

Minutes of the Regular Meeting of the Ogden Valley Planning Commission for April 4, 2023. To join the meeting, please navigate to the following weblink at, <https://us02web.zoom.us/j/85022018870>, the time of the meeting, commencing at 5:00 p.m.

Ogden Valley Planning Commissioners Present: Trevor Shuman, Chair, Jeff Barber,, Jared Montgomery, Justin Torman, and Janet Wampler.

Absent/Excused: Commissioner Jeff Burton, Dayson Johnson

Staff Present: Rick Grover, Planning Director; Charlie Ewert, Principal Planner; Steve Burton, Planner; Felix Lleverino, Planner; Tammy Aydelotte, Planner; Bill Cobabe, Planner; Courtlan Erickson, Legal Counsel; June Nelson, Office Specialist.

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

WS1 Review and discussion regarding proposed ordinances to help implement the Western Weber General Plan. These amendments affect ordinances that pertain to the Ogden Valley Planning Area. Planner: Charlie Ewert.

Planner Ewert stated that this item was presented to the Commission at their last work session, but he facilitated a review of the highlighted portions of the document to draw their attention to changes that have not been discussed in detail. He solicited feedback from the Commission and indicated this feedback will be used to further adjust the document before it is presented to the Commission for continued discussion and possible action in the near future. During the discussion, there was a focus on topics such as transfer of development rights (TDR) actions; development agreements for large resort projects; street types; densities and minimum lot sizes in different zoning designations; changes to the land use table relating to permitted uses in various zones; allowances for short term rentals (STRs) in certain residential zones (there is differentiation between the Ogden Valley Planning area and the Western Weber Planning area for the purposes of STR regulations and the Commission provided input regarding the residential zones in which they are comfortable permitting STRs); outdoor storage regulations; parking requirements/garage size standards in multi-family residential zones; minimum and maximum setbacks for different types of uses in village/form based developments; maximum number of stories/building heights in village developments; vehicle oriented commercial development; color schemes and architectural design standards for form based projects; block lengths and on-street parking/parking lot requirements in form based developments; pedestrian pathways and public easements throughout form based developments; the legend for street regulating plans that will be included in each map for a form based development; approval authority and whether third-party involvement should be allowed in TDR actions; banking of development rights; a mechanism for restricting one's ability to purchase a large parcel of property with the understanding of its development rights, and then attempting to convert the property to maximize development potential or opportunities to bank or transfer development rights elsewhere;

The Commission accepted public input; Kurt Langford spoke to the concerns of many residents in the Valley regarding the TDR concept; if development rights are not property recorded for all properties in the Valley, it will be possible for some to transfer some or all of their rights to other properties and then built the same density on their property if there is not a proper record of the transfer. Banking is very problematic as well and he agrees with comments made by Commissioners about the need to be more specific and regulatory in the General Plan and Land Use Code (LUC) regarding the TDR matter.

The Commission and Mr. Ewert discussed Mr. Langford's recommendations; they agreed with the need to include specific regulations to govern TDR actions to ensure transparency of a TDR request.

WS2: Review and discussion regarding implementation of a Form-Based zone for West Weber Village area. These amendments affect Form-Based zone provisions that pertain to the Ogden Valley Planning Area. Planner: Charlie Ewert.

This item was not discussed, but Planner Ewert asked that the Commission review the document included in their packet to prepare for the next work session meeting on this topic; the biggest change being proposed in the form-based zone for village areas relates to shared private lanes and how a shared private lane will impact development rights of a property or properties. The Commission indicated they would prefer that Western Weber and Ogden Valley planning areas could be separated and for LUCs to be developed specific to each area. They noted that including regulations for both planning areas in one document and

requiring Planning Commissions for both bodies to vote on changes for each area can be confusing to the public and the reader of the LUC.

Meeting Adjourned: The meeting adjourned at 8:32 p.m.

Respectfully Submitted,

Cassie Brown

Weber County Planning Commission