**Minutes of the Ogden Valley Planning Commission for April 28, 2020. To join meeting please navigate to the following web link at the time of the meeting;** [**HTTPS://ZOOM.US/J/444636182**](https://ZOOM.US/J/444636182) **commencing at 5:00 p.m.**

 **Present: John Lewis, Chair; John Howell, Chris Hogge, Shanna Francis, Jeffry R. Burton, Bob Wood and Steve Waldrip**

 **Absent/Excused:**

**Staff Present: Rick Grover, Planning Director; Charlie Ewart, Principal Planner; Steve Burton, Planner, Scott Perkes, Planner; Tammy Aydelotte, Planner, Courtlan Erickson,Legal Counsel; Angela Martin, Lead Office Specialist**

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

**Consent Items:**

1. **Approval of the March 3, 2020, March 31, 2020 and April 7, 2020 meeting minutes.**

Chair Lewis, Commissioners Burton, Howell, Hogge, Howell, Wood, Francis, and Waldrip all in favor voted aye. (motion carried).

1. **CUP 2020-04: Request for final approval of a Condition Use Permit for a Bed and Breakfast Dwelling located at 3786 E Abbyon Dr., Liberty, UT 84310. *Presenter Tamara Adyelotte***

Commissioner Howell made a motion to approve CUP2020 -04 for a Bed and Breakfast Dwelling located at 3786 E Abbyon Dr. Commissioner Wood seconded the motion. Chair Lewis, Commissioners Burton, Howell, Hogge, Howell, Wood, Francis, and Waldrip all in favor voted aye. (motion carried).

1. **Consideration and action on a Conditional Use Permit to raise an existing 40-foot cell tower by 14 feet, add 4 antennas, and new equipment shelter to make an existing site co-locatable.**

Commissioner Hogge made a motion to approve CUP to raise an existing 40 –foot cell tower, subject to all agencies approval comments and based on findings as stated in the staff report. Commissioner Francis seconded the motion. Chair Lewis, Commissioners Burton, Howell, Hogge, Howell, Wood, Francis, and Waldrip all in favor voted aye. (motion carried).

1. **UVM 122019, AAE 2019-09: Consideration and action on a request for preliminary approval of Monastery Cove Phase 2, Consisting of nine lots, with a request for Alternative Access approval. *Presenter Felix Lleverino***

Commissioner Burton was concerned about the culinary water and secondary water. There was a long discussion on water availability and road conditions.

Mr. Lleverino answered all the questions about the road and water, the homes in this subdivision would have to have sprinkler fire suppression for each home.

The staff report contains more detail surrounding each topic of discussion.

Commissioner Burton made a motion to approve UVM 122019, AAE 2019-09 for preliminary approval of Monastery Cove Phase 2, consisting in 9 lots, based on recommendations in staff reports number 1-6 and meets all County Codes and all staff recommendations. Commissioner Wood seconded the motion. Chair Lewis, Commissioners Burton, Howell, Hogge, Howell, Wood, and Waldrip all in favor voted aye. (motion carried).

Commissioner Francis voted nay.

1. **ZTA 2020-01: Public hearing to consider and take action on a proposal to amend the Weber County Code, Sections 108-16 and 110-2 to clarify Ogden Valley outdoor lighting an illuminated sign allowances. *Presenter Scott Perkes***

Scott Perkes presented to the Commissioners the final draft on the amended Ogden Valley Lighting and Ogden Valley Signs Ordinance.

Commissioner Burton had concerns with the proposed modifications to the enforcement section. Commissioner Burton was concerned about the proportionality of the punishment to the crime and shortening the time before which the $100 per day fines begin, and would like to have seen language that provides more warnings for those found in noncompliance.

There was a discussion on what year the ordinance would require homeowners to replace their outdoor lighting. Scott Perkes clarified that residential uses less than four family multifamily units would not be required to replace their outdoor lighting unless they voluntarily modify their lighting or perform a remodel affecting 25% or more of their exterior.

Motion: Commissioner Howell recommended approval to the County Commission to approve ZTA 2020-01: Public hearing to consider and take action on a proposal to amend the Weber County Code, Sections 108-16 and 110-2 to clarify Ogden Valley outdoor lighting an illuminated sign allowances. Subject to edits in the staff report and sign allowance, also subject to the requirements of all Agency Approval and Findings from Staff. Commissioner Francis seconded the motion.

Commissioner Howell Francis seconded the motion. Chair Lewis, Hogge, Howell, Francis, Wood and Waldrip all in favor voted aye. (motion carried)

Commissioner Burton voted Nay

1. **ZTA 2020-02: Public hearing to consider and take action on a proposal to amend the site development standards, remove unnecessary text, and add a Perpetual Building Maintenance Contract provision to the CV-1, CV-2 zone code. *Presenter Felix Lleverino***

Mr. Lleverino presented the item. He walked the Planning Commissioners through the staff report and highlighted the suggested amendments.

Commissioner Burton had a question about the cross access easement and if it was going to be required in all circumstances. Commissioner Burton also asked for the definition of a cross access easement.

Commissioner Francis made a motion to recommend approval to the County Commission ZTA 2020-02 subject to all staff recommendations and comments as noted in the staff report. Commissioner Wood Seconded the motion. Chair Lewis, Hogge, Howell, Francis, Burton, Wood and Waldrip all in favor voted aye. (motion carried)

1. **ZTA 2020-04: A public hearing to consider and take action on a request amend Weber County Code to require PUE's to be as specified by the County Engineer and to enable development along substandard streets under specific conditions. *Presenter Charlie Ewert.***

Motion: Commissioner Waldrip made a motion to recommend approval to the County Commission for ZTA 2020-04 and call out section (H)(2)b. for further review. Commissioner Francis seconded the motion. Chair Lewis , Commissioners Burton, Wood, Hogge, Waldrip, Francis and Howell all in favor voted aye. (motion carries)

1. **WSl: Discussion regarding a proposed accessory Dwelling Unit Ordinance. *Presenter Tamara Aydelotte***
2. **WS2: Discussion regarding rezoning procedures and Legislative amendments. *Presenter Steve Burton***

**Adjourn**

 **Commissioner Hogge made a motion to adjourn the meeting. Commissioner Francis seconded the motion.**

 **Chair Lewis, Commissioners Burton, Hogge, Howell, Francis, and Waldrip all in favor voted aye. (motion carried)**

 **The meeting adjourned at 8:05 pm**

 **Respectfully Submitted,**

 ***Angela Martin, Lead Office Specialist***

**Weber County Planning Commission**