

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:

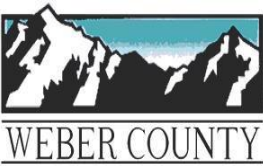
- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances.
- ❖ Don't repeat information 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.



OGDEN VALLEY PLANNING COMMISSION

MEETING AGENDA

May 21, 2024

Pre-meeting 4:30/Regular Meeting 5:00



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

1. **Minutes:** April 23, 2024

2. **Administrative Items:**

2.1 CUP2023-15: Request for approval of a conditional use permit to bring an existing campground into compliance with conditional use standards regarding Forest Campgrounds in the F-5 zone. Project site is located at approximately 10455 E Hwy 39, Huntsville, UT.

Staff Presenter: Charlie Ewert

2.2 CUP2024-03: Request for a conditional use permit to operate as a package agency for DABS (Department of Alcoholic Beverage Services) in the Ogden Valley area. Located in the CV-2 zone, at 2612 North Highway 162, Unit 3, Eden, UT, 84310.

Staff Presenter: Charlie Ewert

3. **Legislative items:**

3.1 ZMA2024-05: Public hearing on a request 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.

Staff Presenter: Charlie Ewert

4. **Public Comment for Items not on the Agenda:**

5. **Remarks from Planning Commissioners:**

6. **Planning Director Report:**

7. **Remarks from Legal Counsel**

Adjourn

The regular meeting will be held in person at the Weber County Breakout Room, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

& Via Zoom Video Conferencing at <https://webercountyutah.zoom.us/j/84006219810> Meeting ID: 840 0621 9810

A Pre-Meeting will be held at 4:30 p.m. The agenda for the pre-meeting consists of discussion of the same items listed above, on the agenda for the meeting. No decisions are made in the pre-meeting, but it is an open public meeting.

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

Minutes of the Regular Meeting of the Ogden Valley Planning Commission for April 23, 2024, 5:00 p.m. To join the meeting, please navigate to the following weblink at <https://webercountyutah.zoom.us/j/84172303535>, the time of the meeting, commencing at 5:00 p.m.

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

Absent/Excused: Dayson Johnson (Chair)

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

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

Vice Chair Burton conducted roll call and indicated all Commissioners were present, with the exception of Chair Johnson. He also noted Commissioner Wampler was participating via electronic means.

1. Minutes: March 26, 2024.

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

Vice Chair Burton then called for any conflicts of interest to be declared. No declarations were made.

2. Consent Items:

2.1 CUP 2024-01 Request for approval of a conditional use permit for Reuse Pump Station located at 4350 N 4450 E. Eden, UT 84310. Planner Technician: Marta Borchert

A staff report from Planner Technician Borchert explained the applicant is requesting approval of a conditional use permit for the installation of a Reuse Pump Station a “public utility substation” Located at The proposed pump station will move treated effluent from the treatment plant through a new pipeline to a new reuse pond. The FV-3 Zone allows a “public utility substation” as a conditional use. The proposal has demonstrated that the operation will comply with the applicable regulations, with reasonable conditions imposed. The application is being processed as an administrative review due to the approval procedures in Uniform Land Use Code of Weber County, Utah (LUC) §108-1-2 which requires the planning commission to review and approve applications for conditional use permits and design reviews. The report summarized staff’s analysis of the application to determine compliance with the General Plan; zoning ordinance; conditional use standards; and design review standards. Staff recommends approval of this conditional use application subject to the applicant meeting the conditions of approval in this staff report and any other conditions required by the Planning Commission. This recommendation is subject to all review agency requirements and is based on the following conditions:

1. Wolf Creek Water and Sewer Improvement District service vehicles and hauling vehicles shall not park within the public ROW.
2. Dust control measures shall be taken.
3. Trucks hauling material shall obey the speed limit
4. Dirt tracked onto the public street shall be cleared immediately and kept clear of dirt gravel and rocks.
5. All requirements from the County Engineering Department will be satisfied before the issuance of the conditional use permit.
6. Construction activity is limited to weekdays from 7:00 am to 5:00 pm.

This recommendation is based upon the following findings:

1. The proposed use is allowed in the FR-3 Zone and meets the appropriate site development standards.
2. The criteria for issuance of a conditional use permit have been met because mitigation of potential detrimental effects can be accomplished.

Chair Johnson invited input from the applicant.

Commissioner Shuman moved to approve CUP 2024-01, conditional use permit for reuse pump station located at 4350 N. 4450 E. Eden, UT, based on the findings and subject to the conditions listed in the staff report. Commissioner Schweppe seconded the motion. Commissioners Barber, Burton, Paustenbaugh, Schweppe, Shuman, and Wampler voted aye. (Motion carried on a vote of 6-0).

2.2 CUP 2024-02 a request for approval of a conditional use permit for a Public Utility Substation for a chlorination shed to treat the Cole Canyon Water. Planner: Felix Lleverino

Commissioner Shuman moved to remove this item from the consent agenda to allow for discussion of the application. Commissioner Barber seconded the motion; all voted in favor.

Planner Lleverino explained the applicant is requesting approval of a conditional use permit for a Public Utility Substation. The Cole Canyon Water Company will place a 150 sq. ft. tuff shed on the north side of the access road to the North Gate of the North Fork Campground. A written agreement between the Weber County Corporation and the Cole Canyon Water Company has been completed and approved by the County Commission allowing for access to and construction of the facility. He referenced and reviewed the proposed agreement, construction plans, and the architectural drawings, which were included as exhibits to his staff report. Mr. Lleverino reviewed staff's analysis of the application to determine compliance with the General Plan; zoning ordinance; conditional use standards; parking and loading space, and vehicle and traffic access regulations; and design review standards. He concluded staff recommends approval of this conditional use application subject to the applicant meeting the conditions of approval in addition to any other conditions of the various reviewing agencies or the Ogden Valley Planning Commission. Planning conditions of approval include:

1. Public drinking water system requirements are satisfied
2. The site, structure, and mechanical equipment shall be kept and maintained for safety and good visual appearance
3. Service vehicle parking is maintained and accessible year-round
4. Thoroughfare parking is not permitted.

