

Minutes of the Ogden Valley Planning Commission Regular meeting February 27, 2018 in the Weber County Commission Chambers, commencing at 5:00 p.m.

Present: Jami Taylor, Chair; John Howell, John Lewis, and Laura Warburton, Chris Hogge, Robert Wood,

Absent/Excused: Steve Waldrip

Staff Present: Rick Grover, Planning Director; Ronda Kippen, Principal Planner; Tammy Aydelotte, Planner I; Courtlan Erickson, Legal Counsel; Kary Serrano, Secretary

Guest: Mark Shatel

Pledge of Allegiance

Roll Call

Chair Taylor asked if there were any ex parte communication or conflict of interest to declare. There were none.

1. Minutes: Approval of the January 23, 2018 and February 06, 2018 Meeting Minutes

Chair Taylor approved the meeting minutes as presented.

2. Petitions, Applications and Public Hearings

2.1. Administrative Items

a. New Business

1. CUP 2017-23 Consideration and action on a Conditional Use Permit for Pineview Boat and RV Storage, a proposal for 32 Self-Storage and Recreational Vehicle Storage Units in the Commercial Valley (CV-2) Zone located at 650 S 7800 E, in Huntsville, UT. (Pineview Investment LLC, Applicant; W. Scott Kjar, Agent)

Director Grover said this is a conditional use permit and in every zone there uses that are permitted and conditional are not allowed. This is one where you placed conditions upon the use to make it compatible with other uses in that area. It is an administrative item and you are not required to take public comment but you aren't required to. We will have Tammy Aydelotte explain and orient you to the site, then Peter Elliott, Agent will explain the project. Ms. Aydelotte will come back and explain how this does or doesn't meet the ordinance.

Tammy Aydelotte said this application is requesting an action on a conditional use permit for Pineview Boat and RV Storage. This is a one lot 1.59 acres, located in the CV-2 Zone, at approximately 650 S 7800 E, in Huntsville. The main purpose for this proposal is to store recreational vehicles such as RV's, boats, things of that nature. The property does conform to the Ogden Valley General Plan with new commercial development. Staff feels that two customer parking spaces located at the east side of the proposed storage facility, will be adequate for the proposed use. All parking must be hard surface either concrete or asphalt. Access to the proposed structures will be gained from 7800 E. We would recommend approval of this project subject to all review agency requirements and based on the conditions listed in the staff report; and the recommendation is based on the findings listed in the staff report.

In response to Commissioner Howell, Ms. Aydelotte responded vegetation may not be less than 4 feet and no higher than 6 feet for screening purposes.

Commissioner Lewis asked in terms of continuity, it would be nice if it looked like a plan of some sort? I know the other one is older but they were going to build units. Ms. Kippen said they were going to build new units, but they are going to fencing that all in where Mr. Kjar wanted to screen his natural vegetation and his storage will stand out than the next-door neighbors.

Commissioner Warburton had concerns about the signage. Mr. Elliott said with the 50-foot easement off 7800 it's not going to jump out at you. It will be big enough so people can see it once they get close enough. It's not 12 feet of the 50-foot lot, it's 30-40 feet of our property. Our buildings are back further with no fencing. As you're driving on that road, it's not going to be an obstruction or a looming factor of ugliness.

Commissioner Howell asked about the fencing? Ms. Aydelotte replied fencing is not required; there is existing fencing along the north and south side of the property. If the applicant decides to keep the existing fencing, we would ask that they bring it into compliance with wrought iron fencing of some kind.

Peter Elliott, Agent said just wanted you to know we have 32 locked storage units that run north to south; the building itself runs east to west to the end. There is not going to be fencing that we're putting in, and as previously stated on the south side where the other storage facility CUP is still pending. On the north side of our property is the American Legion that is a much more solid delineation between properties; but our landscaping plan compared to both sides, will be complimentary to Huntsville City. There is not going to be any cueing unto 7800 east because they will be able to pull straight in. We have been working and trying to finish in response to each of the items from the Engineering Division and the Fire District. The entire process is being developed at one time; two buildings 16 units on each side, so that property will not be half done.

Commissioner Warburton asked when you have storage like that, is it better to have fencing around that, doesn't that invite more vandalism. Mr. Elliott asked Scott Care, the developer to respond. Mr. Care replied with the way that things are going, the engineer we used that designs these has recommended that the problem with storage facilities when you put fences around them have that look of continual fencing. With the technology today with security cameras and things like that, it's not necessary. We tried to design this so that his wife could park his boat, so they have big wide driveways.

