Minutes of the Ogden Valley Planning Commission for May 5, 2020. To join the meeting please navigate to the following web link at the time of the meeting [**https://us02web.zoom.us/j/82350913732**](https://us02web.zoom.us/j/82350913732)

Meeting ID: 823 5091 3732 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 Agenda:**

**CUP 2020-05:  Request for approval of a conditional use permit for sewer lift station located in the Ridge development at 5500 E Moose Hollow Dr., Eden, UT 84310. *Presenter Tammy Aydelotte***

There was no public comment on this item.

Commissioner Burton made a motion to approve CUP 2020-05:  Request for approval of a conditional use permit for sewer lift station located in the Ridge development at 5500 E Moose Hollow Dr., Eden, UT 84310, Commissioner Hogge seconded the motion. Chair Lewis, Commissioners Howell, Hogge, Francis, Burton, Wood, and Waldrip all voted aye, motion carried.

**Legislative Items:**

**ZTA 2020-04: A public hearing to consider and take action on a request to 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.***

Mr. Ewert presented the changes to the proposed code. Commissioner Burton had some concerns about not being able to protest the special assessment area. Mr. Ewert explained who worked under state code and by purchasing a lot in one of these subdivisions, the buyer would be contracting with the County to forfeit their right to protest. Mr. Ewert discussed in detail the exactions as it relates to Court decisions and how some of the purposed languages are geared to support those Court when it comes to the language that goes into deferral agreements. There were continued concerns about forfeiting the right to protest a special assessment area.

Commissioner Burton made a motion to approve ZTA 2020-04. There was no second so a motion was denied.

**Motion:** Commissioner Waldrip made a motion to approve ZTA 2020-04, Commissioner subject to staff recommendations and findings. Chair Lewis, Commissioners Howell, Hogge, Francis, Burton, Wood, and Waldrip all voted aye, motion carried.

**Adjourn to Work Session**

**WS1: Presentation and Discussion about a proposed 3.5 acre rezone from AV-3 to MV-1 at approximately 4708 E 2650 N. The applicant desires the rezone in order to open a boat and RV storage facility**. ***Presenter Charlie Ewert***

There was a brief discussion on this proposed rezoning.

**WS2: Discussion regarding a proposed Accessory Dwelling Unit Ordinance. *Presenter Tamara Aydelotte***

Planning Commission requests minor edits before scheduling Public Hearing. There was a brief discussion on the proposed ordinance meets affordable housing and TDR requirement.

**WS3: Discussion regarding rezoning procedures and Legislative amendments. *Presenter Steve Burton*, *This item was not heard***

**WS4: Discussion regarding transferable development rights ideas and future code proposal*. This item was not heard***

**WS5: Discussion regarding the previously proposed, but unadopted, planned residential unit development code. *This item was not heard***

**Meeting Adjourned: The meeting adjourned at 8:30 pm**

**Respectfully Submitted,**

**Angela Martin**

**Angela Martin, Lead Office Specialist**

**Weber County Planning Commission**