This recommendation is based on the following findings:

1. The proposed use is allowed in the F-40 Zone and meets the appropriate site development standards.
2. The criteria for issuance of a conditional use permit have been met because mitigation of potential detrimental effects can be accomplished.

Discussion among the Commission and staff centered on the chemicals that will be used at the facility; the type of structure that will be used for the substation; parking areas at the site; and access to the site during winter months. Commissioner Shuman suggested that conditions be imposed on the applicant to require a permanent building that does not require regular maintenance. Commissioner Paustenbaugh added that he would like to include a condition of approval communicating that winter access to the site will be from outside the current gate; it is important that the applicant understands that they cannot drive past the gate during the winter months.

Commissioner Barber moved to approve CUP 2024-02, conditional use permit for a Public Utility Substation for a chlorination shed to treat the Cole Canyon Water, based on the findings and subject to the conditions listed in the staff report, and based upon the additional conditions:

1. The design and construction of the building will be done in coordination with Weber County to match the quality and appearance of the building Weber County intends to build adjacent to the subject property.
2. Service vehicle parking will not extend beyond the gate that is closed in the winter months.
3. During the winter months, any access required shall be maintained by the applicant and shall originate on the outside of the gate so as not to disrupt any winter activities in the park.

Commissioner Paustenbaugh seconded the motion. Commissioners Barber, Burton, Paustenbaugh, Schweppe, Shuman, and Wampler voted aye. (Motion carried on a vote of 6-0).

Legal Counsel Erickson was excused from the meeting at 5:22 p.m.

3. Public comments for items not on the agenda.

There were no public comments.

4. Remarks from Planning Commissioners.

There were no remarks from Planning Commissioners.

5. Planning Director Report:

Planning Director Grover did not make a report.

6. Remarks from Legal Counsel:

Legal Counsel was not in attendance.

Commissioner Barber moved to adjourn into a work session meeting. Commissioner Schweppe seconded the motion; all voted aye.

WS1: Discussion regarding Cowboy Partners form-based rezone application in New Town.

Planning Director Grover referenced a memo that summarizes the Cowboy Partners form-based zone application; he advised the Commission to consider compliance with the street regulating plan for New Town Eden. He invited the applicant to make a presentation regarding their proposed project.

A representative of Cowboy Partners used the aid of a PowerPoint presentation to discuss the business model employed by the entity to pursue housing development; most communities they have built are 'for rent' multi-family housing developments. He discussed the broad vision for the site and his plans to hold community meetings regarding the project. His presentation included a site plan for the properties, which are two sites that are 7.4 and 9.64 acres in size. He provided an illustration of how the project complies with the street regulating plan; he highlighted the relationship between the commercial/retail uses and housing uses.

Discussion among the Commission and the representative centered on Cowboy Partners' ability to acquire transfer development rights (TDRs) for their project; density of the project; infrastructure projects planned for the area; income limitations on workforce housing elements of form based projects; the sentiment of the adjacent property owners regarding the project; disallowance of nightly rental units in the project; general layout of the project; availability of sufficient water for the project; coordination between Cowboy Partners and other development firms pursuing projects in New Town and the surrounding vicinity; the impact this type of project could have on schools in the area; and rent rates that may be charged in the project to comply with housing affordability regulations.

The representative thanked the Commission for their feedback and indicated he will use it to further shape the project proposal, which will soon be presented to the public in an open house setting.

Meeting Adjourned: The meeting adjourned at 6:50 p.m.

Respectfully Submitted,

Weber County Planning Commission



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: File Number CUP 2023-15 – Request for approval of a conditional use permit to bring an existing campground into compliance with conditional use standards regarding Forest Campgrounds in the F-5 zone. Project site is located at approximately 10455 E Hwy 39, Huntsville, UT.

Agenda Date: Tuesday, May 21, 2024

Applicant: Ogden Aerie No 2472 Fraternal Order of the Eagles

Property Information

Approximate Address: 10455 E Hwy 39, Huntsville, UT, 84317

Project Area: Approximately 71 acres

Zoning: Forest Zone (F-5)

Existing Land Use: Recreational

Proposed Land Use: Forest Campground

Parcel ID: 21-018-0028

Township, Range, Section: T6N, R2E, Section 14 SW

Adjacent Land Use

North: Hwy 39	South: Forest/Recreation/Residential
East: Forest/Recreation	West: Residential

Staff Information

Report Presenter: Tammy Aydelotte
Taydelotte@webercountyutah.gov
801-399-8794

Report Reviewer: FL

Applicable Ordinances

- Weber County Land Use Code Title 101 Chapter 1 General Provisions, Section 7 Definitions
- Weber County Land Use Code Title 104 Chapter 9 (F-5 Zone)
- Weber County Land Use Code Title 108 Chapter 4 (Conditional Uses)
- Weber County Land Use Code Title 108 Chapter 8 (Parking and Loading Spaces)
- Weber County Land Use Code Title 108 Chapter 8 (Forest Campgrounds)

Summary and Background

Original approval of a CUP for this campground was granted by the Planning Commission on November 9, 1971. The applicant is requesting approval of a conditional use permit for a 142-site forest campground on 72 acres, located in the F-5 zone at 10455 East Hwy 39. This request includes 142 camp/RV sites, 323 parking spaces, 2 green spaces, a pavilion, a multi-use space, restrooms, and sheds used for various purposes, as well as a future kitchen for use by the patrons of the campground. This proposal has an existing septic system and culinary water source, both of which have continued approvals from the Weber-Morgan Health Department.

