ Handouts and pictures presented as part of the record will be left with the Planning Commission.

### Remember Your Objective:

- ❖ Keep your emotions under control, be polite, and be respectful.
- ❖ It does not do your cause any good to anger, alienate, or antagonize the group you are standing in front of.

Minutes of the Work Session of the Ogden Valley Planning Commission for April 5, 2022. To join the meeting, please navigate to the following weblink at, <https://us02web.zoom.us/j/87998550589>, the time of the meeting, commencing at 5:00 p.m.

**Ogden Valley Planning Commissioners Present:** Trevor Shuman, Chair; Shanna Francis, Vice Chair, Jeff Burton, John (Jack) Howell, John Lewis, and Justin Torman.

**Absent/Excused:** Jared Montgomery

**Staff Present:** Charlie Ewert, Principal Planner; Scott Perkes, Planner; Courtlan Erickson, Legal Counsel; Marta Borchert, Office Specialist.

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

Chair Shuman asked if anyone had any ex parte communication or conflict of interest to declare. No disclosures were made.

**WS1: ZMA 2021-09: Work session to discuss an application to rezone approximately 510 acres of land owned by Skyline Mountain Base LLC et al., in and around the Nordic Valley ski area to the Form-Based Village Zone. Staff Presenters: Scott Perkes & Charlie Ewert.**

Principal Planner Ewert invited the applicant, Skyline Mountain Base LLC, to provide the Commission with information regarding their application.

Laurent Jouffray, representative of Skyline Mountain Base LLC, thanked the Commission for the time they have invested in considering this application and the subsequent project that his firm has proposed. He discussed the history of the application and the manner in which it has evolved, emphasizing that Skyline loves this mountain and the community surrounding it. He feels the proposed project will provide substantial economic growth and new jobs in the County. He appreciates the democratic process under which their project has been reviewed and the freedom of speech that everyone concerned about the project enjoys. He stated he has listened to everyone, including the Commission, as they have provided input and feedback regarding the proposed project, and when answers have been provided by County staff regarding the County's position on the proposed project, there has been some disrespect from residents in the community regarding the work that has been done to date. Recent news articles regarding the proposed project have been inaccurate and he interprets that as a sign of disrespect. Skyline Mountain Base LLC has carried the financial burden of the existing ski resort for years and neighbors of the resort have enjoyed it; he is not waiting for a 'thank you', but he would like some respect from those that have enjoyed the resort. Skyline has chosen to proceed with the proposed rezone because they feel it will benefit the immediate area as well as the entire Valley as a whole; he could have chosen to proceed with a project allowed within the current zoning of the property, which would have allowed 400 units at the base of the mountain and another 150 on the hillside, but he considers the Village Zone to be more appropriate for the community, the environment, and for the future of the Valley. After discussing the current status of the application with Skyline's governing board, he is proposing the following adjustments to the project:

- Removal of units on the south side of the project above Viking Drive responsive to those that protested the project two weeks ago.
- Limiting building heights to 50 feet.
- Repaving parking lots to allow water to go into the ground and limit mud issues.
- Limiting the number of workforce housing to 20.
- Financing the developer's share of infrastructure and open space improvements.
- Reducing the total number of units to 538.

Eric Langvardt, Langvardt Design Group, then presented a conceptual plan to illustrate the adjustments communicated by Mr. Jouffray; he focused on the removal of units on the south side of the village project, noting that those units will be transferred to the core of the village area. Chair Shuman asked if Skyline met with the residents on Viking Drive, to which Mr. Langvardt answered yes and indicated that their concerns informed this substantial change to the project plan. He reiterated that Skyline is no longer seeking an increased building height; the project will conform to maximum height requirements in the CVR-1 zone. He then identified the location of workforce housing on the plan, which Skyline feels will benefit the community, but should not be considered in the density calculations for the project as the developer will not make any money on that element of the plan. He added that there are two buildings near Viking Drive that will be capped at three stories in order to preserve the views of those

that live on Viking Drive. He noted that Skyline is willing to continue to discuss public open space/trail improvements in order to honor the public input regarding those matters.

Commissioner Howell asked if the projected buildout for the project is still a 10-year timeframe. Mr. Langvardt stated the buildout will occur between 10 and 15 years, but that clock has not started yet.

Commissioner Lewis thanked Skyline for their willingness to adjust their plan responsive to the public input they have received. Commissioner Burton echoed Commissioner Lewis’s comments.

Commissioner Howell stated that the biggest concern remains to be the availability of water for the project, and he asked if those concerns have been addressed. Mr. Langvardt acknowledged that Skyline will need to secure sufficient water and sewer for the project area; it will be resolved before the project moves forward; clustering is being done in an effort to ensure sufficient water for the project and the needs of the project will be substantially less than for traditional projects.

Ronda Kippen, project manager for the Nordic Valley Team, stated that Skyline feels that the Nordic Valley Form-Based Village Zone is the right fit for this project and it honors the Ogden Valley General Plan respective of land use implementation, density, commercial development, walkability, community benefits, design standards, and the environment.

Commissioner Howell indicated he has known Ms. Kippen for many years; she has worked as a Planner in Morgan County and Weber County, and she is very knowledgeable about effective planning.

**WS2: ZTA 2021-07: Work session to discuss an application to amend the Form-Based Village zoning ordinance along with other sections of the Weber County Land Use Code to add provisions and exhibits intended to create a Nordic Valley Village Area. Staff Presenters: Scott Perkes & Charlie Ewert.**

Planner Perkes welcomed the public to the meeting; he noted, however, that this is a work session meeting and public input will not be accepted. The County’s planning staff has made not of all public input provided to date and there will be future opportunities for public input regarding this matter.

Principal Planner Ewert then discussed the process by which the most recent version of the Ogden Valley General Plan was adopted, noting that during that process there were several evaluations of reasonable density on in the entire Valley and on the Valley floor. He offered several graphic images intended to illustrate current density and optional buildout densities; this led to discussion of property values and home values based upon density, lot sizes, and home sizes. Mr. Perkes then discussed site specific planning efforts; he presented a future land use map that identified specific locations for village developments. Small area plans should be considered for each of the village developments to address density, uses, and design standards that are site specific. He then facilitated a review of the proposed red-line edits to the Form-Based Village zoning ordinance. Throughout, there was high-level discussion among staff and the Planning Commission regarding the implications of the proposed amendments, with a focus on private property rights; transfer of development rights (TDR) actions; preservation of view corridors; the use table in the ordinance document; employee/workforce housing and calculation of the use in terms of determining overall density of a project. At the conclusion of the discussion, the Commission asked that staff provided a detailed listing of all proposed amendments to the ordinance as part of the staff recommendation that will be presented during the April 26 meeting during which action may be taken on this application.

**Meeting Adjourned: The meeting adjourned at \_\_\_\_\_ p.m.  
Respectfully Submitted,**

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**Weber County Planning Commission**

**PHASING PLAN  
OSPREY RANCH**

Nordic Valley Way

Phase 2 (30 lots)

Phase 1 (31 lots)

Hwy 158

- PHASE 1 - 285.08 ACRES (31 LOTS)
- PHASE 2 - 207.66 ACRES (30 LOTS)

