Minutes of the Ogden Valley Planning Commission Work Session dated October 04, 2016, in the Weber County Commission Chambers Break Room, commencing at 5:00 p.m.

Present: Laura Warburton, Chair; Will Haymond; Jami Taylor, Greg Graves, Robert Wood, John Lewis
Absent/Excused: John Howell,
Staff Present: Rick Grover, Planning Director; Scott Mendoza, Assistant Planning Director; Charles Ewert, Principal Planner; Courtlan Erickson,Legal Counsel; Kary Serrano, Secretary
Guests: Gage Froerer, Commissioner Gibson, Sean Wilkinson,
Jim Carter, Logan Simpson; Krissy Gilmore, Logan Simpson; Kim Wheatley

WS1. DISCUSSION: Bonus Density

Gage Froerer, Ogden Valley Resident, put together a presentation and asked if there were any questions.

Commissioner Gibson remineded everyone, of the process through the work session where at some point this goes to the legislative body where it comes back for public comment. There was a two year discussion on the General Plan that took several works sessions to put together. Every time it was talked about in a public forum, there were people who commented that the commission had already made their decision on the General Plan. In reality it was one of those curcumstances where everyone was heard before any decision had been made.

Ron Gleason, who resides in Huntsville, said he doesn't see anything changing to encourage clustering unless they change it in the General Plan. Commissioner Gibson that this change was more for the devleopers. What this really addresses is the type of person who is going to make this decision is probably going to be developer, and the generations that have that desire to perpetuate that like their children.

Commissioner Taylor said there are creative ideas and she is hoping it doesn't hurt the process. She understands having smaller areas gives them the right to transfer property. When we have larger density, there needs to be more density so they can provide an incentive for that.

Commissioner Lewis stated they are looking 20 to 30 years from now. As a developer he does not see that as a TDR, but people need to do whatever they need to do to get a much bigger sewer line, get a sewer plan, now that makes sense. To encourage centralized sewer lines may not be as effective as that.

Chair Warburton said the Ogden Valley Land Trust there is a piece there in the trust that automatically has TDR's. She would like to help those people that are writing letters; if they would emphasize on bonus density that would be very helpful and Mr. Froerer is going to speak with the GEM Committee to explain the situation.

Director Wilkinson stated that if everbody came out to the work session when an ordinance is being worked on, it would be more effective and people would be more informed on what is being proposed.

Stephen Waldrip, who resides in Eden, is concerned with the people in the Ogden Valley , if they don't have enough property, how are they going to utilize what they have? He is talking about an opportunity to achieve transfer development right, and encourageing more density makes more sense from a market standpoint for additional market. Can you keep that incentive with TDR and is there enough in the valley of critical land pieces to have bonus density to mitigate that and still be able to have 65% reduction? Prior to an ordinance being adopted from the County Commission, there seems to be gap as large as the Grand Canyon.

Director Grover said in the General Plan that is adopted, it requires thos restrictions so it doesn't start looking blanket wide with density that doesn't exist, and there are sensitive areas that need to be protected.

WS2. TRAINING: Land Use Law Training – Office of Property Rights Ombudsman:

This item was rescheduled for a later time and was not heard.

WS3. DISCUSSION: Adopted 2016 Ogden Valley General Plan

Charlie Ewert said going by line item as they go through this tracking list. As we go through this just let me know if you think this is a high priority or low priority.

PRIORITY	IMPLEMENTATION STRATEGY	TRACKING LIST
Medium	Gateways & View Sheds 2.1.1.	Community Character
High	Gateways & View Sheds 3.1.1	Community Character
High	Gatewawys & Vew Sheds 3.2.1	Community Character
High	Land Use Implementation 1.2.1	Land Use
High	Transportation Implementation 1.1.2	Transportation
Medium High	Transportation Implementation 1.1.3	Transportation
High	Transportation Implementation 1.2.1	Transportation
High	Transportation Implementation 1.2.2	Tranportation
High	Transportation Implementation 1.3.1	Transportation
Pending (TBD)	Transportation Implementation 1.3.2	Transportation
High (Combine)	Transportation Implementation 1.3.3 & 1.3.4	Transportation
Medium	Transportation Implementation 1.3.5	Transportation
Work with UTA	Transportation Implementation 1.4.1	Transportation
Work With UTA	Transportation Implementation 1.4.2	Transportation
Medium High	Transportation Implementation 2.1.1	Transportation
Medium	Transportation Implementation 2.1.2	Transportation
High	Transportation Implementation 2.1.3	Transportation
Medium	Transportation Implementation 2.2.1	Transportation
High	Streetscape Design Implemenation 1.1.1	Transportation
Medium	Streetscape Design Implementation 1.1.2	Transportation
High	Streetscape Design Implementation 1.2.1	Transportation
High	Utilities & Public Services Implementation 1.3.1	Transportation
Medium Low	Utilities & Public Services Implementation 1.3.2	Transportation
High	Utilities & Public Services Principle 2.1	Transportation
Very High	Utilities & Public Services Implementation 3.1.1	Transportation
Very High	Utilities & Public Services Implementation 3.1.2	Transportation
Very High	Utilities & Public Services Implementation 3.2.1	Transportation
Medium High	Utilities & Public Services Implementation 3.2.3	Transportation
Medium High	Utilities & Public Services Implementation 4.1.1	Transportation
Medium Low	Utilities & Public Services Implementation 4.1.2	Transportation
Medium High	Utilities & Public Services Implementation 4.2.1	Transportation
Medium High	Utilities & Public Services Implementation 5.1.1	Transportation
Medium High	Utilities & Public Services Implementation 5.1.2	Transportation
Medium	Utilities & Public Services Implementation 5.1.3	Transportation
Medium	Utilities & Public Services Implementation 5.1.4	Transportation
Medium Low	Utilities & Public Services Implementation 5.2.1	Transportation
Low	Utilities & Public Services Implementation 5.2.2	Transportation
Low	Utilities & Public Services Implementation 5.2.3	Transportation
High	Parks & Recreation Implementation 1.2.1	Parks & Recreation
High	Parks & Recreation Implementation 1.2.2	Parks & Recreation
High	Parks & Recreation Implementation 1.2.3	Parks & Recreation
Medium	Parks & Recreation Implementation 1.2.4	Parks & Recreation
High	Parks & Recreation Implementation 1.3.1	Parks & Recreation
Medium Low	Parks & Recreation Implementation 2.1.1	Parks & Recreation
High	Parks & Recreation Implementation 3.1.1	Parks & Recreation
High	Parks & Recreation Implementation 3.1.2	Parks & Recreation
High	Parks & Recreation Implementation 3.1.3	Parks & Recreation
Very High	Parks & Recreation Implementation 3.1.4	Parks & Recreation
High	Parks & Recreation Implementation 3.1.5	Parks & Recreation

Chair Warburton inquired about the upcoming training session. Director Grover said for those of you that traveling with us, we will meet 7:30 a.m. at the Station Park. For those of you who are taking their own transportation, there is a map with directions to the new section of the Town Center.

WS-4. ADJOURNMENT: The meeting was adjourned at 8:30 p.m.

Respectfully Submitted,

Kary Serrano

Kary Serrano, Secretary;
Weber County Planning Commission