Seasonal operations will be from the last Friday in April through October 31st of each year. Early access, beginning April 1st, will allow for the campground manager and assistant manager to begin preparing the site for seasonal use. Per the applicant, all trailers must be removed by 1:00pm on October 31st.

Analysis

General Plan: As a conditional use, this operation is allowed in the F-5 Zone. With the establishment of appropriate conditions as determined by the Planning Commission, this operation will not negatively impact any of the goals and policies of the General Plan.

Zoning: The subject property is located within the Forest Valley (F-5) Zone. The purpose and intent of the Forest Zones can be further described in LUC §104-9-1 as follows:

1. The intent of the forest zones is to protect and preserve the natural environment of those areas of the county that are characterized by mountainous, forest or naturalistic land, and to permit development compatible to the preservation of these areas.
2. The objectives in establishing the forest zones are:
 1. To promote the use of the land for forest, fish and wildlife and to facilitate the conservation of the natural resources, vegetation and attractions;
 2. To reduce the hazards of flood and fire;
 3. To prevent sanitation and pollution problems and protect the watershed;
 4. To provide areas for private and public recreation and recreation resorts; and
 5. To provide areas for homes, summer homes, and summer camp sites.

A forest campground is defined by LUC §108-20-2 as follows:

means an area used or designed to accommodate three or more automobile campers, travel trailers of not more than eight feet in width, motor recreational vehicles or tents for use of periodic overnight accommodations expressly for temporary outdoor recreational activities. There are four categories of forest campgrounds, as follows:

- (a) *Public campground. A forest campground owned and operated by a public agency.*
- (b) *Semi-public organization campground. A forest campground owned and operated by a semi-public nonprofit organization for the exclusive temporary use and enjoyment of its members.*
- (c) *Private campground. A forest campground owned and operated by a private organization for the exclusive temporary use and enjoyment of those sharing in the ownership of the campground and/or of those holding a purchased membership in the organization.*
- (d) *Commercial campground. A forest campground owned and operated expressly for the purpose of renting space in the campground on a transient basis for profit to the general public.*

LUC §108-20-60 Periodic Recreational Usage Only:

- (a) No automobile camper, travel trailer, motor recreational vehicle or other similar vehicle or structure shall be located in a forest campground for full-time or year round use as a permanent dwelling habitation, and shall not be used for such purposes, but shall be used solely for periodic, four season, part-time recreational living purposes and shall be maintained in a readily movable condition.
- (b) The county building inspector shall have the power to require the disuse and removal of any such vehicle or structure if, in his determination, such vehicle or structure is not being used solely for part-time, periodic recreational living purposes.

Standards regarding parking: The Forest Campground does not list requirements regarding the minimum number of parking spaces, however, it does contain development standards relative to parking.

LUC §108-20-83 Parking:

- (a) Spurs on one-way roads shall not exceed a 45-degree angle measured to the centerline of the road.
- (b) Spurs for automobiles and campers shall be at least 30 feet long, measured on the short side of the spur from the edge of the road.
- (c) Spurs for trailers shall be at least 55 feet long, measured on the short side of the spur from the edge of the road.
- (d) Spurs shall be a minimum of 12 feet wide.
- (e) The rear half of a spur and midsection of a loop shall not exceed two percent grade in order to provide a near level pad on which trailers and campers may be satisfactorily leveled. The rest of the spur or slope shall not exceed six percent grade; cross sections of loops and spurs shall be level or near level.

- (f) Trailer loops shall be a minimum of 60 feet, measured along the edge of the adjoining interior road from the centerline or entrance to centerline of exit. *Trailer loop* means a graded and graveled projection extending from and connecting to a road within the campground specifically for parking a travel trailer and serving a single camp unit.
- (g) Group parking located to serve picnic areas shall be arranged to permit adequate ingress and egress to individual spaces. Wheel stops shall be provided for each parking space.
- (h) Group parking facilities shall not be located more than 200 feet from the picnic area they are intended to serve. There shall be a minimum of one parking space per picnic table.

All signs shall be in accordance with requirements of the zone in which the campground is to be located.

All proposed signage will require approval from Weber County Planning.

The applicant will be required to obtain/renew a business license as a condition of conditional use permit approval.

Water Supply and Wastewater Disposal: Weber-Morgan Health Department has issued letters indicating compliance with their standards relating to the on-site septic system, and quality and quantity of culinary water through an on-site well source.

Conditional Use Review: A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. Thus far, the applicant has received approval from the Weber Fire District, Weber-Morgan Health Department, and Weber County Engineering for the proposal. Weber County Planning is recommending approval conditioned upon meeting all review agency requirements, including zoning enforcement requirements.

The following is an analysis of the proposal reviewed against the conditional use standards:

- 1) Standards relating to safety for persons and property.
- 2) *The Weber Fire District will perform an inspection over the summer to ensure fire suppression devices are properly installed. Weber County Engineering has no concerns with this project.* Standards relating to infrastructure, amenities, and services.

The Planning Division recognizes that this proposal will provide no additional impact than exists with its' current use.

The existing access from Highway 39 will continue to be used.

Weber County Planning recommends conditional approval, based upon meeting all review agency requirements, including requirements from Code Enforcement to bring their site into compliance with zoning ordinances for a Forest Campground.

- 3) Standards relating to the environment.

Dumpster areas shall be screened, per LUC §108-2-7, "...All trash dumpsters shall be completely screened from street or public view by a six foot screening device on three sides. The fourth side shall be a gate constructed of opaque materials."

