

## OGDEN VALLEY PLANNING COMMISSION

### MEETING AGENDA

**February 7, 2023**

**Work Session 5:00**

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

1 Minutes: None

#### **Petitions, Applications, and Public Hearings:**

#### **2. Legislative Items:**

**2.1 ZTA 2022-03** A public hearing for consideration of an applicant driven text amendment to amend the Ogden Valley Signs ordinance to allow a neighborhood identification sign to be placed on a retaining wall. **Planner: Steve Burton**

#### **3. Public Comment for Items not on the Agenda:**

#### **4. Remarks from Planning Commissioners:**

#### **5. Planning Director Report:**

#### **6. Remarks from Legal Counsel**

##### **Adjourn to Work Session**

**WS1** Discussion regarding a rezone application on 23 acres located at approximately 2700 N and 5600 E, Eden. Applicant is Shawn Clegg **Planner: Steve Burton**

**WS2** Discussion regarding a rezone application on 2.7 acres located at approximately 5461 E 2300 N, Eden. Applicant is ZW Investments and ZBF Investments. **Planner: Steve Burton**

**WS3** Discussion on Water Conservation Goals and the General Plan. **Planner: Bill Cobabe**

**WS4** Discussion regarding Form Based Zone Village area regarding receiving transferable development rights. **Planner Charlie Ewert**

**Adjourn**

***The work meeting will be held in person at the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.***

& Via Zoom Video Conferencing at <https://us02web.zoom.us/j/88124038020> Meeting ID: 881 2403 8020

***In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8761***

## Meeting Procedures

### Outline of Meeting Procedures:

- ❖ The Chair will call the meeting to order, read the opening meeting statement, and then introduce the item.
- ❖ The typical order is for consent items, old business, and then any new business.
- ❖ Please respect the right of other participants to see, hear, and fully participate in the proceedings. In this regard, anyone who becomes disruptive, or refuses to follow the outlined procedures, is subject to removal from the meeting.

### Role of Staff:

- ❖ Staff will review the staff report, address the approval criteria, and give a recommendation on the application.
- ❖ The Staff recommendation is based on conformance to the general plan and meeting the ordinance approval criteria.

### Role of the Applicant:

- ❖ The applicant will outline the nature of the request and present supporting evidence.
- ❖ The applicant will address any questions the Planning Commission may have.

### Role of the Planning Commission:

- ❖ To judge applications based upon the ordinance criteria, not emotions.
- ❖ The Planning Commission's decision is based upon making findings consistent with the ordinance criteria.

### Public Comment:

- ❖ The meeting will then be open for either public hearing or comment. Persons in support of and in opposition to the application or item for discussion will provide input and comments.
- ❖ The commission may impose time limits for comment to facilitate the business of the Planning Commission.

### Planning Commission Action:

- ❖ The Chair will then close the agenda item from any further public comments. Staff is asked if they have further comments or recommendations.
- ❖ A Planning Commissioner makes a motion and second, then the Planning Commission deliberates the issue. The Planning Commission may ask questions for further clarification.
- ❖ The Chair then calls for a vote and announces the decision.

## Commenting at Public Meetings and Public Hearings

### Address the Decision Makers:

- ❖ When commenting please step to the podium and state your name and address.
- ❖ Please speak into the microphone as the proceedings are being recorded and will be transcribed to written minutes.
- ❖ All comments must be directed toward the matter at hand.
- ❖ All questions must be directed to the Planning Commission.
- ❖ The Planning Commission is grateful and appreciative when comments are pertinent, well organized, and directed specifically to the matter at hand.

### Speak to the Point:

- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances.
- ❖ Don't repeat information that has already been given. If you agree with previous comments, then state that you agree with that comment.
- ❖ Support your arguments with relevant facts and figures.
- ❖ Data should never be distorted to suit your argument; credibility and accuracy are important assets.
- ❖ State your position and your recommendations.

### Handouts:

- ❖ Written statements should be accurate and either typed or neatly handwritten with enough copies (10) for the Planning Commission, Staff, and the recorder of the minutes.
- ❖ Handouts and pictures presented as part of the record will be left with the Planning Commission.

