

Minutes of the Ogden Valley Planning Commission Regular meeting April 2, 2019 in the Weber County Commission Chambers, commencing at 5:00 p.m.

Present: John Lewis, Chair; Jami Taylor, John Howell, Chris Hogge, Shanna Francis, Bob Wood

Absent/Excused: Steve Waldrip,

Guests: Erick Householder, Mark Stratford, Kim Wheatley, Miranda Menzies

Staff Present: Charlie Ewert, Principal Planner; Courtlan Erickson, Legal Counsel; Kary Serrano, Secretary

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

WS1. DISCUSSION: Modifications regarding the Land Use Table

Charlie Ewert said the land use table and reminded that the blue underline is the proposed code added. The red strikethrough is the existing code deleted. The other color codes identified in the notes column.

Charlie Ewert presented the first table – Agriculture and Agricultural Industry. He also went through the Exhibit C: Proposed Code Change (Agricultural Uses) with Track Changes.

3. Agriculture: (Not otherwise more specifically regulated by LUC. A definition been added to the table. A recommendation on how this applies. A new proposed recommendation with the term “animal husbandry”.
4. Agricultural experimentation station: See the new definition to the table. A recommendation for future changes in the AV-3, A-1, A-2, FV-3 requires a conditional use permit. Not permitted in residential zones. A-3, F-5, 510, F-40 is permitted and no commercial review.
5. Agricultural Laboratory: See the new definition to the table. A recommendation for future changes and it needs a design standards; such as parking requirements, landscaping requirements, and possible lot sizes.
6. Agri-tourism: (Subject to Section 108-21 of the LUC. No proposed recommendations.
7. Animal Husbandry: Use requiring typical zoning area, subject to Section 108-7-8. No proposed recommendations.
8. Aquaculture: Not open to the public. No definition. A proposed recommendation to change to Aquaculture and add a new proposed definition LUC 101-1-7.
9. Apiary or aviary: Not open to the public. No definition added. A recommendation for future changes.
10. Family Food Production: Animal husbandry for on-site family food production. See proposed amended definition (LUC 101-1-7) Family food production and the proposed definition.
11. Horses, the keeping of: For Private Use Only. See the proposed recommended definition of “animal husbandry.” The recommendation is removing stables from this use. Added Regulate only keeping of horses on the row, provide devoted pasture ground.
12. Horses and Equestrian Training and Facilities, Private: Added a definition 101-7-1. Stable, and added the definition. Stable horse stable and the definition.
13. Horses an Equestrian Training and Facilities, public: Added See “Horse and equestrian training facilities and horse stables, public” in the commercial use section of this table. A definition has been added section 101-1-7 “stable” and “stable, private horse.”
14. Delete this section use and merge with “farm animal, large” and move qualifying standards to proposed animal husbandry section in supplemental regulations.
15. Livestock feed yard or livestock sales yard: added a new proposed recommended definition of “animal husbandry.”
16. (Delete this use and merge with “small scale slaughtering.” Below).
17. Stable corral, or enclosure for the keeping of animal husbandry unit: Added stable, corral, or building, including barn, building, coop, pen, or any other enclosure for the housing or keeping of animal. This use shall be accessory to an allowed animal husbandry use. A recommendation for future changes.
18. Stable, private horse: Added Private horse stable, accessory to both the “keeping of horses” and a “single family dwelling” or other main building. Recommended a new definition (LUC 101-1-7) for the term “private horse stable.”