- 4) Standards relating to the current qualities and characteristics of the surrounding area and compliance with the intent of the general plan.

This proposal includes minimal additional disturbance regarding the landscaping on this parcel, in order to protect the existing environment and topography.

Design Review: In addition to the conditional use review, a design review is required for campgrounds, because of their commercial nature. The following design review standards were considered and an analysis of the project against the design review standards is in the italicized text below each standard.

Sec 108-1-4 Considerations in the review of applications

- (a) Considerations relating to traffic safety and traffic congestion.

Traffic safety concerns are not anticipated with this proposal, as the impact of this existing access is not anticipated to change. The guests will enter the property off of Highway 39.

Where there are no parking standards for a forest campground within the Weber County Code or Ordinances, the Planning Commission may advise or make parking requirements. The applicant is proposing 323 parking spaces total, for 142 camp sites. Per Weber County LUC 108-8-7, all parking facilities must be improved with a hard surface such as concrete or asphalt and must be sloped and graded to prevent drainage of storm water onto adjacent properties. Considerations relating to outdoor advertising.

The applicant has not proposed any additional signage. Any proposed/additional signage shall be approved through Weber County Planning and shall comply with standards outlined in Weber County LUC 110-2.

- (b) Considerations relating to landscaping.

The commercial design standards require a minimum of 20 percent of the site to be landscaped. The project site consists of several acres of the site landscaped with evergreen trees and rock, as shown in the site plan. There are cleared areas to accommodate campsites, drivable area, and walking trails.

- (c) Considerations relating to buildings and site layout.

Applicant is proposing shed for storage and safekeeping of camping equipment, as well as a new roof for the pavilion, a permanent cooking facility, enlarging the existing maintenance shed, upgrading the electrical to 50 amp service to each campsite. Appropriate permits shall be required for each of these.

- (d) Considerations relating to utility easements, drainage, and other engineering questions.

There are no concerns from Engineering at this time.

Staff Recommendation

Staff recommends approval of this conditional use permit application subject to the applicant meeting the following condition of approval in addition to all conditions of County review agencies and the Ogden Valley Planning Commission.

Planning conditions of approval:

- 1) The applicant shall obtain a valid permits for additional structures and any modifications on existing structures within the project site.
- 2) All trailers must be removed by October 31 each season
- 3) The site must remain free of garbage and all garbage must be properly disposed
- 4) All human waste must be properly disposed and the restroom facilities remain clean and in good working order.

This recommendation is based on the following findings:

- 1) The proposed use is allowed in the F-5 Zone and meets the appropriate site development standards.
- 2) The criteria for issuance of a conditional use permit have been met because mitigation of potential detrimental effects can be accomplished.

Exhibits

- A. Narrative
- B. Site Plan

Map 1



Exhibit A - Narrative

Ogden, Aerie #2472, Fraternal Order of the Eagles

Weber County – Conditional Use Permit (CUP)

This proposal is to update the agreement presented to the planning commission on November 9, 1971. The campground is zoned F5 Chapter 104-9 and is governed by Chapter 108-20 Forest Campground and Chapter 110-2 Ogden Valley Sign.

Access to the campground: Year round access to the property for cleanup, maintenance and improvements. There are many trees in the campground and with the winds in the canyon, we need to be able to keep the roads clear of debris and repair damage caused by downed trees. Keeping in mind there will be no camping trailers allowed, only maintenance equipment. The Aerie will be mindful of the neighbors and keep the maintenance to business hours of 8:00 am to 6:00 pm during this cleanup/maintenance timeframe.

Early Access: Allow the campground manager and the assistant manager to bring their camp trailers into the campground April 1st so they can start with the preparation for the upcoming camping season.

Camping Season: The camping season will begin the last Friday in April through October 31st. Many of our members pay monthly trailer storage fees and would have to pay for another full month if they can't pull the "camper" out of storage before May 1st. All trailers must be removed from the Aerie campground at the end of the camping season by 1:00 PM on October 31st per Chapter 108-20-60.

Recreational vehicles size: Per the State of Utah code Title 41 Chapter 1a Part 1 (11) defines a trailer as: *"Camper" means a structure designed, used, and maintained primarily to be mounted on or affixed to a motor vehicle that contains a floor and is designed to provide a mobile dwelling, sleeping place, commercial space, or facilities for human habitation or for camping.* The Aerie would like to incorporate the same definition as the State of Utah for our trailer size. As an Aerie, we will ensure when assigning a campsite for the "camper", that it doesn't encroach into common areas and there is sufficient room for vehicles (including emergency vehicles) to maneuver. There are pictures of the typical trailer and motorhome campsites under "site plan".

Number of campsites: The Aerie would like 145 campsites based upon Chapter 108-20-80 of five campsites per acre of land designated and developed for camping purposes. The Aerie has 61.15 acres of land.

Shed: A shed is needed to securely store yard/maintenance equipment needed to keep the campsite in good repair. There are pictures of three (3) different types of approved sheds attached under "building renderings". Metal, wood and plastic. Chapter 108-20-126.

Plastic storage cabinet: One storage cabinet per campsite to protect personal belongings. There are two (2) different types of approved plastic storage cabinets under "building renderings".

Wood Shelter: Wood shelters are needed to keep wood contained and dry without having unsightly tarps cover the wood.

Fences: When turnover occurs, restrict the new campsite tenant to fences that are temporary (can be removed easily without harm to the property) and made of semi-transparent material. No permanent (cemented in posts) or solid fences will be allowed. There are pictures of five (5) different types of approved fences attached under "landscaping plan". Metal, cinder block and redwood timbers, wire and lattice (wood or plastic).

