



WESTERN WEBER & OGDEN VALLEY TOWNSHIPS
AND BOARD OF ADJUSTMENT

AMENDED MEETING AGENDA

March 12, 2013
4:30 p.m.

Pledge of Allegiance

Roll Call:

1. Minutes: Approval of the February 13, 2013 meeting minutes

2. Consent Agenda:
 - a. LVI012513 Consideration and action on an administrative application regarding final approval of the Ingram Subdivision (1 Lot) including a recommendation for a deferral of curb, gutter, and sidewalk located at 391 S 4700 W in the Agricultural (A-1) Zone (Pat and Vickie Ingram, Applicants)

 - b. LVC102512 Consideration and action on an administrative application regarding final approval of Combe South Estates Subdivision No. 1, 2nd Amendment (2 Lots) with a recommendation for the deferral of sidewalk improvements on Combe Road and a recommendation for the vacation of Amended Plat of Lot 3, Combe South Estates No. 1, located at 2220 East Jared Way, in the Residential Estates (RE-15) Zone (Clive Sander, Applicant)

3. Planning Director's Report:

Adjourn: Adjourn for a Work Session

4. Work Session Agenda Items:
 - WS1. Update & Discussion Group Decision Making presentation by Wilf Sommerkorn

 - WS2. Adjournment

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah. Work Session may be held in the Breakout Room. There will not be a pre-meeting



In compliance with the American with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791

Minutes of the Western Weber County Planning Commission held February 12, 2013, in the Weber County Commission Chambers, commencing at 5:00 p.m.

Present: Andrew Favero, Chair; Jannette Borklund; Wayne Andreotti; Brenda Meibos; Doug Hansen; Ryan Judkins; John Parke
Excused/Absent:

Staff Present: Rob Scott, Planning Director; Kary Serrano, Secretary

**Pledge of Allegiance*

**Roll Call:*

1. **Minutes:** Approval of the January 15, 2013 meeting minutes.

MOTION: Chair Favero approved the meeting minutes with the noted corrections.

2. **Consent Agenda:**

- 2.1. **CUP 2013-04:** Consideration and action on a request to amend an existing Conditional Use Permit Site Plan by adding a new salt storage building at Great Salt Lake Minerals located at 765 North & 10500 West, Ogden UT within the Manufacturing M-3 Zone (Gordon Hyde-Great Salt Lake Minerals/Brian Lloyd-Risun Technologies/Applicants)

Commissioner Meibos declared a conflict of interest and abstained from this hearing as her husband works for the applicant.

MOTION: Commissioner Hansen moved to approve the consent agenda item CUP 2013-04 an amendment to the existing conditional use permit site plan by adding a new salt storage building at GSL. Commissioner Parke seconded. A vote was taken and Chair Favero said the motion carried with all members present voting aye. Motion Carried (7-0)

Commissioner Meibos returned to the meeting.

3. **Petitions, Applications and Public Hearings:**

Old Business:

- 3.1. **ZTA 2012-04:** Consideration and action on legislative amendments to the Weber County Zoning Ordinance Chapter 32 (Signs), Chapter 1 (General Provisions) regarding various sign requirements including temporary signs.

Robert Scott, Planning Director, said this proposal has gone through a very extensive review process and at one point the Planning Commission had made a recommendation regarding amendments to this chapter. We took those amendments to the County Commission last July, and the Legal Counsel indicated there needed to be some work dealing with the issue of content neutral. This draft amended ordinance is back to the agenda for a subsequent recommendation to the County Commission to adopt these amendments. There are three things this ordinance accomplishes: It makes our political signs and other temporary signs content neutral. It goes beyond that and makes all signs in the unincorporated area content neutral. It places them under the umbrella of temporary signs, political signs, and it also makes changes to other definitions that are consistent with other chapters in the ordinance and with building and fire codes.

Commissioner Hansen asked what does political signs being content neutral mean. Mr. Scott replied any time that we have signs; we are not going to regulate content. What we are regulating is the time that you can put it up, the size of the sign, and its location.

Commissioner Borklund said there is a definition for both campaign signs and political signs that seem to be alike so are both definitions required? Mr. Scott replied yes, because a political sign has nothing to do with elections; the other campaign sign has to do with election in support of a candidate, a position, or a proposition and you can have political signs up 365 days a year.

Commissioner Meibos said that Ogden City is outlawing big banners and those that are run by air, where would those be included in this ordinance? Mr. Scott replied that we allow for public events and special events signs and we also allow those to be on public property with the appropriate permits and under certain circumstances they are appropriate.

