

Minutes of the Work Session of the Ogden Valley Planning Commission for June 27, 2023. To join the meeting, please navigate to the following weblink at, <https://us02web.zoom.us/j/83808621750>, the time of the meeting, commencing at 5:00 p.m.

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

Absent/Excused: Justin Torman and 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; Marta Borchert, Office Specialist.

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

Chair Shuman conducted roll call and indicated all Commissioners were in attendance.

1. **Minutes: April 25 and May 2, 2023.**

Chair Shuman asked if there are any corrections to be made to the minutes as presented. No corrections were made and Chair Shuman declared the minutes approved as presented.

Adjourn to Work Session.

WS1: ZTA 2023-04, Water wise landscaping ordinance amendments to implement Flip Your Strip program in unincorporated Weber County. Planner: Steve Burton.

Planner Burton explained Weber Basin Water Conservancy District has informed Weber County that they will allow residents of the unincorporated area to participate in the “Flip your Strip” program as long as the county has the following minimum standards in place:

1. No more than 35 % of the front and side yard landscaped area in new residential development be lawn; and
2. Restricting the placement of lawn in parking strips and in areas with widths of less than eight feet.

According to Weber Basin, the “Flip your Strip program” is “intended to remove turf from park strips and create attractive, low-water alternatives. Weber Basin will rebate \$1.25 per square foot to homeowners that convert the lawn landscaping in their park strip to a more water efficient area.” The district plans to administer the program as funds are available until April of 2024. He reviewed proposed ordinance language that is intended to implement the requirements of Weber Basin, so that unincorporated residents can participate in the rebate program. The draft language is also intended to require that all residential, commercial, and manufacturing buildings/projects implement water-wise landscaping to help in the greater water conservation effort. He noted if the Planning Commission is comfortable with the language, staff will schedule a public hearing for a meeting in July to provide for public input and for the Planning Commission to forward a recommendation to the County Commission.

Discussion among the Planning Commission and staff centered on whether it is appropriate to adjust other zoning ordinances to suggest that grass not be planted in park strips in new developments; whether there has been any consideration about the heat generated by rock or other xeriscaping elements placed in areas that were formerly occupied by turf; concerns regarding mandates from a taxing entity and the impact this type of action could have on water rights held by residents; and the authority of the Planning Commission to recommend denial of the ordinance amendments. The Commission reached a consensus that residents should be allowed to do what they want to do with their landscaping, and they do not want to recommend approval of an ordinance that would allow another entity to place restrictions on them.

There was a brief off-topic discussion regarding properties that are developed, but the homeowner never improves the property, and the land is not beautified and is consumed by weeds. Planner Ewert stated that for a home located in an homeowner’s association (HOA) development, the HOA would have its own policies and enforce rules regarding landscaping. But, for homes not in an HOA, the County does not have an ordinance requiring landscaping or beautification and there is no enforcement action for the County to take.

WS2: Discussion regarding a county-initiated proposal to create a conservation subdivision that will help landowners create conservation-easements on open space in exchange for one-acre lots. Planner: Charlie Ewert

Planner Ewert explained this matter was initiated by the County Commission after hearing from a resident whose mother, a landowner in the Valley, recently passed and her dying wish was for her property to be placed in a conservation easement. In order to accomplish that wish, the children would be required to subdivide the property and separate the land from the single-family home in order to pursue conservation. He noted that in light of the many discussions recently about preservation of open/green space, he wanted to look for opportunities to pursue conservation of these types of properties. He presented a draft ordinance that would create a conservation subdivision; the ordinance would address minimum lot sizes, clustering, and architectural standards.

The Planning Commission wished to discuss the property that initiated this discussion, with Mr. Ewert noting that if an ordinance is adopted, it would apply to any applicable property in the Valley rather than a single property. Chair Shuman asked why time was spent on this issue when it is something can already be accomplished under current zoning ordinances, such as the cluster ordinance. Other Planning Commissioners questioned whether the motive behind this proposed ordinance would be to provide increased development opportunities in the Valley, under the guise of preserving open space. This led to high-level discussion and debate among the Commission regarding whether to undertake the writing of such an ordinance suggested by Mr. Ewert; the Planning Commission concluded they do not think an ordinance is necessary in order to provide the specific property owner choices in dealing with the disposition or preservation of their property.

WS3: Discussion regarding proposed revisions to the Agritourism ordinance, and possibly expanding it into the S-1 zone. Planner: Charlie Ewert

Planner Ewert summarized past discussions regarding this issue and facilitated a review of the changes that have been made to the Agritourism ordinance responsive to the feedback received from the Planning Commission and the public. There was a focus on intended and unintended consequences of the ordinance revisions; differentiation between large and small agritourism uses; allowed uses that may not be directly related to the production of agriculture; appropriate licensing terms for agritourism uses; and the definitions of various terms used in the ordinance. Mr. Ewert asked the Commission to provide any additional feedback to him via email; he stated he will use the feedback provided tonight and via email to further adjust the proposed ordinance before bringing it back to the group for continued discussion in a future meeting.

**Meeting Adjourned: The meeting adjourned at 7:44 p.m.
Respectfully Submitted,**

Weber County Planning Commission