Minutes of the Ogden Valley Planning Commission Work Session meeting March 07, 2017, in the Weber County Breakout Room, commencing at 5:00 p.m.

**Present:** Jami Taylor, Chair; Laura Warburton, John Howell, Greg Graves, John Lewis, Robert Wood,

**Absent/Excused:** Will Haymond

Staff Present: Rick Grover, Planning Director; Scott Mendoza, Assistant Planning Director; Charles Ewert, Principal Planner; Courtlan Erickson, Legal Counsel; Tiffany Bennett, Secretary

Public Present: Roni Gleason, Jan Fullmer, Gary Fullmer, Miranda Menzies

Chair Jami Taylor called the meeting to order, and then voted to amend the agenda, John Howell seconded it and the Motion passed. Chair Taylor stated that the first item for the discussion would be Accessory Dwelling Units and Transferable Development Rights.

Charles Ewert wanted to start with the A.D.U. Standards.

* A.D.U. Size Limitations
  + After discussion about ADU size limits in a Main Building there may need to be some limit.
  + After discussion Charles Ewert confirmed that currently the size limit is 25% of the dwelling or 800 square feet, whichever is more restrictive (with a minimum of 400 square feet). Mr. Ewert suggested that he would work on getting some size limitations and come back with an Ordinance Proposal for the next work session discussion.
  + The Board was worried by allowing ADU’s the community would take advantage of building a 2nd dwelling on one lot. Rick Grover confirmed with other Counties and Cities that only 3-5% took advantage of the ADUs. Therefore density might not be a concern.
* A.D.U. Setbacks
  + The Board discussed that the setbacks for an ADU should be for a Single Family Dwelling according to the zone. The Board also discussed that the ADU would only be allowed to take up 25% of the backyard. If the ADU was built attached to an existing garage then it could be attached to the side to fit within the setbacks or retrofitted on top of the garage to meet the setbacks.

Lucy Jordan, Hydrogeologist and Mike Lowe, Retiree from Utah Geological Survey presented the Ogden Valley Planning Commission the Ogden Valley Hydrogeology Report Update.

The Board expressed their appreciation and enjoyed the information that was given. A member of the public asked if Lucy Jordan could send the presentation to the Planning Department so the Planning Department may post the presentation online. Ms. Jordan agreed to send the power point to Charles Ewert to post.

Charles Ewert stated that the presentation was over and that the Board would continue the discussion on A.D.U. Standards.

* Where should ADU be located on the Lot?
  + After the discussion the Board agreed that the ADU could be built in front, side, or rear of the main building. As for the architectural style/materials, the board wanted to keep the regulations as is. Charles Ewert will present to the Commission in the next Work Session some images relating accessory structures to main buildings.
* Possibility for motor homes to be converted into ADU’s,
* The Board discussed mobile homes e architectural style matching the primary dwelling if visible from the front.
* Main door of ADU visible from the right of way?
  + After the discussion the Board agreed that the main door of the ADU should be screened from the front.
* Owner occupancy of main house and renting the ADU’s
  + They agreed that the ADU. rental must be owner occupied, Except for P.R.U.D.
* ADU- should short term rental be allowed or only 30+ days?
  + They discussed that short term rentals should be allowed.
* How many ADU’s can one lot have?
  + The Board decided that only one should be allowed.
* Parking for the ADU
  + The Board decided some kind of screening standards should be considered.

The Board decided the discussion on T.D.R. program should be discussed at a later date.

Chair Jami Taylor motioned to adjourn; John Howell seconded the motion to adjourn.

Respectfully Submitted,

Tiffany Bennett, Secretary;

Weber County Planning Commission