Commissioner Warburton asked about the lighting and dark sky compliance. Mr. Care replied they are going to have dark sky compliant lights so they won't have any lighting shining up into the sky.

Chair Taylor opened up for public comment.

Judy Walton, resides in Huntsville, said these units were built around 1992/1993 and they were not built for public storage. She gave a list of various concerns and issues about the storage units. Chair Taylor said that the property that you are referring to may not be the same property we are discussing. The property you are referring to is currently vacant and we are familiar with that applicant, who has submitted a CUP that has not gone through yet.

Kim Wheatley, resides in East Huntsville, said when you think about the population and the recreational you are going to have we're probably going to need 6 to 8 or maybe 10 of these scattered around the valley. When we put the one at Wolf Creek, we really went out of our way to bury it in the berm to kind of disguise it as best we could possibly do. I encourage you to minimize those signs so do what you can, take a look at some of those signs in the General Plan, of the look we like when they drive into the valley.

Chair Taylor closed up for public comment.

MOTION: Commissioner Howell moved to approve CUP 2017-23 consideration and action on a conditional use permit for Pineview Boat and RV Storage, a proposal for 32 Self-Storage and Recreational Vehicle Storage Units in the Commercial Valley (CV-2) Zone located at 650 S 7800 E, in Huntsville, subject to all review agencies and based on the conditions listed in the staff report. This is based on the recommendations on the findings listed in the staff report. Commissioner Lewis seconded. A vote was taken with Commissioners Howell, Lewis, Warburton, Hogge, Wood, and Chair Taylor voting aye. Motion Carried (6-0)

2. UVO13018 & AAE 2018-01 Consideration and action on Old Snow Basin Ranch Subdivision, a five lot subdivision located at approximately 5700 Snowbasin Road in the Forest F-5 and F-3 Zones; including the concurrent consideration and action of the Old Snowbasin Ranch Subdivision access via a private right of way requests for Lots 2-5 (Douglas Dance, Applicant)

Director Grover said this is in the F-3 and F-5 Zones, as you are looking at this subdivision it is an administrative item and you can choose to take public comment or not. We are looking for approval of a subdivision application and the

access that Ms. Kippen will orient to this project and then Douglas Dance will explain the project. Then Ms. Kippen will explain how it does or does not meet the ordinance.

Ronda Kippen said what we are looking at is preliminary approval of Old Snow Basin Ranch Subdivision including the concurrent consideration and action access via a private right-of-way requests for Lots 2-5. This subdivision is located at approximately 5700 Snowbasin Road, its 136.64 acres all together. The lots vary between 15 acre lots to 30 acre lots. This proposal is split between the F-3 and F-5 Zones and Lot 1 is pretty much the only one that is located in the F-3 Zone. Staff is requesting preliminary approval of the proposed subdivision as it conforms to the zoning, including adequate frontage and access along a dedicated public road through Lot 1, with Lots 2-5 gaining access and frontage from an 18-foot private right-of-way which will be dedicated when we record the Mylar.

Chris Cave, with Reeves & Associates representing Doug Dance, 5150 S 1500 W in Riverdale said what we've here is a five lot subdivision with two of the lots are greater than 30 acres, two of them are greater than 20 acres, and one is around 13.5 acres. Each lot will have a well with a well protection zone on there. We've also shown the location of the test scripts for Phase 1. There is a three lot subdivision that will be on Phase 1; he didn't want to do all five of them at once, due to the financial aspect so he has people who are interested in Lots 1-3. The private road will be shared. We've met with the Fire District, Engineering, and Planning; there's a turnout required along every 400 feet so that the fire truck could get around it if they needed to get up that road. On the slopes the lots are all under 25%, they are close to 25%, but the average slope is across the lot is less than 25%.

Commissioner Lewis asked on your slopes analysis is that across the lots or the building pads. Mr. Cave replied across the lot and what we've done is taken it from the highest point to the lowest point of the lot, and it's the average slope of the lot is under 25%.

Commissioner Hogge asked on the future building sites, are those subject to the Geotechnical Report that would be forthcoming. Mr. Cave replied it's in the report that Ms. Kippen sent over that will be delineated with an "N" which means they will have to have an individual geotechnical study at the time of the building permit.