19. Stable, public: Added see “horse and equestrian training facilities and horse stables, public.” In the commercial use section of this table. Recommended a new definition (LUC 101-1-7) for the term “stable.”
20. Swine far, large: Added large swine far. Added new proposed recommended definition of “animal husbandry.” Recommended consider requiring a 5 acre minimum lot size similar to the required in “small hog farm.”
21. Swine farm, small: Added small swine farm. Recommended see new proposed recommended definition of “animal husbandry.”
22. Animal husbandry uses requiring 5 acres: Added subject to requirements of Section 108-7-8.
23. Dairy farm: Added Dairy farm. See also dairy in commercial uses. The terminology is the current code between dairy and a dairy farm is confusing. These changes help clarify.
24. Farm animal, large: Added the raising and grazing of a “large farm animal husbandry unit.” Except where otherwise more specifically regulated by this Land Use Code. Made some recommendations related to the zones RE-15, RE-20, AV-3, A-1, A-2, and A-3.
25. Farm animal. Small: Added the production and raising of a “small farm animal husbandry unit.” Recommended for future changes. Should animal units per acre be regulated in the RE-15, RE-20, AV-3, A-1, A-2 AND A-3 Zones.
26. Fur farm, general: Added General fur farm. Recommended see new proposed definition of “animal husbandry.”
27. Fur farm, chinchilla. Added Chinchilla fur farm. Recommended see new proposed definition of “animal husbandry.”
28. Small scale slaughtering: Added the small scale commercial slaughtering, dressing, and marketing of “small farm animal husbandry units,” as an accessory use to a “small farm animal” use. See also “slaughterhouse” in the commercial use section for larger animal slaughtering operations.
29. Animal slaughtering: Added see “slaughterhouse” in commercial use section of this table.
30. Botanical or zoological garden: Added a botanical or zoological garden, subject to applicable requirements of Section 108-7-8 of this Land Use Code if any animal are onsite. Merriam Webster definition of “zoology.”
31. Grain storage elevator: Added a grain storage elevator, for storing and conditioning large amounts of grain. Five-acre minimum lot area is required. No recommendations.
32. Greenhouse, agricultural: Added a greenhouse or nursery, accessory to an agricultural use, limited to the sale of product produced on the premise. No retail shop. Question: Should this be allowed in the RE Zone.
33. Greenhouse, noncommercial: Added noncommercial greenhouse, intended for the private use of participating person who reside in the vicinity. Question: Should this be allowed in more zones?
34. Greenhouse, commercial: Added see “greenhouse, commercial” in commercial use section of this land use table. No recommendations.
35. Produce stand, agricultural: Added a produce stand intended for the sales of agricultural products. In the AV-3, A-1, A-2, and A-3 Zones is limited to product produced on the premises only. No recommendations.
36. Produce storage and packing facility, agricultural: Added a facility for the storage and packing of agricultural product produced onsite, as an accessory use to an agricultural operation. Five-acre minimum lot area is required. Question: Is this a commercial use? If not, why is this not allowed in the A-2 and A-3 zones? Should design review be required?
37. (Delete this use and merge with soil composting below).
38. Soil composting: Added soil composting and manufacturing, including manure spreading and drying, for the purpose of commercial sales. 10-acre minimum lot area required.
39. Sugar beet station: Added sugar beet loading or collection station, and in the A-2 and A-3 zones, sugar beet dumpsites. No recommendations.

Charlie Ewert presented the second table – Land Use Table – Agriculture and Agricultural Industry:

Charlie Ewert said the blue underline is the proposed code added. The red strikethrough is the existing code deleted. The “P” is Proposed; “C” is Conditional, and “N” is Not Permitted. Charlie went through the table and briefly explained some of the changes that were made on the table. He marked any changes that was suggested by the Planning Commissioners.

Charlie Ewert presented the third table – Land Use Table – Commercial and Industrial:

Charlie Ewert said I have a couple of needs from you over the next month. If you were to pull one of your old documents that have the full commercial use section in it. This was just a smattering of listings that I just pulled out of every commercial code; and there were no rhyme or reason as so how it was organized. I went through each of the uses and came up with ten

or so generalized categories. He briefly went through the categories. What I need from you, is go through each use, and compare the use to the category that it is in, and see if there is a better fit in a different category. If you feel like it, come up with a new category that things can fit better in to. For example, under professional services; we have some professional services that will fit in any village area. A bakery, a coffee shop, a real estate office, a drug store, and then we have other professional services that will not fit very well in these village areas. For example, a contractor services or buildings supply. So just make sure they are in the right place because the ultimately goal; the reason we are categorizing is so that we can essentially distill these down into things that can fit into certain communities. What can a village support and not support, and get all those uses into one category. What can a manufacturing support or not support, and get all those uses into one category.

Charlie Ewert said that last one was Goal #1. This is Goal #2; I have some questions in that second column. I have no idea what some of these are supposed to be, for example a lounge; are we talking about a cigar lounge, a trucker lounge, or bar lounge. I am not sure what a lounge is. There was a brief discussion about what a lounge is. Mr. Ewert said so if you could go through some of the questions that need to be clarified.

Charlie Ewert said this is Goal #3 that last list where it states where question mark, I do not know where to categorize those, and I just need you to look at those and we will come back to look at it next time.

2. **Adjournment:** The meeting was adjourned at 7:45 p.m.

Respectfully Submitted,



Kary Serrano, Secretary; Weber
County Planning Commission