Future Enhancements

Upgrade Master Plan: The Aerie would like to upgrade the electrical outlets to 50 AMP and place meters at each campsite outlet. This will need to be done overtime. Water system line upgrade is also desired.

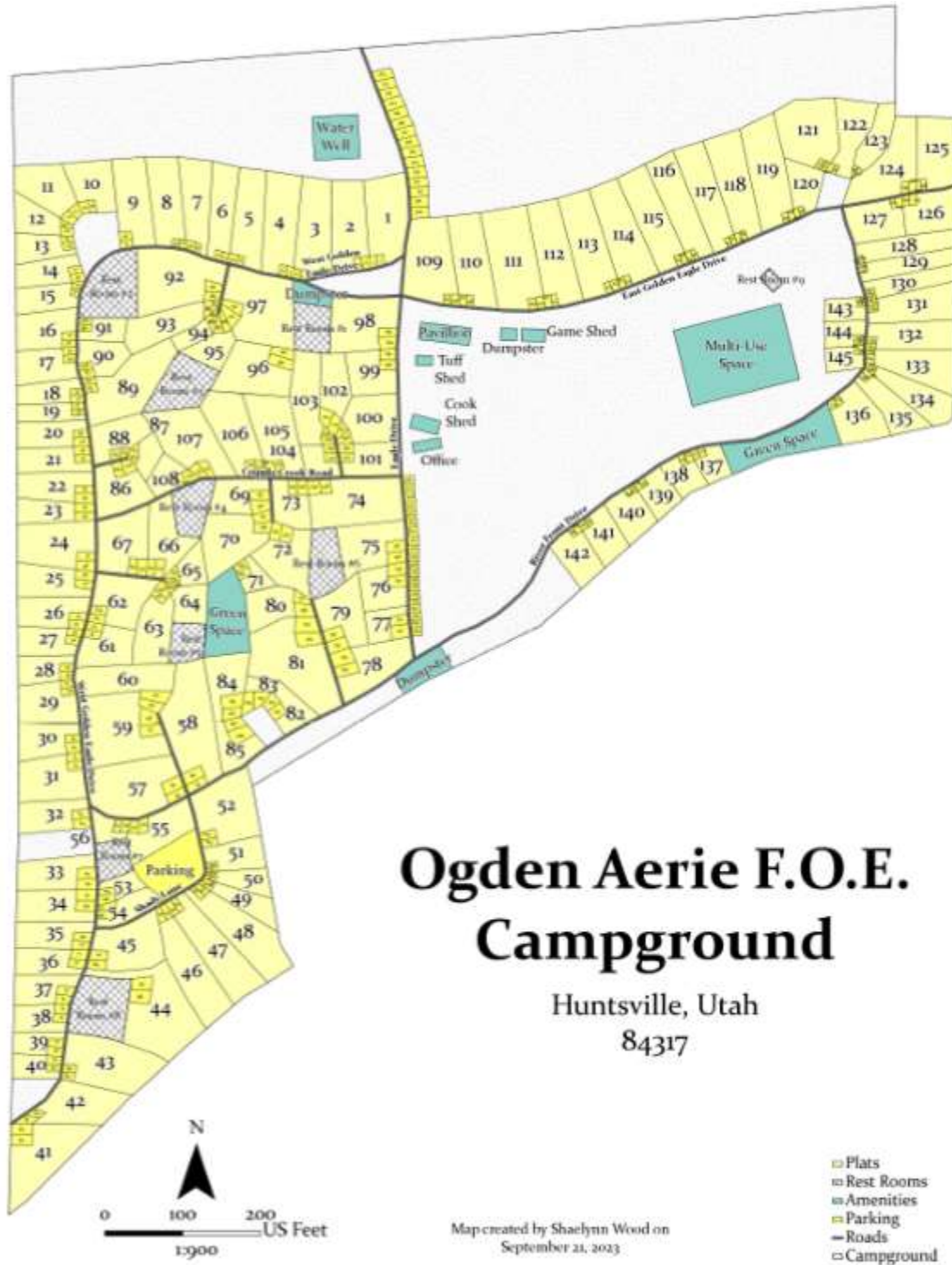
Pavilion: Replace the soft top that is worn with a hard permanent roof that will withstand the weather. The Aerie will obtain the needed permits before construction begins with the plans and dimensions.

Cook Shack: Build a permanent cooking facility. The Aerie will obtain the needed permits before construction begins with the plans and dimensions.

Maintenance Shed: Extend the current maintenance shed to accommodate more maintenance equipment. The Aerie will obtain the needed permits before construction begins with plans and dimensions.

Event Parking: Allow parking as well inside the front fence when there is an event. No overnight parking will be allowed in the front fence area.

This document will be reviewed annually by the Ogden Eagles FOE trustees or when a new trustee is elected.



Ogden Aerie F.O.E. Campground

Huntsville, Utah
84317



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: File Number CUP 2023-06 - Consideration and/or action on a conditional use permit for a liquor store in the CV-2 zone, at approximately 2612 N Hwy 162 Unit 3, Eden, UT.

Agenda Date: Tuesday, May 21, 2024

Applicant: Thomas Ferguson, Applicant

Property Information

Approximate Address: 2612 N Hwy 162 Unit 3, Eden, UT, 84310

Project Area: 0.02 acres

Zoning: Commercial Valley - 2 Zone (CV-2)

Existing Land Use: Commercial

Proposed Land Use: Commercial

Parcel ID: 22-320-0003

Township, Range, Section: T7N, R1E, Section 34 NW

Adjacent Land Use

North: Commercial	South: Commercial
East: Commercial	West: Hwy 162

Staff Information

Report Presenter: Tammy Aydelotte
Taydelotte@webercountyutah.gov
801-399-8794

Report Reviewer: FL

Applicable Ordinances

- Weber County Land Use Code Title 104 Chapter 20 (CV-2 Zone)
- Weber County Land Use Code Title 108 Chapter 4 (Conditional Uses)

Summary and Background

The applicant is requesting approval of a conditional use permit for a package liquor store located in the CV-2 zone at 2612 N Hwy 162 Unit 3, Eden, UT. This 800 square foot structure was built in 2013.

