Minutes of the Work Session of the Ogden Valley Planning Commission for October 5, 2021. To join the meeting, please navigate to the following weblink at, https://us02web.zoom.us/j/81220479623, the time of the meeting, commencing at 5:00 p.m.

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

**Absent/Excused:** Commissioner Trevor Shuman

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

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

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

1. **Approval of Minutes for August 3, 2021.**

Minutes were approved as presented

**2. Public Comment for Items not on the Agenda**

Ron Gleeson discussed North Fork Park and its dark sky accreditation from the National Dark Sky Association. Since North Fork Park accreditation, 10 more parks have received the accreditation, making Utah the ‘most dark place’ in the United States. There is a small group of residents that work with the County’s recreation division to preserve the accreditation. A book, The Starry Sky Adventure has been published and North Fork Park is the first park recognized; he provided a copy of the book and a thank you letter to Planning Director Grover and noted that he is appreciative of the County’s ongoing support. Chair Lewis thanked Mr. Gleeson for all that he does for the County and to promote dark sky initiatives.

**3. Remarks from Planning Commissioners**

There were no additional remarks from Planning Commissioners.

**4. Planning Director Report**

Mr. Grover indicated he had nothing additional to report.

**5. Remarks from Legal Counsel**

Mr. Erickson indicated he had nothing additional to report.

**WS1: Snowbasin Development Discussion.**

Jim Hill, Vice President of Development for Grand America Hotel and Resorts, discussed his role as the owner’s representative for the Snowbasin development project. This will be a very large and long running project and he introduced representatives of other development partners in the project, after which he invited the Commission and Planning staff to participate in a site visit at Snowbasin on October 20 to become more familiar with the project. He has submitted an application for a development agreement amendment, and he hopes that will be heard on October 26. He then discussed the broader master plan for the development, noting phase one would be completed by 2024. He presented a village concept plan, which includes new base area lifts, increased learning terrain, residential development, expansion of dining and shopping amenities, and additional overnight accommodations. Phase one of the project specifically includes new and improved base area lifts, ridgeline terrain and snowmaking, expanded base area village, a new hotel, expanded parking, and infrastructure upgrades. The development agreement amendment application seeks inclusion of the two concept plan images including the improvements cited for areas A, B, F, and G. The group is also seeking flexibility to handle the evolution of master plans for the multiple phases of the development in areas A, B, F, and G and removal of limitations on commercial density including hotels and ski areas; there is a 150-hotel room density cap, but the plans include up to three different hotels in the project, so removal of this cap would be appropriate.

High level discussion among the Commission and Mr. Hill and his group centered on specific changes to the long-term master plan since the last discussion of the project in 2016; there was a brief focus on the potential site of a five-star hotel, inclusion of a golf course, sewer utility improvements, and the most important components of the plan to make the Snowbasin project economically successful. Mr. Hill thanked the Commission for their attention this evening and stated he looks forward to continued discussion of the development agreement amendment on October 26.

Planning Director Grover polled the Commission to determine their availability for a field trip to Snowbasin on October 20.

**WS1: Discussion regarding the Eden Village Zone.**

Principal Planner Ewert stated that staff is planning a public hearing for October 26 for consideration of a recommendation to the County Commission regarding the Eden Village Zone. The purpose of this action is to create small area plans for defined areas of the Valley. The proposed Eden Village Mixed-Use zone requires street front buildings to have a façade that has specific architecture, materials, and colors. The Old Town Eden area will have street front façades with architecture, materials, and colors that resemble western main street buildings from the late 1890s to the early 1910s. Currently, the blacksmith shop and the general store meet these requirements with either brick or wood fronts that hide gable roofs and provide other important architectural detail. The New Town Eden area will have agrarian style buildings, resembling historic barns that will also have specific architectural detail. The public streets in these areas will be wide enough to support spacious pedestrian sidewalks (approximately 14 feet), bike lanes (approximately five feet), and on street parking (either angled or parallel). Traffic calming measures including street trees and intersection bulb outs will be required. The width of drive lanes will be the county public works standard of 12 feet. The plan is to develop a walkable community that includes multi-modal transportation opportunities. Staff is seeking feedback from the Commission either tonight or on October 26 regarding the street cross-section renderings, alleyways, and design standards for buildings.

High level discussion among the Commission centered on topics such as pursuing design that conforms with existing buildings in the area; piping open waterways in conjunction with street improvements; and concerns about the design standards in the proposed ordinance impeding private property owner rights.

Mr. Ewert concluded staff will advertise the public hearing scheduled for the October 26 meeting to ensure that residents in the area that will be part of the Eden Village Zone are aware of staff’s proposal and have the opportunity to provide input.

**Meeting Adjourned: The meeting adjourned at 5:41 p.m.**

**Respectfully Submitted,**

**Cassie Brown**

**Weber County Planning Commission**