

Minutes of the Ogden Valley Planning Commission Regular meeting May 02, 2017 in the Weber County Commission Chambers, commencing at 5:00 p.m.

Present: Jami Taylor, Chair; Laura Warburton, Greg Graves, John Howell; John Lewis, Robert Wood

Absent/Excused:

Staff Present: Rick Grover, Planning Director; Scott Mendoza, Asst. Planning Director; Steve Burton, Planner II; Courtlan Erickson, Legal Counsel; Kary Serrano, Secretary

Guest Present: Commissioner Ebert, Kirk Langford, Miranda Menzies, Ron Gleason

Pledge of Allegiance

Roll Call

Commissioner Lewis said he is going to excuse himself from Item 2.1. Chair Taylor said he could excuse himself after the approval of the meeting minutes.

1. Minutes: Approval of the minutes March 01, 2016, March 29, 2016, October 04, 2016, and April 25, 2017 meeting minutes

Chair Taylor approved the meeting minutes with the corrections of the noted dates listed. At this time Commissioner Lewis was excused.

2. Petitions, Applications and Public Hearings

2.1. Legislative Item

a. New Business

1. ZDA 2017-01: Consideration and action on a request to amend and renew expired Wolf Creek Zoning Development Agreements previously approved as Contracts #2012-230 and #2013-287, which affect The Ridge Townhomes development parcel. The request is that Weber County considers renewing the Agreements and extends the project completion date (5 years) to the last day of February, 2022 for the Ridge Townhomes development only.

Director Grover stated that Scott Mendoza will be presenting this item. This is a legislative item and we are going to take public comment on this and if you have any questions on this.

Assistant Director Mendoza reviewed the staff report and stated this is a legislative item, and what you would be doing is making your recommendation to the County Commission on how you feel about the request that was laid out previously. The questions are outlined in the Summary of Planning Commission Considerations and the answers are in Staff Recommendations listed in the staff report.

Commissioner Howell asked would that include the completion of Moose Hollow Drive before October 1, 2018. Assistant Director Mendoza replied yes, that is listed in the conditions that you formally adopt this as a condition unto the County Commission.

Eric Householder, Representing Wolf Creek, mentioned years back they came in with the townhomes concept that we changed, and we are more comfortable to move forward if those were adopted. Our Phase 3 actually called for that road to be completed, and tying that back up to Oak Ridge Trail. They have hit some hurdles and are just trying to do some cleanup.

Assistant Director Mendoza said the Planning Division does recommend approval as listed in the staff report and this recommendation is based on the findings and conditions listed in the staff report.

Chair Taylor opened for Public Comment.

Kirk Langford resides in Eden, explained the issues they have had in the valley this year with excess water runoff and suggested they installed a large detention pond that was incorporated into this development; and then it was

piped and it would have to be 7 or 8 feet diameter, and it went down to the four-way stop, then continued to the UDOT right-of-way and ran out to the dam, that would be the most direct route to get rid of it. It's a big deal and it going to take some major cooperation from everybody to move some water around here and it needs to be addressed.

Miranda Menzies resides in Wolf Creek; understands what Mr. Langford is talking about and she also knows that the storm retention basin that does not have a proper outlet structure and it has been suggested that the county should cooperate on the design of the retention structure that would retain some of the water that would otherwise go down Heinz Canyon. If you put in a proper retention structure that could turn into basin that might do some good and as we get more development this needs to be managed.

Kim Wheatley resides in South Fork, clarified the reason we have the five year limit on these agreements is because things change in five years, and they may want to relook at things. As you know historically some of these have been extended time and time again over long periods of time. The Planning Commission should review this agreement and look at conditions that may have come up since the last time they negotiated this agreement. This is the only opportunity to do it.

Chair Taylor closed for public comment.

Chair Taylor asked for clarification on the issues that were brought up; has there been enough change that we need to look at this with storm water management and pertaining to that. Assistant Director Mendoza said the storm water impact is done during subdivision process. There are a lot of engineering comments and requirements that all storm water generated by the project will be retained or detained on site. If there is not existing storm water system the storm water has to be retained and allowed to perk. If there is a storm water system then it can go into a storm water detention area to be held, and then released at a certain rate into a system, so it's all engineered and taken care of. This is an opportunity for you to come up with conditions you may have for this project. In the preliminary plan the idea was to connect Elkridge Trail to State Road 158, and that may an opportunity for you to have another road connection plan, and talk with the developer's wiliness to work with the county and provide Marriott Storm Water Retention.

Chair Taylor asked Mr. Householder to address public concerns and address this issue. Mr. Householder agreed that there is a storm water issue, and the improvements that carry all the water from the project, there is a retention pond and there is an orifice in place that holds back the water, it then goes into that Heinz Canyon, and the greatest issue is where it goes out. When the two projects were together, they got an extension in 2012. Then they came back in 2013 with a different concept, and revisited the issue and taking some steps forward.

Miranda Menzies said the water that comes down, then goes across the fields and parallels the road, and goes behind the housing development between Old Eden and commercial Eden. There's a whole stream that goes with the extension of Heinz Canyon; and then there are some drainage pipes here which comes off the range land that comes around the far side off this side of Highland. The spring in this area are still flowing at 100 gallons a minute of water every day coming out of the ground in this region. There is also the possibility that some sort of detention pond could actually be a resource for the irrigations companies in the valley if it was constructed in such as way that it could be storage for the irrigation systems that could be exposed of in the future.