### Remember Your Objective:

- ❖ Keep your emotions under control, be polite, and be respectful.
- ❖ It does not do your cause any good to anger, alienate, or antagonize the group you are standing in front of.



# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### APPLICATION INFORMATION

**Agenda Item:** ZTA 2022-03 A public hearing for consideration of an applicant driven text amendment to amend the Ogden Valley Signs ordinance to allow a neighborhood identification sign to be placed on a retaining wall.

**Agenda Date:** Tuesday, February 7, 2023

**Applicant:** Wolf Creek Utah

**Representative:** Taylor Lewis

**File Number:** ZTA 2022-03

### STAFF INFORMATION

**Report Presenter:** Steve Burton  
sburton@webercountyutah.gov  
801-399-8766

**Report Reviewer:** CE

## Applicable Ordinances

Weber County Code, Part II, Title 110, Chapter 2

## Legislative Decisions

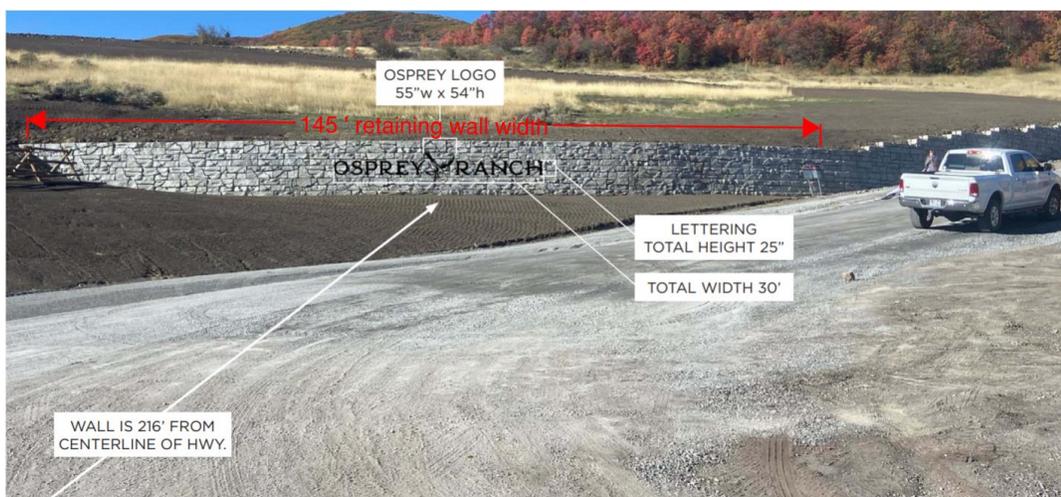
This is a legislative matter. When the Planning Commission is acting on a legislative matter, it is acting to make a recommendation to the Board of County Commissioners. There is wide discretion in making legislative decisions. Criteria for recommendations on a legislative matter suggest compatibility with the general plan, existing ordinances, and best practices. Examples of legislative actions are general plan, zoning map, and land use code amendments.

## Summary

The applicant is proposing to allow a neighborhood identification sign to be placed on a retaining wall. The applicant is proposing to allow neighborhood identification retaining wall signs to be 4.5 feet in height and 40 feet in width. Staff is proposing to allow the wall sign to go up to six feet in height and 40 feet in width.

## Policy Analysis

This proposal is not anticipated to impact the Ogden Valley General Plan. The proposal will add a new signage option for developers and HOAs. Below is an example, provided by the applicant, of the maximum sign face area on a retaining wall, which would be allowed by the current proposal.



In areas of the Ogden Valley where retaining walls are needed along streets in neighborhoods, signage on the retaining wall can provide visual breaks on wide retaining walls. The design requirements of the Ogden Valley Signs code as well as the requirements of the Outdoor Lighting chapter will still apply to subdivision retaining wall signs. The setback requirement for a sign like this is 10 feet from any property line.

Currently, the maximum sign allowance for a similar sign in the Ogden Valley (monument sign) is eight feet by twelve feet. Although the proposal is not considered a monument sign, it significantly increases the sign area allowance of the Ogden Valley Sign Code. The proposed sign allowance by the applicant is 4.5 feet in height by 40 feet in width. The proposed language included in this report as exhibit A, includes an allowance of six feet in height by 40 feet in width.