Analysis

General Plan: As a conditional use, this operation is allowed in the CV-2 Zone. With the establishment of appropriate conditions as determined by the Planning Commission, this operation will not negatively impact any of the goals and policies of the General Plan.

Zoning: The subject property is located within the Commercial Valley (CV-2) Zone. The purpose of the CV-2 Zone can be further described in LUC §104-20-1 as follows:

"...the CV-2 Zone (Ogden Valley Planning Area Community Commercial Zone) is established for the purpose of providing a broad range of commercial services and goods to serve a larger community area. These areas are intended to be clustered around traditional town or village centers and not strung out along the highways."

A liquor store is a permitted use, with a conditional use permit, in the CV-2 Zone.

Conditional Use Review: A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. Thus far, the applicant has received conditional approval from County Engineering, and approval from the Weber Fire District, for the proposal. The following is an analysis of the proposal reviewed against the conditional use standards:

- 1) Standards relating to safety for persons and property.
The proposal is not anticipated or expected to negatively impact this property, surrounding properties, or persons. Weber County Engineering has required sufficient on-site parking. Per LUC §108-8-4, One space per 200 square feet of floor space in building, is required for a retail store. There is existing retail parking on-site.
- 2) Standards relating to infrastructure, amenities, and services.
The proposal is not anticipated or expected to negatively impact any existing infrastructure, amenities, or services in the area, as existing retail space will be used on a fully-developed commercial site.
- 3) Standards relating to the current qualities and characteristics of the surrounding area and compliance with the intent of the general plan.
The proposal is not anticipated to substantially impact the surrounding area. As a conditional use, this operation is allowed in the CV-2 Zone. This proposal will occupy an existing commercial structure, within a fully-landscaped and established development. With the establishment of appropriate conditions as determined by the Planning Commission, this operation is not anticipated to negatively impact the surrounding areas or be at odds with any of the goals and policies of the General Plan.

Design Review: In addition to the conditional use review, a design review is required Liquor Stores, because of their commercial nature. The following design review standards were considered and an analysis of the project against the design review standards is in the italicized text below each standard.

Sec 108-1-4 Considerations in the review of applications

- (a) Considerations relating to traffic safety and traffic congestion.
Traffic safety concerns are not anticipated with this proposal, as a retail use will continue in this unit. Per Weber County LUC §108-8, 1 parking space per 200 square feet of retail is required. Engineering has required that sufficient parking (4 parking spaces) be included with this proposal.
- (b) Considerations relating to outdoor advertising.
The applicant has not proposed any additional signage. Any signage will need approval from Weber County Planning, to ensure compliance with LUC §110.
- (c) Considerations relating to landscaping.
The commercial design standards require a minimum of 20 percent of the site to be landscaped. The project site is fully landscaped per previous approvals.
- (d) Considerations relating to buildings and site layout.
The existing structure is 800 square feet and will require minor interior modifications for this proposal.
- (e) Considerations relating to utility easements, drainage, and other engineering questions.
The engineering division has reviewed the project and has no concerns with the access form Highway 162.
- (f) Other Considerations: *Weber Fire District has stated that no public is allowed in the basement without an egress directly outside.*

Conformance to the General Plan

Page 33, Development Goal #1 of The Ogden Valley General Plan supports commercial areas downtown to create walkable interconnected village areas.

Staff Recommendation

Staff recommends approval of this conditional use permit application subject to the applicant meeting the following conditions of approval in addition to all conditions of County review agencies and the Ogden Valley Planning Commission.

Planning conditions of approval:

- 1) The owner shall obtain a valid Weber County Business License.
- 2) A conditional use permit shall be issued, along with the business license.
- 3) All requirements from the DABS must be followed

This recommendation is based on the following findings:

- 1) The proposed use is allowed in the CV-2 Zone and meets the appropriate site development standards.
- 2) The criteria for issuance of a conditional use permit have been met because mitigation of potential detrimental effects can be accomplished.

Exhibits

- A. Narrative
- B. Site Plan
- C. Floor Plan
- D. Site Photos

Map 1



To whom it may concern,

As a current business owner (Weber County business license 1522), we are looking to become a DABS package agency. We would be the only one in the Ogden Valley as the current licensee will not be renewing their license. One of the most asked questions we get in our grocery store is whether or not we sell wine and other alcohol. In a resort area, we get lots of folks from out to town looking for this service. We have experience with the selling of tobacco and beer as we have had licensing to do so since 2005. We have a building under contract to buy, but it is contingent on the approval of the application with Weber County as well as the state. We are looking for the conditional use permit to finish up our application process. We have no plans to renovate the building or make any major changes. The building which currently houses the business "Simply Eden", will accommodate our needs as is, outside of some inside portable shelving we would set up. Please feel free to contact me with any questions.