Ronda Kippen said this is a two phase development with final being anticipated with Lots 1-3 to come in. The FV-3 Zone purpose and intent is to provide area for residential development in the forest setting to protect as much as possible the naturalistic environment of the development. The F-V Zone the intent is to protect and preserve the natural environment of those areas of the county that are characterized by mountain, forest, or naturalist land, and to permit compatible to the preservation of these areas. We are looking at 136 acres, five homes, and Mr. Dance is just doing five lots. In the FV-3 Zone they are required to have 150 feet that only effects Lot 1, and that lot has 150 feet off of Snowbasin Road. Lots 2-5 are required to have 300 feet, and they will gain that 300 feet off of that private access that runs through their lot. With the Ogden Valley Sensitive Land Overlay, there are two seasonal streams that are located along the northern boundary. They will have to stay away from these streams, so the final plat the improvement drawings will need to show where these streams are to make sure that is outside of those stream corridor areas. In the Geologic Report, the geologist recommends further study at the building permit process so that it is taken care of and is okay at that point. We will also require that the Geologic Engineer be required to be onsite during the grading of this right-of-way going through this road, to make sure that we aren't triggering anything hazardous.

Ronda Kippen said we have two applications and the second one is access through a private right-of-way. As part of the consideration for granting an access across the right-of-way; the applicant will need to demonstrate the lot has appropriate and legal access with an execution of an easement. He will be executing that easement as part of the Mylar, and will be creating this easement for Lots 2-5. The applicant will have to sign an agreement with the county, and this be something that will pass down as the lots are sold. Staff recommends preliminary approval of the five lot subdivision concurrent with the consideration of the ulterior access via a private right-of-way with the conditions listed in the staff report. The recommendations on the findings are listed in the staff report.

Chair Taylor opened for public comment

Doctor David Ronning, 5685 Snowbasin Road in Huntsville, said we are directly adjacent to this subdivision. I have no problem with the density and the design of the subdivision, but I do have a problem with this new access road they have proposed. They have very limited access on Snowbasin Road and its problematic how that road is designed. You will be coming downhill not only on Snowbasin Road but downhill from the ridge the way they have it designed. We had to engineer our road that cross cut the ridge that came in on an angle, up over the ridge and there is an existing road on this property. Just think they could use their existing road, if they can't do that, they need to redesign that disrupting use on their existing road, if they can't do that, it needs to come across like a direct "T" on the Snowbasin Road where you can control your downhill speed.

Ron Gleason, reside in Huntsville said my question has to do with the Sensitive Land Ordinance Overlay Section 104-28-4 that refers to ridgelines, and specifically Trapper's Loop is equated with a scenic corridor, and according to Section b last sentence, "Ridge line development should be sited in such a manner so as not to create a silhouette against the skyline." This is for 2½ miles from a scenic corridor, and this is from the Weber County GEO GIZMO site that shows the four lots of the USGS Topographic Map that is overlaid on that. There are lines on their showing mileage from Trapper's Loop to the actual development and is less than 2½ miles. I am requesting that the Planning Commissioners review this and if it does meet this ordinance that it gets listed and make sure it's a requirement. That everything on that ridgeline has to stay all natural, that it should not be disturbed, and should be part of the condition for the preliminary approval.

Chair Taylor closed for public comment

Chris Cave said as far as the roadway goes, we have 15 acres and that was the initial thought that the developer wants to push it there. I agree with the fact that we should look at the existing roadway. On the ridgeline when talking to Ms. Kippen, we're on the low side of the property so we will look at that, but we're down below 6,000 ft. which is quite some ways below that ridgeline. We will verify and make sure and the stipulations with the stream corridors, the nodes, and the natural hazards disclosure will all be done.

Director Grover asked as far as the access, the access exception is what gives the subdivision it's approval for adequate access. Is it going to put your client in a time issue if we table this until you address the access. Mr. Cave replied I would prefer if we could do it conditioned upon the access issue and when we submit the final plat it is in a different location.

Commissioner Warburton asked what is the noticing requirement? Director Grover we have sent notice within 500 feet but some of the points that were brought up are very important. If they are having some issues as far as access on Old Snowbasin Road that's a huge issue.

Commissioner Warburton said it's technical and when I looked at the road, I didn't quite understand the depth of that, so that road has been looked at by the engineers. Ms. Kippen replied very conceptually, during preliminary we don't require engineering drawings, we require engineered improvement drawings at final, and that's when they get thoroughly vetted and they address the safety concerns.