Staff supports the sign width allowance of 40 feet because neighborhood retaining walls can be several hundred feet in length. Under the current draft language, the sign code would not restrict the height of a retaining wall, only the sign height to six feet. A developer or HOA would be allowed to place the sign anywhere on the retaining wall. In the concept image of the proposal, the retaining wall width facing the viewer is approximately 145 feet wide to give context.

## Staff Recommendation

Staff recommends that the Planning Commission forward a positive recommendation to the County Commission for the proposed text amendment ZTA 2022-03, as proposed in Exhibit A.

This recommendation may come with the following findings:

1. The proposal is an additional signage option.
2. The proposal is not contrary to the goals and principles of the general plan.

## Exhibits

Exhibit A. Draft ordinance language  
Exhibit B. Applicant's proposal

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35

**Sec 110-2-5 Allowable Signs By Zoning District**

....

(b) Commercial Valley Resort Recreation Zone (CVR-1), Agricultural Valley (AV-3), Forest Valley (FV-3), FR-1, FR 3, F-5, F-10, and F-40.

....

(2) Residential uses.

- a) Single-family and residential units of less than eight units. One wall sign identifying the name of the owner and/or property, not to exceed six square feet is permitted.
- b) Multifamily residential uses of eight units or more. One wall sign not to exceed 20 square feet in area is permitted.
- c) ~~Subdivision entry signs (monument sign). Each subdivision may be allowed one monument sign, not to exceed six feet in height and ten feet in width. The sign may be placed on a landscaped, mounded berm up to two feet from grade.~~

....

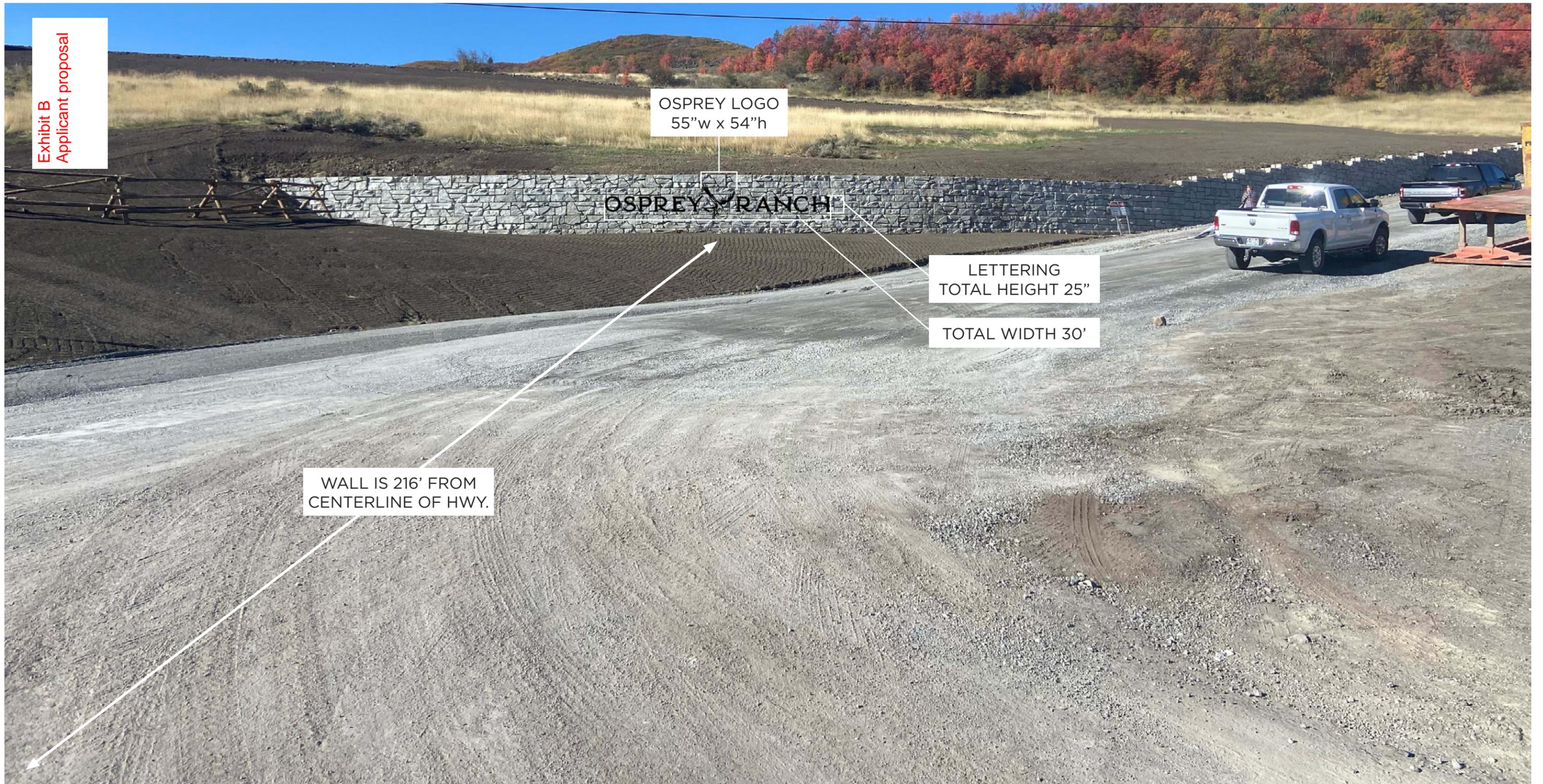
Formatted: Indent: Left: 0.25"