Sincerely,

Tom Ferguson

Exhibit B - Site Plan

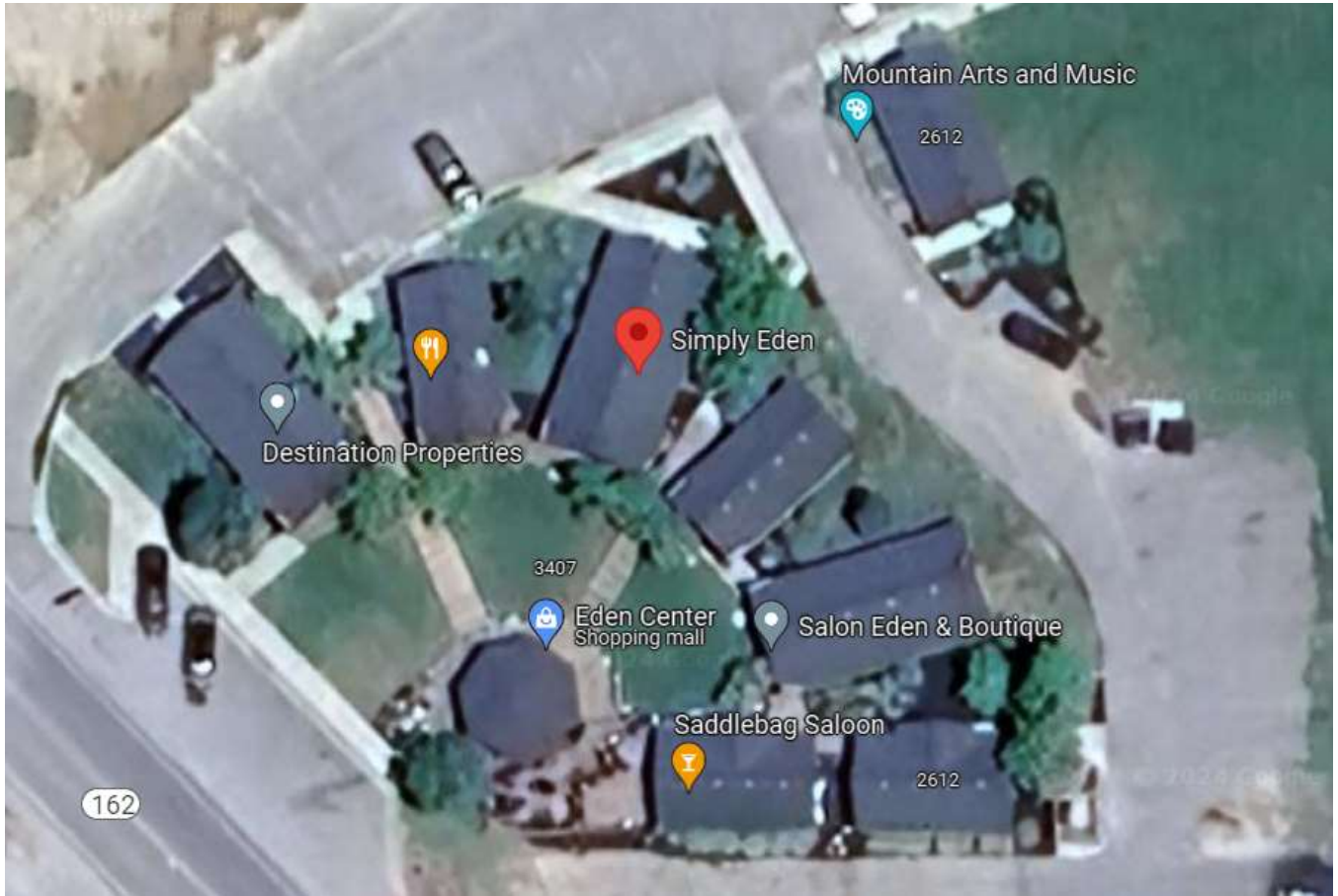
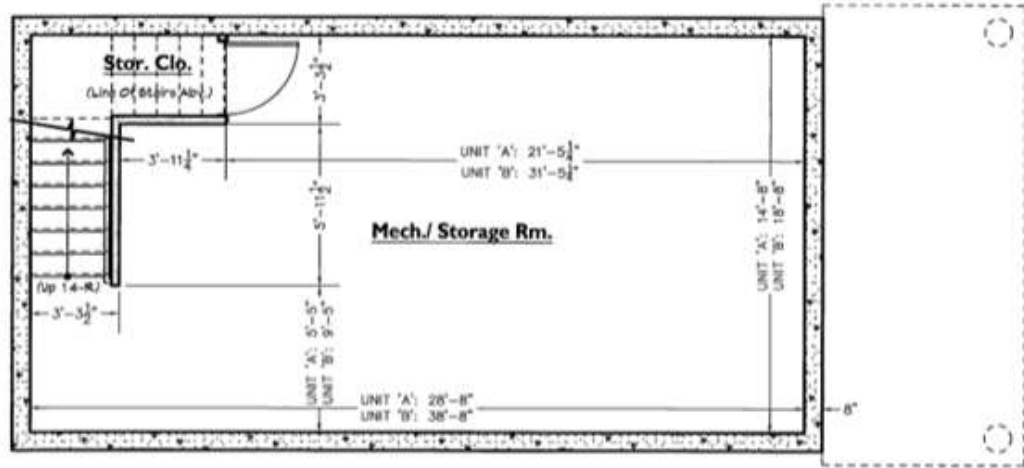
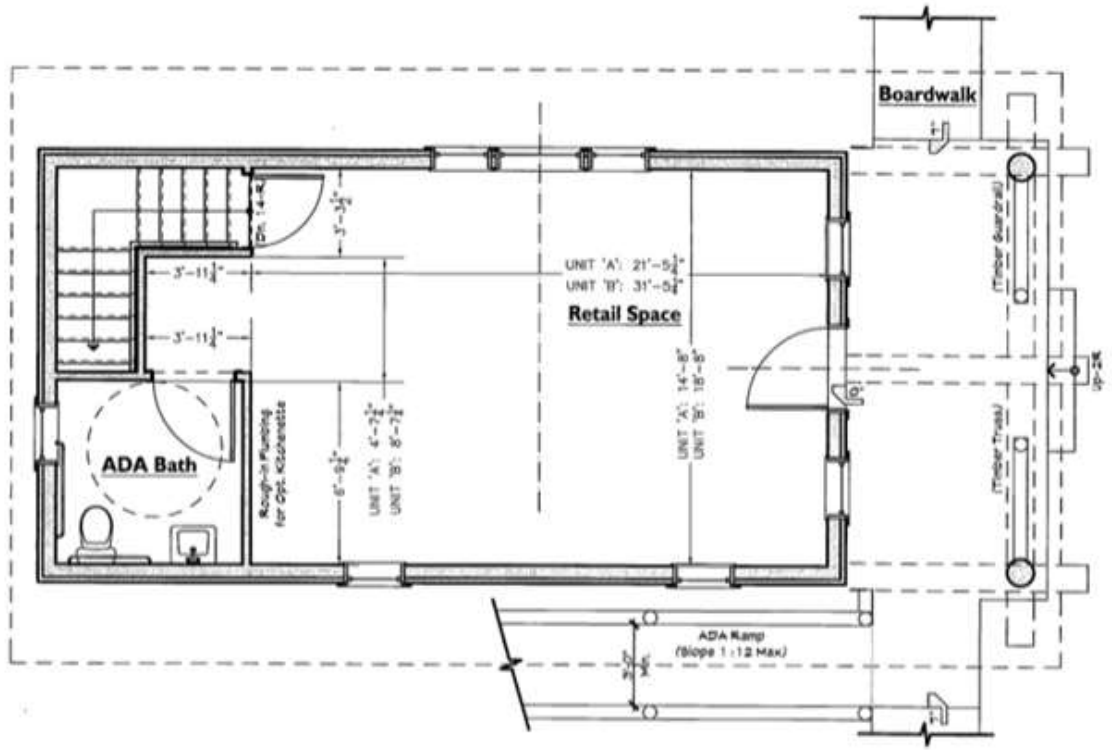


