

Minutes of the Ogden Valley Planning Commission Work Session held June 25, 2013, in the Weber County Commission Chambers, commencing at 5:00 p.m.

Present: Pen Chair Hollist, Chair; Ann Miller; John Howell; Dennis Montgomery; Laura Warburton

Absent/Excused: Kevin Parson, Greg Graves

Staff Present: Rob Scott, Planning Director; Jim Gentry, Asst Planning Director; Sean Wilkinson, Planner; Ben Hatfield, Planner; Chris Allred, Legal Counsel; Sherri Sillitoe, Secretary

*Pledge of Allegiance

*Roll Call

1. Minutes

1.1. Approval of the October 30, 2012 and the May 28, 2013 meeting minutes

MOTION: Chair Hollist declared the meeting minutes of the October 30, 2012 and the May 28, 2013 meeting minutes

2. Consent Agenda

2.1. UVB060513 Consideration and action on a request for a final approval of Booth Subdivision (1 Lot) an amended subdivision plat and the vacation SUBVAC 2013-08 of Dave Booth Subdivision within the Forest Valley-3 (FV-3) Zone located at approximately 5878 Snow Basin Road (Dave Booth, Applicant)

2.2. CUP 2013-03 Reconsideration and action on revisions to an administrative application, Conditional Use Permit (CUP) 2013-03 (Summit at Powder Mountain Phase 1) consisting of an 154 unit Planned Residential Unit Development (PRUD) located at Powder Mountain, (Western America Holding LLC, Applicant, Russ Watts (Summit Eden), Representative)

MOTION: Commissioner Warburton moved to approve Consent Agenda Items 2.1 and 2.2 as presented. Commissioner Miller seconded the motion. The motion is subject to all staff and other agency recommendations. A vote was taken with all members present voting aye. (4-0) Motion Carried

Commissioner Montgomery arrived at this time.

Chair Hollist reported that under advice of counsel, the Chair is not required to read the three letters received (from Mr. Bret Barry, Roberta Blain, and Richard Sorensen) into the record, but he allowed a brief recess to allow the OVPC members time to read the letters.

3. Petitions, Applications and Public Hearings:

3.1. Administrative Items

a. Old Business:

1. CUP 2012-04 Consideration and action on an administrative application for a Conditional Use Permit request for a Custom Exempt Meat Cutting operation located at approximately 4181 North and 3800 East in the Liberty area within the Agricultural Valley -3 Zone (AV-3) (Garet Jones, Applicant)

Jim Gentry presented a chronology of the project and indicated that in essence of time, he will not repeat all of the information presented at the meeting when this issue was tabled in July 2012 and asked the members to refer to the staff report for the applicant's response to the questions that were asked by the Planning Commission.

The applicant is requesting the approval of a Conditional Use Permit for the operation of a Custom Exempt Meat Cutting business (as an accessory to an existing single-family dwelling) located at approximately 4181 North & 3800 East in the Liberty area. The subject property consists of approximately 6.15 acres and lies in the Agricultural Valley-3 (AV-3) Zone which lists Custom Exempt Meat Cutting as a Conditional Use. The Custom Exempt Meat Cutting operation will be housed in an existing 1,200 square foot structure located in the north eastern corner of the applicant's parcel. It is constructed of concrete with a majority of the structure being covered by an existing hillside.

All waste byproducts will be stored inside and/or refrigerated until the waste disposal comes to pick up the waste. There will be a residential garbage can located outside the building for and trash, such as paper waste.