Minutes of the Combined Western Weber/Ogden Valley Planning Commission meeting of July 11, 2017 held in the Weber County Commission Chambers, 2380 Washington Blvd. Floor 1, Ogden UT

Members Present:	Jennifer Willette	John Lewis
	Roger Heslop	John Howell
	Mark Whaley	Laura Warburton
	Blake Hancock	Robert Wood

Member Excused:	Mark Whaley John Parke Wayne Andreotti
Staff Present:	Charles Ewert, Acting Planning Director; Chris Crockett, Legal Counsel; Felix Lleverino, Planner, Tammy Aydelotte, Planner, Steve Burton, Planner

- Pledge of Allegiance
  - Roll Call – WW first, the OV

    Announcement of open house on 5/17, as well as hearing in the middle of the meeting.

Director – Goes over format and suggests Jami Taylor as interim Chair for this meeting. Laura Warburton makes motion. Roger Heslop 2nds motion. All ayes.

Chair Taylor calls to order joint meeting. Asks is there is any conflict of interest/ex-parte communication.

John Lewis discloses that as a developer, this measure would benefit his business dealings. Chair Taylor asks if there is a direct benefit. Counsel – Chris Crockett suggests Each OV Commission member to vote on whether John Lewis can remain as an active participant in the hearing/meeting. All agree.

ZTA 2017-10 – A proposal to amend the subdivision ordinance, Title 106, to add a letter of credit as an additional subdivision completion financial guarantee.

Director Grover presents, but first instructs the Interim Chair how to open and run the public hearing. Director Grover explains the role of financial guarantees with regards to the County Processes with development. He then explains a Letter of Credit, and past issues with utilizing these at the County. Director Grover goes on to explain changes that have occurred to now allow Letters of Credit in other municipalities. He explains the risk and work involved with accepting a Letter of Credit. He also explains the benefit of the County accepting Letters of Credit. Director Grover targets his presentation of wording of guarantee of improvements on page 5, line 211 (106-4-3). He explains conditions and requirements put upon individuals who would like to use a Letter of Credit with the County.

Laura Warburton asks if there is any verification of a letter of credit, and why the limitation of having development history in Weber County. Is there no way to verify? Director Grover explains that verification can be difficult. He explains that language may be changed to make verification less challenging. Discussion with Director Grover regarding possible solutions to county verification of development history and past performance.

John Howell asks who would perform the verification. Director states possibly either the Planning Dept or County Engineer.

Laura Warburton asks if the County has access to check credit ratings. Dir. Grover states the Treasurer would then be involved and take on that particular role.

Comm. Willener asks if market conditions come into play with regards to developer past performance. Director Grover points to Item E in the packet.

Interim Chair Taylor confirms wording in packet. Chair Taylor then opens public hearing and asks for public comment. There is none. Ogden Valley closes hearing for Ogden Valley Planning Commission. Chair Whaley then closes public hearing for Western Weber.

Chair Warburton then asks if the wording can be used to appeal any decisions made regarding letters of credit. Courtlan Erickson addresses this question. He states that the language is pretty flexible, and that the County should really have something to point to, in a circumstance of denial of letter of credit. Chris Crockett then points to additional code provisions that could protect a decision.

Interim Chair Taylor (Ogden Valley Planning Commission) asks for further comments/questions. There are none.

Chair Whaley asks for a motion. Commissioner Heslop makes a motion to adopt item ZTA 2017-10, under item B, delete contractual obligations specifically in Weber County, and to open up to other municipalities, in regards to verifying past performance. 104-3(a) lines 214-217. Commissioner Hancock 2nds the motion. All ayes.

Interim Chair Taylor asks for a motion. Commissioner Warburton moves to adopt Western Weber's motion as stated which excludes references to Weber County in section B. Robert Wood 2nds motion. All ayes.

Interim Chair Taylor calls for motion to adjourn. Commissioner Warburton 2nds motion.

Chair Whaley asks for any changes and comments on the minutes. Roger Heslop motions to approve minutes as presented. Blake Hancock seconds the motion.

Director Grover introduces the Administrative Item LVW040717 – Consideration and action on a request for final approval of Winston Park Cluster Subdivision, located at approximately 3701 west 3500 south.

Steve Burton, County Planner presents 1st item. He reminds The planning commission of prior approval of conditions up to this point, by the Western Weber Planning Commission.

Jay Rice addresses the Commissioners and asks if there are further questions. He clarifies sale of adjoining lots to existing, adjacent owners.

Commissioner Hancock has a question as to a proposed structure. Mr. Rice addresses this question.

Commissioner Heslop asks regarding storage/containers. Mr. Rice cites an architectural committee on the HOA to discourage unsightly storage facilities/containers on the agricultural land in the development.

Mr. Burton presents staff recommendation as stated in the Staff Report.

Chair Whaley asks for any discussion or questions. There are none. He asks for a motion. Commissioner motions to approve based on staff recommendations, based on staff findings, with recommended conditions, as stated in the Staff Report. Commissioner Willener 2nds the motion. All ayes.

Item SPE2017-03: Discussion and action on a conceptual sketch plan endorsement request for Cameron Cove Cluster Subdivision, located at approx. 2775 South 4065 West. Director Grover recommends that applicant explain the request.

Doug Hamblin, representing Jason Hamblin, residing at 2335 East 2500 North, Layton. Applicant explains road layout, retention basin, drainage, open space, 27 lots, as well as density plan.

Commissioner Willener asks regarding intent for open space later on. Applicant states there are plans for the open space at a later time.

Steve Burton, Weber County Planner presents the item, and confirms 10% bonus density request from applicant.

Chair Whaley asks for additional questions/comments. He asks for a motion to approve the item. Roger Heslop motions to approve SPE2017-03, stating conditions, and staff recommendations contained in the staff report. Commissioner Willener 2nds the motion. All ayes.

Meeting adjourns at 5:58pm

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