

Minutes of the Work Session of the Ogden Valley Planning Commission for May 2, 2023. To join the meeting, please navigate to the following weblink at, <https://us02web.zoom.us/j/83295750896>, the time of the meeting, commencing at 5:00 p.m.

Ogden Valley Planning Commissioners Present: Trevor Shuman, Chair, Jeff Barber, Jeff Burton, Dayson Johnson, Jared Montgomery, and Justin Torman.

Absent/Excused: Commissioner Janet Wampler.

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; Marta Borchert, Office Specialist.

- Pledge of Allegiance
- Roll Call:

Chair Shuman conducted roll call and indicated - **ROLL CALL WAS NOT CAPTURED ON THE AUDIO RECORDING.**

1. Detailed update on retaining wall signage approved by County Commission. Planner: Steve Burton

Planner Burton first started by reviewing the Planning Commission's recommendation to the County Commission on an applicant driven text amendment pertaining to retaining wall signage; he provided a document that illustrated the differences between the text that was approved by the County Commission and the text recommended for approval by the Planning Commission.

WS1 ZTA2023-02: A discussion to consider an applicant-initiated text amendment to allow agritourism as an allowed use in the Shoreline (S-1) zone. Planner: Charlie Ewert

Planner Ewert explained the County has received an application to amend the Weber County Code to allow agritourism to occur in the Shoreline (S-1) zone. Agritourism is allowed in other agricultural zones as a conditional use. The proposal is to regulate the use in the S-1 zone similarly. After a policy analysis, staff has determined that it appears that the request is in harmony with the Ogden Valley General Plan. Staff is also requesting additional edits to the Shoreline Zone to run with this amendment. These additional edits are intended to bring the Shoreline zone's chapter into compliance with the organizational standards that have been implemented in other zones.

Mr. Ewert then summarized the policy considerations included in a staff report regarding the application; he also facilitated a review of the draft ordinance amendments, which included a list of conditional uses in the S-1 zone. He then noted the purpose and intent section of the ordinance states: *"The purpose of this chapter is to provide support and economically feasible land use alternatives to local and enterprising farm owners who are devoted to their land and are committed to providing authentic, agriculturally related products and experiences to the public. Agriculture is a very important contributor to Utah's economy and, observably, an integral and indispensable part of Weber County's rich cultural heritage; therefore, it is the county's desire to create an environment in which agriculture is not only encouraged but can thrive. It is intended to benefit farm owners and the residents of Weber County through its ability to generate supplementary farm income while promoting the preservation of agricultural open space and significantly enhancing leisure, recreational, educational, and gastronomic opportunities for those in pursuit of such experiences in a rural farmland setting."* He also discussed the objectives of the Shoreline zone, after which he provided a map illustrating the private properties currently included in the S-1 zone.

When combining the directives of the general plan with the purposes, intentions, and objectives of the Weber County Land Use Code, it may be surmised by the Planning Commission that allowing agritourism to occur in the Shoreline zone similar to its allowance in the agricultural zones is appropriate. It is clear that the Shoreline zone is already intended to allow certain non-agricultural uses such as camping and recreational facilities. Perhaps the added activities allowed in the agritourism ordinance can be considered similar in nature, but with specific intent to support the agricultural uses of the land. He then noted that staff has provided a list of additional amendments they would like to see in the ordinance; the amendments are by and large simply

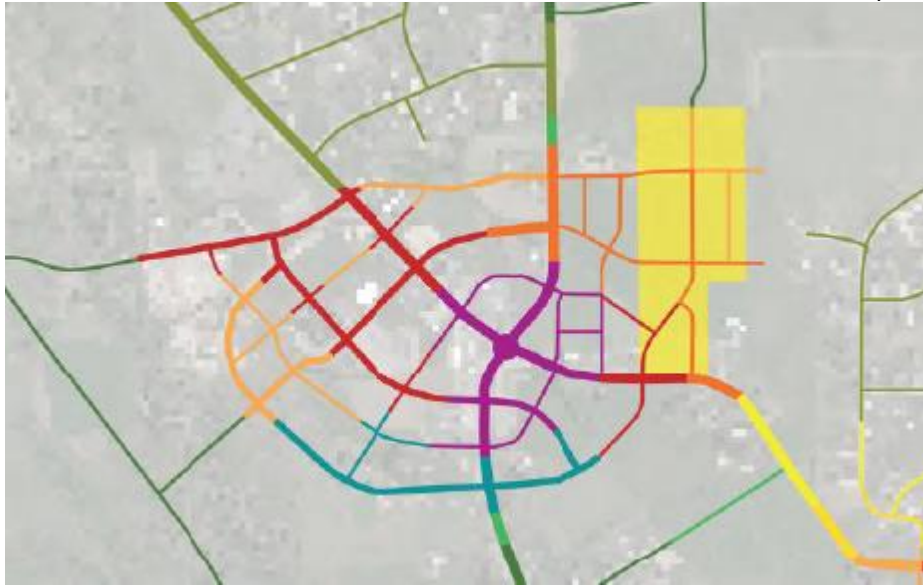
organizational to bring this chapter of the ordinance into compliance with organizational standards of other sections. Over time, the county has been striving to reorganize each zone chapter to follow a standardized organizational composition.