Director Grover said when you are dealing with major issues as far as topography and things like that; we typically address that at the final stage. There have been times where we have made it as a condition at the access exception time to get more details.

Commissioner Wood left at this time – 6:10 p.m.

Commissioner Lewis asked if we table this, would we be able to hear this in two weeks on March 6th? Director Grover replied that would depend if the applicant would be able to address those issues within that time frame. We could table that to a time certain date, or until the applicant has those drawings prepared, and it is an ordinance requirement during final review.

MOTION: Commissioner Lewis moved to table this for two weeks and give the applicant time to try addressing preliminary the safety issues with the entrance and time to try to work the access with the neighbors if possible. Commissioner Howell seconded.

DISCUSSION: There was a discussion whether having this item be tabled until the next meeting, and if that would be enough time for the applicant to get the information back. If tabling would cause a burden on the applicant, and if the county is in jeopardy. It was suggested that a two-week period might not be enough time for the applicant to get all the information. Chair Taylor asked for a vote to table.

VOTE: A vote was taken to table this item, with Commissioner Lewis voting aye; with Commissioners Howell, Warburton, Hogge, and Chair Taylor voting nay. Motion Denied (4-1)

MOTION: Commissioner Warburton moved to approve UVO013018 & AAE 2018-01 for consideration and action on Old Snow Basin Ranch Subdivision, a five lot subdivision located at approximately 5700 Snowbasin Road and for the application of a private right-of-way alternative with all staff's recommendations including a condition that further investigation will take place for alternative access ingress from Old Snow Basin Road and private right-of-way location on the property to ensure that safest access is being utilized. Everything else based on all other revisions subject to review agency requirements and conditions listed. This is based on the findings that it is in compliance with county code and our general plan. Commissioner Hogge seconded. A vote was taken with Commissioner's Howell, Warburton, Hogge, Lewis and Chair Taylor voting aye. Motion Carried (5-0)

3. **Public Comment for Items not on the Agenda:** None
4. **Remarks from Planning Commissioners:** None
5. **Planning Director Report:** None
6. **Remarks from Legal Counsel:** None

7. **Adjourn to a work session:**

WS1. DISCUSSION: Summit Temporary Parking at Wolf Creek

Ronda Kippen said this is a follow-up session to discuss the temporary parking needs. The key concern was where they are currently using parking, there's a Zoning Developer Amendment (ZDA) on that parking and temporary parking is not part of the ZDA. The following are key points that were discussed:

- A need for additional traffic study by moving from one area to another area.
- Temporary parking does not require for it to be paved and using road base as an alternative
- The CUP for temporary parking be in compliance with previously approved ZDA which it's not
- Encourage Wolf Creek, Nordic Valley, Pineview, Huntsville, or any other villages for Park & Ride and disperse 2,000 vehicles here and there
- Amend Wolf Creek Zoning Development and do a text amendment to allow for temporary parking in the CVR-1 Zone
- Mark Shatel, Powder Mountain gave a brief overview
- Director Grover gave a brief overview working with the University with transportation needs, various connection needs, and have Mountain Green as primary route
- Having enough parking space between Wolf Creek Residents, Valley Residents, and visitors
- Having existing exterior lighting be brought to meet the current lighting code
- If more than 25% of site is modified, need to bring lighting into compliance

- Density that is north of the 4-Way Stop
- Having a map with projections of another 12,000 units in the next 30 years
- Choosing a Hub
- A committee was formed that did not want parking
- Having current temporary permit to be rooted on an annual basis
- Have a condition to review every year or every two years
- Traffic Study by Powder Mountain, between the commercial and residential would be a “D” rating
- Explore a larger solution to disperse parking that can handle the frequency with buses
- Placing Park & Ride closer to housing developments
- Director Grover gave a brief overview about inter-mobile hub and focus where nodes should be
- Updating some codes to allow for Park & Rides
- Have some sort of incentive for people to leave their vehicles and use the bus as a way to travel

Ronda Kippen said so you are all good with the fact that we will not be asking for screening. Chair Taylor replied yes, where it's temporary in nature, and it's two years' limitation. Ms. Kippen replied so we are looking at no screening, and there is going to be a different design moving forward based on what UTA was talking about.

8. The meeting adjourned at 7:45 p.m.

Respectfully Submitted,

Kary Serrano, Secretary;
Weber County Planning Commission