Commissioner Borklund stated that's an issue with enforcement. There has always been a law that banners are not allowed and due of complaints in administration, it was not enforced, but they should be.

Commissioner Hansen said we deleted the misleading and fraudulent signs; does that mean we will not be able to regulate those? Rob Scott read 32.3, "*misleading, fraudulent, obscene, immoral, indecent, or signs unsightly character are prohibited.*" This talks about content and that is why our attorney has asked us to strike that because we can't regulate content but do get involved when it is a safety issue.

Commissioner Andreotti asked about live signs where someone is standing advertising for example tax preparation; is there a provision for that. Commissioner Borklund replied that is the same as the sandwich signs, they are temporary signs, and would be difficult to regulate.

Commissioner Judkins asked what about those vinyl stencils that are put on garages for advertising, how that affects residential areas. Mr. Scott replied that would not be allowed under our ordinance.

MOTION: Commissioner Parke moved to recommend to the County Commission approval on amendments to the Weber County Zoning Ordinance Chapter 32 (Signs), Chapter 1 (General Provisions) regarding various sign requirements including temporary signs of the after one general provision including temporary signs. Commissioner Andreotti seconded. A vote was taken and Chair Favero said the motion carried with all members present voting aye. Motion Carried (7-0)

3.2. Rules of Order: Consideration and action on an administrative decision for approval of the Planning Commission Rules of Order.

Robert Scott said this has been previously discussed by this Planning Commission and was reviewed in a training session they had with the Wilf Sommerkorn, Planning Director from Salt Lake City. The order of business is the only change that is being proposed. There are three things involved: The Planning Director will now read the Opening Statement. The Planning Commission Chair will ask if there are any ex parte communications or conflict of interests to disclose, and will ask at the beginning of the meeting just once instead of before every item. The last amendment is restructuring, the administrative and legislative items have their own headings. Staff recommend you consider adopting the Rules of Order as amended.

MOTION: Commissioner Parke moved to approve the revised Planning Commission Rules of Order as presented. Commissioner Hansen seconded. A vote was taken and Chair Favero said the motion carried with all members present voting aye. Motion Carried (7-0)

3.3. Open Meeting Statement: Consideration and action on Submitting Information Public Comment Policy, Opening Meeting Statement, Meeting Procedure, and Commenting at Public Meeting Handout.

Robert Scott said what the Planning Commission will be adopting the Public Comment Policy and the other items are more informational items. We have gone these through these in our work session and the first one is the Public Comment Policy and this expanded the administrative and legislative items.

Commissioner Judkins asked why any written materials have to be submitted no later than eight days but the email can come the same day. Mr. Scott replied if something needs to be submitted to staff so it gets in the packet, that's the reason for the eight days but people can email shortly before the meeting.

Commissioner Borklund said they can mail material to staff to pass out prior to the pre-meeting, we would have the information, but it would not be part of the packet Mr. Scott replied that is correct.

MOTION: Commissioner Meibos moved to adopt the Public Comment Policy, Opening Meeting Statement, Meeting Procedure, and Public Meeting Handout. Commissioner Parke seconded the motion. A vote was taken and Chair Favero said the motion carried with all members present voting aye. Motion Carried (7-0)

4. Public Comments: There were no public comments

5. Planning Commissioner's Remarks: There were no Planning Commissioner's remarks.

6. Staff Communications:**6.1. Planning Director's Report:**

Rob Scott thanked the Planning Commission on these procedural items and their willingness to consider these things very thoughtfully and will continue to make improvements over time. On October 1, 2013 one of the projects that are out there is with Wasatch Choice 2040 Project. It is a Federal Grant that is being done in conjunction primarily in Salt Lake but also has some other outreaches. They are working towards developing a model form base code and a manual to go along with that. They have offered to bring the consultants who have put that together for a three hour presentation and training.

Rob Scott said he would like to work towards having both Planning Commissions, staff, and inviting other Planning Commissions from around the county. The best time would be from 3 P.M. to 6 P.M. if this Planning Commission feels that is reasonable so this Planning Commission has plenty of notice to make arrangements to attend. Another item is instead of going to the American Planning Association conference it will be the Congress of New Urbanism Conference and he has made arrangement to have both Planning Commissions be registered for that conference. That will be at the end of May and it gets closer he would like a commitment from those that would be able to attend and get them registered.