**Sec 110-2-9 Other Allowed Signs**

- a) The following signs are allowed in all zoning districts in the Ogden Valley of Weber County:

~~(3) Subdivision entry signs. An approved, recorded subdivision may locate one sign at each entrance. The sign shall be a ground or monument sign, and shall meet all specifications/requirements for monument signs in section 110-2-5. In the event the location of the subdivision entry sign is in a zone not governed by section 110-2-5, the dimensions of the sign shall be no greater than allowed in the AV-3 zone. The planning commission shall approve location and design style. A double entry sign may be approved by the planning commission where there is a divided center island entry street. Neighborhood entry signs. Each neighborhood or development may be allowed one ground sign or, if affixed to a retaining wall, wall sign, not to exceed six feet in height and 40 feet in width. The sign may be placed on a landscaped, mounded berm up to two feet from grade. In neighborhoods where a divided center island has been approved in a public or private street, the planning commission may approve two entry signs, with one sign on either side of the street.~~

Exhibit B  
Applicant proposal



OSPREY LOGO  
55" w x 54" h

OSPREY RANCH

LETTERING  
TOTAL HEIGHT 25"

TOTAL WIDTH 30'

WALL IS 216' FROM  
CENTERLINE OF HWY.

# OSPREY RANCH

LOGO IS CUT FROM 1/8" STEEL WITH A CUSTOM NATURAL-TONED PATINA SURFACE

**Section 110-2-5 Allowable Signs By Zoning District → (b) → (2)**

Proposed new section “d” under “(2) Residential uses”:

d. Subdivision entry signs may also be placed on a retaining wall. The signage in this case is not to exceed a height of 4.5 feet nor a width of 40 feet.



## Weber County Planning Division

### MEMORANDUM

To: Ogden Valley Planning Commission  
From: Steve Burton, Planning  
Date: January 31, 2023  
Subject: February 7, 2023 Work Session: Old Town Eden Work Session Items

Planning Commissioners,

During the Work Session on February 7, 2023, I would like to discuss two rezoning applications that were recently submitted, to rezone property in the Old Town Eden area to the Form Based (FB) zone.

You may recall, in 2022 that the Form Based Ordinance was adopted, and that the ordinance spells out how streets and buildings will look along the designated “main streets” of each village node, (Old Town Eden, New Town Eden, and Nordic Valley are the three nodes so far). The ordinance also allows development rights from either outside of, or within the village nodes to be transferred into the village nodes.