Commissioner Howell informed that there is a detention down there and also irrigation canals. Ms. Menzies said there are three irrigation canals across over the road. There is water running from North Fork of the river and taken out of the river and then runs across the whole valley. Then you have water that comes down from Causey and crosses over from Middle Fork, then comes westward to those two canals that meet and goes down another direction to Pineview.

Commissioner Warburton said from what she has heard, the county needs to get involved. Assistant Director Mendoza replied that the County Engineer's office has been working on a Storm Water Master Plan. He could get an engineer to bring a presentation that shows what they are doing.

Chair Taylor said with our new adopted General Plan that would be a great time to look at what we have with the Storm Water Master Plan.

MOTION: Commissioner Graves moved to recommend approval of ZDA 2017-01; a request to amend and renew expired Wolf Creek Zoning Development Agreements previously approved as Contracts #2012-230 and #2013-287, which affect The Ridge Townhomes development parcel. This includes the recommendation to renew and consolidate the agreements into one agreement, break apart The Ridge Townhomes and Eagles Landing project by entering into a superseding and separate agreement with the Ridge Townhomes project only. Extend the Ridge Townhomes project completion date to March 1, 2022. This recommendation is based on findings listed in staff report to include that Moose Hollow Drive that runs through this project be completed by October 1, 2018. Commissioner Warburton seconded.

DISCUSSION: Commissioner Graves said on this storm water can't be fixed with this project. The detention apparently has been sufficient for this development; but there still remains a huge storm water problem. There are new regulations in place to complete retention of water, other than detention which is just slow it up and let it go. He is sure that the county engineers are aware of these regulations and that should be included in their Storm Water Master Plan. That is something he would urge the Planning Commission to keep an eye on and make sure that is dealt with early.

VOTE: A vote was taken with Commissioners Warburton, Graves, Howell; Lewis, Wood, and Chair Taylor voted aye. Motion Carried (5-0)

3. **Public Comment for Items not on the Agenda:** James Ebert resides in Farr West, commended the Planning Commission on the level of detail with the discussion you had, and it makes me feel good when we get recommendation from the Planning Commission and unanimous that there has been a lively debate. We are in the process working with the Pineview Task Force with some changes this year. The management plan from the Forest Service on Pineview is all positive and it will create a better experience. On Thursday we will have a meeting with the Upper Valley Task Force with concerns with the impact of many of the recreational activities and the lack of some type of financial return or reimbursement to the community. We are working with Morgan on the Mountain Green interchange, to move that interchange farther east and make it more accessible to the past. We opened up another ingress/egress into the upper valley and that would be a couple of years out with an understanding with Planning. We have just completed the Traffic Study and General Plan which is a great foundation that they can move forward. We are close to the Hydrology Study being finished which would include storm water and how we access that water and the impacts different developments in the upper valley. We are also in the present of formalizing Dark Skies and that should be on the agenda in a month.
4. **Remarks from Planning Commissioners:** Chair Taylor stated that she seconded that being on the Advisory Committee, and she has noticed what an involvement you have in order to make that work.
5. **Planning Director Report:** Director Grover informed the Planning Commission that staff is doing a community outreach to the people in the western part of the county. We are going to an elementary school and inviting the ombudsman to explain the ability that the citizen has to look at the state for help if they have concerns. We are also looking at showing Planning 101, of how development could happen in the community as far as standard subdivision, cluster subdivision, PRUD, Agri-tourism, and things like that. He inquired if they took this up to the valley, and he would like the commission's opinion of when would be the best time to come to the valley. Commissioner Warburton suggested September would be a good time. The Planning Commissioner agreed that would be a good time. Commissioner Ebert brought up about Dark Skies, and we would like to have it on the agenda for May but more likely

it will be in June because Commissioner Gibson will be out of the county but both Commissioners Ebert and Gibson felt good about having it on their agenda for June 16th.

- 6. **Remarks from Legal Counsel:** None
- 7. **Adjourn to Convene to a Work Session in the Breakout Room**

WS1. DISCUSSION: Ogden Valley Sign Ordinance:

Signs:

- 1. Four Key Topics:
 - Sign size and difficulty using the United States Sign Council’s speed calculations
 - A frame signs, and their design
 - Banner signs, allowed or not?
 - Electronic signage. Allowed with strict limits?

There was a discussion of the four key topics and the Planning Commission and the audience present made some suggestions for staff to consider.

Charlie Ewert said he would go over some requests and bring back with changes for the next work session.

WS2. DISCUSSION: Transfer Development Rights (TDR) and (ADU) Case Studies:


Accessory Dwellings Units: Discussion design qualities of an accessory unit.

Transferable Development rights:

- 1. Market based discussion.
- 2. Perspective of value of TDR based on developer’s outlook.
- 3. Then perspective of value of TDR based on farmer’s perspective.

Transfer Development Rights: Discussion and more education about TDR’s. It’s going to take more time with TDR’s.

- 8. **Adjournment:** The meeting was adjourned at 8:15 p.m.

Respectfully Submitted,

 Kary Serrano, Secretary;
 Weber County Planning Commission