6.2. Legal Counsel's Remarks: No Legal Counsel remarks.**7. Adjourn:** The meeting was adjourned at 5:45 P.M.

Respectfully Submitted,



Kary Serrano, Secretary,
Weber County Planning Commission



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application, final approval of the Combe South Estates Subdivision No. 1 2nd Amendment (2 lot) with a recommendation for the deferral of sidewalk improvements on Combe Road, and a recommendation for the vacation of Amended Plat of Lot 3, Combe South Estates Subdivision No.1.

Agenda Date: Tuesday, March 12, 2013

Applicant: Clive Stander

File Number: LVC102512

Property Information

Approximate Address: 2220 East Jared Way

Project Area: 1.25 acres

Zoning: RE-15

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 07-353-0003, 07-353-0005, and 07-086-0007

Township, Range, Section: 5N 1W Sec 23

Staff Information

Report Presenter: Ben Hatfield
bhatfield@co.weber.ut.us
801-399-8766

Report Reviewer: SW

Applicable Ordinances

- Weber County Subdivision Ordinance
- Weber County Zoning Ordinance Chapter 3 (RE-15 Zone)

Type of Decision

Administrative Decisions: When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

Background

The applicant is requesting final approval of the Combe South Estates Subdivision No. 1 2nd Amendment (2 lot) with a recommendation for the deferral of sidewalk improvements on Combe Road, and a recommendation for the vacation of Amended Plat of Lot 3, Combe South Estates Subdivision No.1, located at 2220 East Jared Way. This two lot subdivision is on 1.25 acres and is located in the RE-15 Zone. The RE-15 Zone requires a minimum of 15,000 square feet in area and a lot width of 100 feet per dwelling. These lots, at the front setback, meet this requirement. There is an existing home on proposed Lot 2 and proposed Lot 1 is vacant.

There are some existing buildings located within the proposed subdivision. In order to comply with setback requirements and keep the home, shed, and detached garage on the same lot, an irregular lot shape is needed for the proposed Lot 1. The applicant is working to reduce the detached garage to ensure setback compliance to property lines.

Lot 2 does meet the width requirement for the RE-15 zone being at least 100 feet wide at the 30 foot front setback line. However, just beyond at 37 feet back, the lot's width is reduced to approximately 65 feet, but due to the additional area on the west portion of the lot, an adequate buildable area is retained.

The proposed subdivision has frontage on Jared Way and on Combe Road. Curb, gutter, and sidewalk are already installed on Jared Way. A large area of Combe Road around this subdivision has portions of curb and gutter, but does not have

sidewalks installed. The applicant is requesting that a deferral of sidewalk improvements be recommended for Lot 1 along Combe Road.

Culinary water and wastewater treatment services are provided by the Uintah Highlands Improvement District.

Summary of Planning Commission Considerations

- Does the subdivision meet the requirements of applicable Weber County ordinances?

Conformance to the General Plan

The proposed subdivision meets the requirements of applicable Weber County ordinances and conforms to the General Plan.

Conditions of Approval

- Requirements of the Weber County Engineering Department
- Requirements of the Weber Fire District
- Requirements of the Weber County Health Department
- Requirements of the Weber County Surveyors Department
- That all structures meet setback requirements at the time of recording.

Staff Recommendation

Staff recommends final approval for the Combe South Estates Subdivision No. 1 2nd Amendment with a recommendation for the deferral of sidewalk improvements on Combe Road, and a recommendation for the vacation of Amended Plat of Lot 3, Combe South Estates Subdivision No.1.

Exhibits

- A. Proposed plat for the Combe South Estates Subdivision No. 1 2nd Amendment

Maps

Adjacent Land Use

North:	Residential	South:	Residential
West:	Residential	East:	Residential

Map 1



Map 2





Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application, final approval of the Ingram Subdivision (1 lot) including a recommendation for a deferral of curb, gutter, and sidewalk.

Agenda Date: Tuesday, March 12, 2013

Applicant: Pat and Vickie Ingram

File Number: LVI012513

Property Information

Approximate Address: 391 South 4700 West

Project Area: 0.774 Acres

Zoning: A-1

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 15-048-0038

Township, Range, Section: T6N, R2W, sec17

Staff Information

Report Presenter: Ben Hatfield
bhatfield@co.weber.ut.us
801-399-8766

Report Reviewer: SW

Applicable Ordinances

- Weber County Subdivision Ordinance
- Zoning Ordinance chapter 5 Agriculture (A-1)

Type of Decision

Administrative Decisions: When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

Background

The applicant is requesting final approval of Ingram Subdivision (1 lot) including a recommendation for a deferral of curb, gutter, and sidewalk located at approximately 391 West 4700 West. The proposed subdivision is in the Agricultural (A-1) Zone. The A-1 zone requires a minimum lot area of 40,000 square feet (0.92 acres). The applicant received a variance from the Weber County Board of Adjustment, on February 22, 2012, reducing the lot area to 33,707 square feet (0.774 acres).