The Commission then engaged in discussion with staff regarding the permitted uses in the S-1 zone and the implications of the proposed ordinance amendments; if the amendments are approved, any property in the S-1 zone could apply for an conditional use permit for an agritourism use. The Commission expressed concern that this application is a 'short-cut' to achieve approval of a lodging business on properties where that use is typically prohibited; it seems contrary to the County Commission's directive that lodging not be allowed in certain zones in the Valley.

Mr. Ewert concluded that the proposed text amendments from both the applicant and staff can be moved forward to a Planning Commission business meeting; there was a brief discussion regarding the definition of certain permitted and conditional uses and whether some of the uses should instead be classified as an 'activity' rather than a 'use'. There was also a brief discussion regarding regulations that would be imposed on agritourism use, including setbacks from nearby structures, density of lodging or 'glamping' units, and any architectural standards. The Commission was split on whether they would support or oppose the amendments, with Planning staff concluding a public hearing will be held and the Planning Commission can hear from the applicant before making a formal recommendation to the County Commission.

WS2 ZTA2023-03: A discussion to consider an applicant-initiated text amendment to the Form-Based zone to provide for a future development intended to be called Eden Crossing, and to provide related street connections and unique architectural design standards for the development. Planner: Charlie Ewert.

Planner Ewert reviewed the information included in his staff report regarding an applicant-initiated request to amend the Form Based Village zoning ordinance to adjust the New Town Eden Street Regulating Plan and to provide alternative design standards for New Town Eden. He noted the proposed text amendment is fairly straightforward, but the application of the amendment has broader effects on the New Town Eden Area. The amendment creates alternative architectural design standards for the New Town Eden Area, and a revised street regulating plan map that includes additional streets in the northeastern quadrant of the New Town Eden Area (northeast of the intersection of Hwy 158 and Hwy 162. To help ease the effect of the new streets requested, staff has provided four alternative street regulating plans, three of them represent changes to most if not all of the streets on the periphery of the New Town Eden village area, and one alternative reflecting the status quo option (no changes). Proposed new architectural design theme. The applicant is proposing a second set of architectural design standards that can be used for commercial and multifamily buildings in the New Town Eden area. If approved, a landowner within the New Town Eden area can choose between the existing architectural theme (Agricultural) or the new theme (Mountain Modern). The applicant has suggested that a mix of these themes within one village area may make for an overall complimentary community outcome that celebrates the history of the area while also looking to the future; and doing so without inducing so many different themes that the community looks hodge-podge. If the Planning Commission supports this additional design theme option, it is captured in the proposed Exhibit A. Alternatively, if the Planning Commission supports the new design theme in the New Town Eden area, but would rather separate its use from the areas that have/will use the existing agricultural theme, the proposal can be modified to designate one theme to be used for specifically selected areas. For example, assuming the Planning Commission is comfortable with amending the New Town Eden street regulating plan, perhaps the mountain modern theme can be applied to the northeast quadrant of New Town Eden, while the agricultural theme is applied to other areas within the village. If such an alternative is desired, the Planning Commission should direct staff accordingly. He then presented illustrations of the Mountain Modern design theme being proposed. He then discussed the proposed street regulating plan for New Town Eden; to facilitate the potential amendments, staff request that the applicant provide their requested street regulating plans amendments that are specific to their intended project, and also include other street connections that show how their proposed streets can eventually connect to other existing or planned streets. Their proposed street regulating plan is as follows, with their property in yellow:



In reviewing the applicant’s proposed street regulating plan, and hearing prior concerns expressed by the planning commission regarding “village creep,” staff has explored the possibility of reconfiguring the New Town Eden area’s street regulating plan with the following four options for the Planning Commission to consider. Each attempt to offset the “creep” effect of adding new high-intensity streets. While there are a few specific reasons streets are laid out as they are in each alternative, the Planning Commission should feel at liberty to explore with staff other ways streets can be configured and designated that might make for a better future village. Mr. Ewert presented staff’s Proposed Alternative A:



Mr. Ewert presented staff’s Proposed Alternative B:



Mr. Ewert presented staff's Proposed Alternative C:



Mr. Ewert presented staff's Proposed Alternative D (Status Quo, No Changes):



Mr. Ewert then summarized staff’s analysis of the application, including compliance with the Ogden Valley General Plan, and facilitated discussion among the Commission regarding the implications of the proposed amendments requested by the applicant. There were concerns about too much uniformity of development within the Village area; traffic circulation within the Village; architectural standards for commercial development within Village projects; and transfer of development rights (TDR) actions.

The Commission heard from the applicant, Eric Langvardt, regarding the purpose of the proposed amendments. He spoke to the fluidity of the layout and connection with surrounding developments and the increase in service-oriented businesses that will be located in the Village. He acknowledged the increase in density in the project, but indicated that the density will help to attract businesses that are desired by other residents in the community.

Discussion among the Commission shifted to the County’s ability to provide services to the project area, including water and sewer services; clustering of density; architectural guidelines; harmony with surrounding development; and changes to the short-term rental (STR) regulations in the form-based zone.

**Meeting Adjourned: The meeting adjourned at 7:55 p.m.
Respectfully Submitted,**

Weber County Planning Commission