

Minutes of the Work Session of the Ogden Valley Planning Commission for June 4, 2024. To join the meeting, please navigate to the following weblink at, <https://webercountyutah.zoom.us/j/81134930298>, the time of the meeting, commencing at 5:00 p.m.

Ogden Valley Planning Commissioners Present: Dayson Johnson (Chair), Jeff Burton (Vice Chair), Jeff Barber, Joe Paustenbaugh, Mark Schweppe, Trevor Shuman, Janet Wampler (via Zoom).

Staff Present: Rick Grover, Planning Director; Charlie Ewert, Principal Planner; Felix Lleverino, Planner; Tammy Aydelotte, Planner; Bill Cobabe, Planner; Liam Keogh, Legal Counsel; Marta Borchert, Office Specialist.

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

Chair Johnson conducted roll call and indicated all Commissioners were present, with Commissioner Wampler participation via Zoom.

Adjourn to Work Session.

WS1: ZMA2024-05: Cowboy Partners proposal to rezone approximately 17 acres of land located at approximately 2773 North, Highway 158 from the AV-3 (agriculture) zone to the FB (form-based) zone. Representative: Chris Zarek

Principal Planner Ewert stated that this application was tabled during the May 21 meeting and the Commission requested more discussion of certain elements of the application, project plan, and requirements to be included in the development agreement for the project. He noted that he had asked the Commission to send him specific concerns about the plan, which he compiled into a bulleted list; he reviewed the list and facilitated discussion among the entire Commission regarding the items included therein:

- No short-term rentals anywhere in the development;
- Change the term 'should' to 'shall';
- Six- or eight-foot-high masonry wall surrounding out-parcels;
- All streets shown on street regulating plan to be placed on applicant's property and not pushed onto others;
- Both culinary and secondary water must be provided by an existing water entity;
 - As long as they can provide?
 - What if they can but refuse?
 - What is they cannot?
- Development agreement to limit building heights to forty feet (even if the code changes to allow taller building heights);
- Prioritize attainable housing opportunities to:
 - First those working on the Valley floor;
 - Second, those working elsewhere in the Valley;
 - At ease one person in the dwelling must work in the Valley.
- Face buildings adjacent to Highway 158 toward Highway 158;
- Highway 158 must be the three-lane standard (with center turn lanes);
- All residential garages wired for a level two electric vehicle charger;
- Six generally available (for public use) level two charges on each side of Highway 158;
- Amenities oriented toward children provided on both sides of Highway to discourage frequent children crossing;
 - Parks?
- Limit number of dwellings to no more than 140.

There was a focus on the workforce housing element of the plan and price points of different types of housing units included in the project; tax credits for low-income housing; whether there is any possibility of short-term rental (STR) units to be allowed in the project; the definition of 'small village areas' in the General Plan; the prospect of a Transfer of Development Right (TDR) action in the project; the availability of sufficient water in the Valley as well as access to sewer infrastructure/services; and the appropriate location of amenities in the project.

The Commission debated whether the project conforms with the General Plan and Street Regulating Plan, and if Form Based (FB) zoning is appropriate for the property; there was a heavy focus on whether to recommend denial of the application based on nonconformance with the General Plan, or to recommend approval with very specific conditions and items to be governed by a development agreement for the project. Mr. Ewert and Legal Counsel Keogh offered input and counsel regarding the Planning Commission's role for a legislative application and throughout the debate, the Commission heard from the applicant, Chris Zarek of Cowboy Partners, regarding concessions he is willing to make in order to address the concerns expressed by the Commission and the public. This led to discussion among the Commission, Mr. Zarek, and Planning staff regarding other projects currently underway or that have been proposed in the vicinity of the subject property and how those projects will relate to one another.

Mr. Ewert stated that he will utilize the feedback provided by the Commission tonight to negotiate a draft development agreement with the applicant and to present the application again to the Commission during their June 25 meeting. During that meeting, the Commission can make a recommendation of denial or approval to the County Commission, or table the application again.

Meeting Adjourned: The meeting adjourned at 8:22 p.m.

Respectfully Submitted,

Cassie Brown

Weber County Planning Commission