Circumstances associated with this property have occurred to create an area discrepancy between what is legally described as the dimensions of the property, and the dimensions contained and occupied on the ground. This circumstance occurred due to the history of the land divisions surrounding this property. The home on this property was built in 1917.

The applicant has been working with the Weber County Engineering Division and the Utah Department of Transportation (UDOT) on requirements for improvements on 4700 West. It was determined (Exhibit B) that improvements were not needed at this time as this portion of 4700 West is not scheduled for widening.

Culinary water and a septic system will remain for the existing home.

Summary of Planning Commission Considerations

- Should a deferral of improvements be recommend due to the location of this property?
- Does the subdivision meet the requirements of applicable Weber County ordinances?

Conformance to the General Plan

The proposed subdivision meets the requirements of applicable Weber County ordinances and conforms to the General Plan.

Conditions of Approval

- Requirements of the Weber County Engineering Department

- Requirements of the Weber Fire District
- Requirements of the Weber County Health Department
- Requirements of the Weber County Surveyors Department

Staff Recommendation

Staff recommends final approval of Ingram Subdivision including a deferral of curb, gutter, and sidewalk improvements due to 4700 West being a State road its distance from operating public schools.

Exhibits

- A. Proposed Ingram Subdivision plat
- B. UDOT email on 4700 West widening

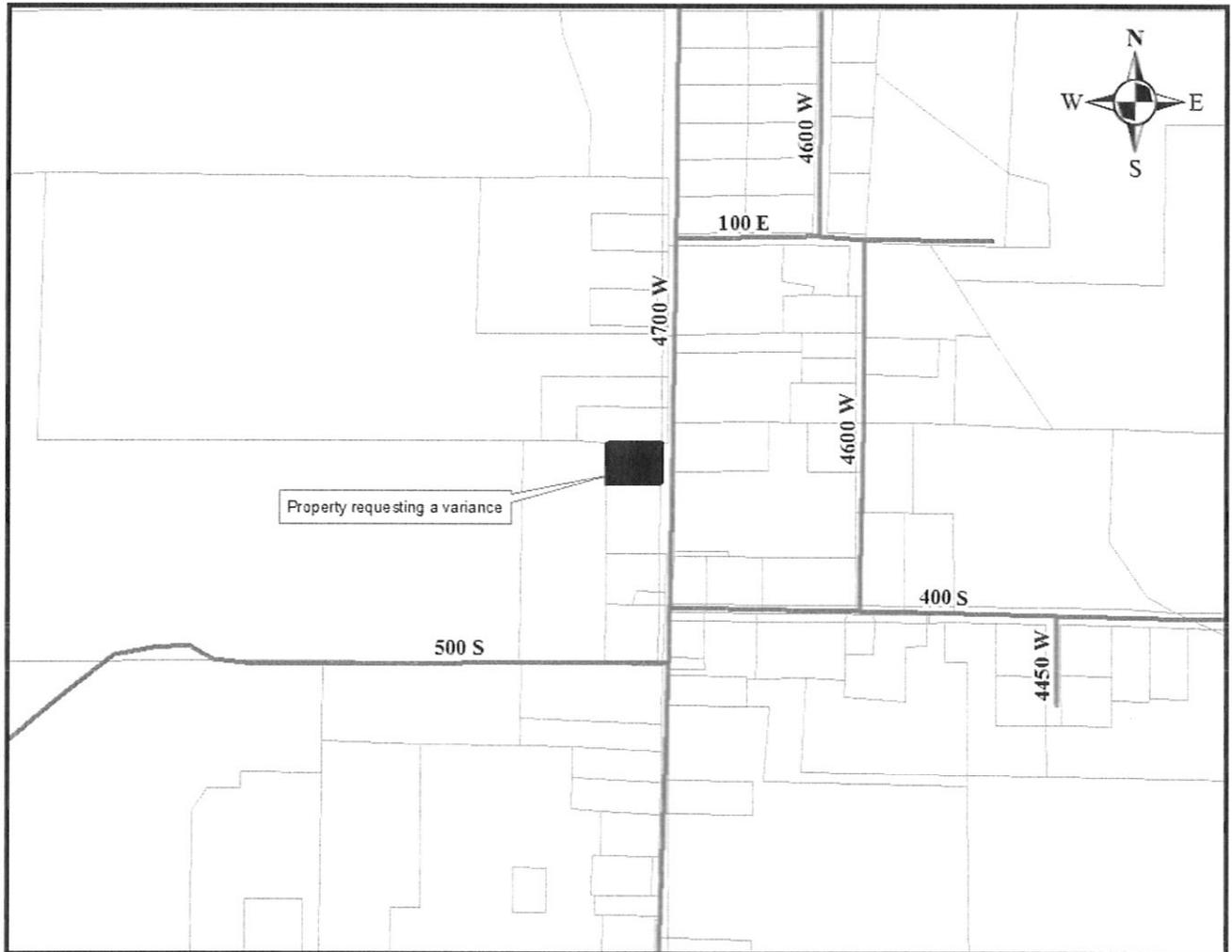
Map 1

Adjacent Land Use

North: Residence
East: Agriculture

South: Residence
West: Agriculture

Map 1





Meyerhoffer, Chad L.

From: Jesse Glidden [jglidden@utah.gov]
Sent: Tuesday, February 26, 2013 4:51 PM
To: Ingram, Vickie M Civ USAF AFMC 435 SCOS/GWU
Cc: Meyerhoffer, Chad L.; Tommy Vigil; David Adamson
Subject: Re: FW: Pipe in Ditch at 391 South 4700 West - Ogden UT
Attachments: 2040 RTP header.jpg; 2040 RTP overview.jpg; RTP Weco.jpg

Dear Vickie,

UDOT does not currently have a date on which construction will begin to widen SR-134 (4700 West) at the referenced location. Before construction begins on SR-134, an environmental study and a concept study must be done for this facility. Then, funding must be identified and provided for the project. This is years away. However, the project is identified on the Regional Transportation Plan (RTP) which is developed with the cooperation of UDOT and the Wasatch Front Regional Council (WFRC), among other agencies. I have attached several images that describe the RTP and the SR-134 project in particular.