One of the applications is to rezone property from AV-3 to the FB zone and to transfer units from within the Old Town Eden area to the location of rezone #1 shown on the attached Eden Area Street regulating plan. The other rezone application includes a proposal to rezone from CV-2 to FB, and to transfer units from outside of the Old Town Eden area to the location of rezone #2, shown on the attached Eden Area Street regulating plan. The intent of this discussion is to familiarize the Planning Commission with the FB zone regulations, as they relate to the applicant driven rezone proposals.

See Attachment A for the location of the proposed rezone applications shown on the Eden Area Street Regulating Plan.

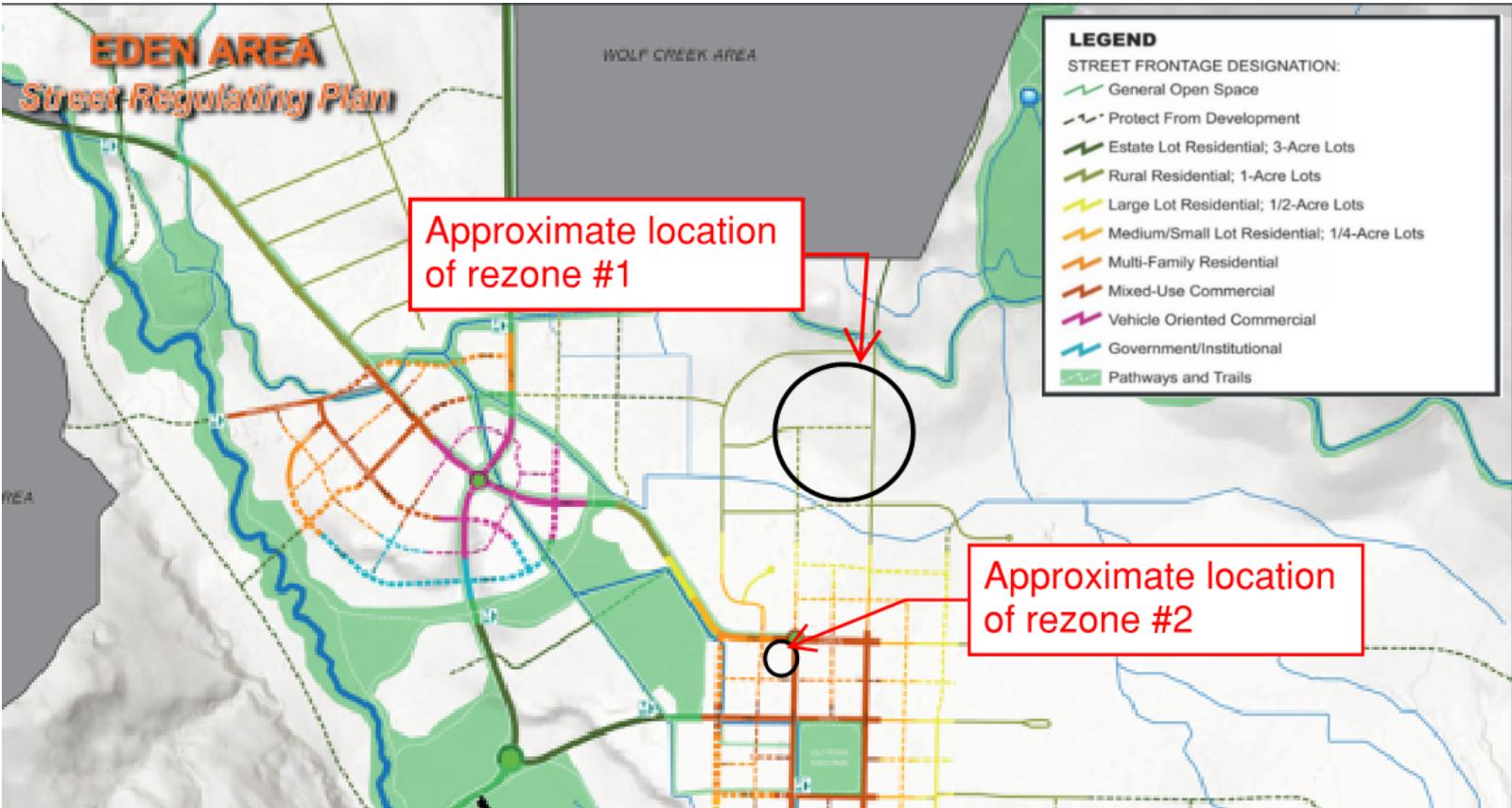
Please feel free to contact me with any questions.