As you can see on exhibit "RTP Weco.jpg", 4700 West from 1200 S (Ogden) to 4000 S (West Haven) is on Phase 3 of the RTP. This means that the time horizon for this project is 2031-2040, although there are circumstances under which this project may be moved up in the long-range planning phasing.

Prior to the reconstruction and widening of this section of SR-134, there will be pavement preservation projects which occur. These are unrelated to the future widening project, and only reflect UDOT's desire to maintain our existing infrastructure.

Weber County maintains a master plan of drainage facilities for this area of the County. When development or access modification occurs in this area, we will defer to their requirements for culvert size. We maintain our own standards for culvert type. All new or modified accesses require a permit from UDOT.

In the instance of this above-referenced address, this is an existing access to SR-134, with an existing culvert, and we will not require any modifications to the access or culvert as it is. If a permit is applied for to modify the access, then we may require that the culvert size be sized to accommodate the master plan maintained by Weber County (if it is currently undersized). When the widening of SR-134 occurs, it is likely that some or all of the culvert will be replaced along the length of the project. Depending on the needs of the project, right-of-way may also be required by land owners adjacent to the existing SR-134 right-of-way.

The drainage ditches may not be filled in within the right-of-way of the State Highway without a permit from the State, and concurrence from Weber County.

Regards,

--
Jesse O. Glidden, P.E.
Support Services Engineer
UDOT Region One Preconstruction
166 W Southwell St.
Ogden, UT, 84404
801-620-1654

Exhibit
B-1

jglidden@utah.gov

On Mon, Feb 25, 2013 at 4:42 PM, Ingram, Vickie M Civ USAF AFMC 435 SCOS/GWU
<Vickie.Ingram@hill.af.mil> wrote:

-----Original Message-----

From: Ingram, Vickie M Civ USAF AFMC 435 SCOS/GWU
Sent: Monday, February 25, 2013 9:36 AM
To: 'jglidden@utah.gov'
Cc: Patrick Ingram (IngramThree@MSN.Com)
Subject: Pipe in Ditch at 391 South 4700 West - Ogden UT

Mr. Glidden,

As per your conversation with Mr. Ingram this morning referencing the subject property please provide us with the states projected date for widening 4700 West at that approximate location.

Also, per your conversation with Weber County's engineer, Chad Meyerhoffer, concerning the pipe size/type/ for filling in drainage ditches within the state. Please provide the states status on filling in drainage ditches when changes to the highway are not in the near future.

Also refer to your recent conversation with Mr. Meyerhoffer in which you indicated there isn't an immediate need to pipe and fill in the drainage ditch at this time since this is on an existing home (original home was built in 1917).

Thank you for your assistance in this matter we await your response.

Sincerely,

Patrick and Vickie Ingram

Exhibit
B-2