Best,

Steve Burton  
801-399-8766  
Weber County Planning Division



Attachment A  
Map showing  
location of proposed  
rezones





## Weber County Planning Division

### MEMORANDUM

To: Ogden Valley Planning Commission  
From: Bill Cobabe, Planning  
Date: February 7, 2023  
Subject: Water Conservation Planning in Ogden Valley

Planning Commissioners,

In the 2022 Utah State legislative session, the Utah State Land Use Development Management Act (LUDMA) was amended to include provisions related to water conservation. Specifically, cities and counties are required to amend their general plans to adopt water conservation plans as elements of those general plans, addressing the following concerns:

- (A) the effect of permitted development or patterns of development on water demand and water infrastructure;*
- (B) methods of reducing water demand and per capita consumption for future development;*
- (C) methods of reducing water demand and per capita consumption for existing development;*  
*and,*
- (D) opportunities for the county to modify the county's operations to eliminate practices or conditions that waste water. (UCA Section 17-27a-403 (2)(a)(v)).*

Specifically, the Code requires consideration of the following:

- (A) water conservation policies to be determined by the county; and*
- (B) landscaping options within a public street for current and future development that do not require the use of lawn or turf in a parkstrip;*
- (iii) shall review the county's land use ordinances and include a recommendation for changes to an ordinance that promotes the inefficient use of water;*
- (iv) shall consider principles of sustainable landscaping, including the:*
  - (A) reduction or limitation of the use of lawn or turf;*
  - (B) promotion of site-specific landscape design that decreases stormwater runoff or runoff of water used for irrigation;*
  - (C) preservation and use of healthy trees that have a reasonable water requirement or are resistant to dry soil conditions;*
  - (D) elimination or regulation of ponds, pools, and other features that promote unnecessary water evaporation;*
  - (E) reduction of yard waste; and*
  - (F) use of an irrigation system, including drip irrigation, best adapted to provide the optimal amount of water to the plants being irrigated;*
- (v) may include recommendations for additional water demand reduction strategies, including:*
  - (A) creating a water budget associated with a particular type of development;*



## Weber County Planning Division

- (B) adopting new or modified lot size, configuration, and landscaping standards that will reduce water demand for new single family development;*
- (C) providing one or more water reduction incentives for existing landscapes and irrigation systems and installation of water fixtures or systems that minimize water demand;*
- (D) discouraging incentives for economic development activities that do not adequately account for water use or do not include strategies for reducing water demand; and*
- (E) adopting water concurrency standards requiring that adequate water supplies and facilities are or will be in place for new development; and*
- (vi) shall include a recommendation for low water use landscaping standards for a new:*
  - (A) commercial, industrial, or institutional development;*
  - (B) common interest community, as defined in Section 57-25-102; or*
  - (C) multifamily housing project.*

In November 2022, Staff and other representatives from County service providers attended a workshop to discuss potential ways the County could incorporate these requirements into a meaningful guiding document that will address the State's concerns as well as those of our growing community. The purpose of tonight's work session is to discuss what was learned in that workshop and start the conversation needed to adopt the water conservation element of the general plan.

In order to prepare for the discussion, please watch the linked presentation here (please let me know if this doesn't work for you):

<https://drive.google.com/file/d/1aLuLWhBdzCLYkn9egCCrff-huQowZ1Uo/view>

and/or please review this document (we will not be discussing the entire thing at the meeting, and will not watch the entire presentation, so if you have time to review them before the meeting that would be ideal):

<https://www.lincolnst.edu/publications/other/incorporating-water-comprehensive-planning>

We will talk about some of the strategies we need to incorporate into our plan.

Please feel free to contact me with any questions.

Best,

Bill Cobabe  
801-399-8  
Weber County Planning Division