Exhibit C - Floor Plan



A **B** **Basement Plan C**
NOT TO SCALE



A **B** First Floor Plan - Front Entry (Log Veneer)
 NOT TO SCALE

Exhibit D – Site Photos







Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: ZMA2024-05: A public hearing to discuss and take action on an application to amend the Weber County Zoning Map, rezoning approximately 17 acres of land at approximately 2773 North, HWY 158, from the AV-3 (agricultural valley) and CV-2 (commercial) Zones to the FB (form-based) Zone.

Agenda Date: Tuesday, May 21, 2024

Applicant: Cowboy Partners; Representative: Chris Zarek

File Number: ZMA 2024-05

Property Information

Approximate Address: 2773 North, HWY 158, Unincorporated Eden Area

Current Zone(s): Agricultural Valley (AV-3) Zone and Commercial Valley (CV-2) Zone

Proposed Zone(s): Form-Based (FB) Zone

Adjacent Land Use

North: Residential	South: Commercial, residential, agricultural
East: Vacant (Future Eden Crossing Form-Based Dev)	West: Commercial

Staff Information

Report Presenter: Charlie Ewert
cewert@webercountyutah.gov
801-399-8763

Report Reviewer: RG

Applicable Ordinances

§Title 102 (Administration) Chapter 5 (Rezone Procedures)
 §Title 104 (Zones) Chapter 22 (Form Based Zone)

Legislative Decisions

When the Planning Commission is acting as a recommending body to the County Commission, it is acting in a legislative capacity and has wide discretion. Examples of legislative actions are general plan, zoning map, and land use code amendments. Legislative actions require that the Planning Commission give a recommendation to the County Commission. For this circumstance, criteria for recommendations in a legislative matter require a review for compatibility with the general plan and existing ordinances.

Summary and Background

This is an application for a rezone from the Agricultural Valley (AV-3) zone to the Form-Based (FB) zone. There is also a small sliver of the property in the CV-2 zone that is proposed to be rezoned to the FB zone. The Planning Commission reviewed the proposal in a work session in their April meeting.

This proposal appears to be anticipated by the general plan's Villages and Commercial Areas Map. It appears to substantially compliment the goals, policies, and implementation strategies of the Ogden Valley General Plan, not only by implementing the villages concept, but also by virtue of the regulations adopted in the Form-Based zone it will implement development design standards that are needed to create attractive villages and neighborhoods.

Based on the currently adopted street regulating plan for this area, most of the property will be governed by the small-lot residential (SLR) street-type. Generally, small-lot residential allows lots as small as 3,000 square feet that can support up to four dwelling units. The southwestern part of the property that abuts Highway 158 is governed by the vehicle oriented commercial (VOC) street standards, in which there are minimal lot size and setback requirements and wide variety of allowed uses. The form-based zone is intended to focus planning efforts on the

design of the buildings and streets and less on use-based requirements. Buildings along these street types can be anticipated to follow the design theme of the area and have street-level commercial uses. Other uses can occur above and behind the street-level commercial uses, including residential uses. Highway 158 is designated as a multi-family residential (MFR) street. Buildings along MFR streets have similar design requirements as those along VOC streets, except the street-level is not required, but allowed, to be occupied by a commercial use.

Despite minimal lot standards, such as smaller or nonexistent setbacks, each building along the MFR and VOC streets must provide adequate parking within 500 feet for the eventual uses that occupy those buildings. The SLR uses will be required to provide onsite parking.

All residential uses will be required to follow the transferable development rights requirements, and the developer will be required to provide workforce housing within the project to provide housing for workers that will work in the area.

Because this proposal substantially complies with the general plan and will stimulate the transfer of development rights from the areas of the valley intended to remain rural into this planned village area, staff is recommending approval of the rezone.

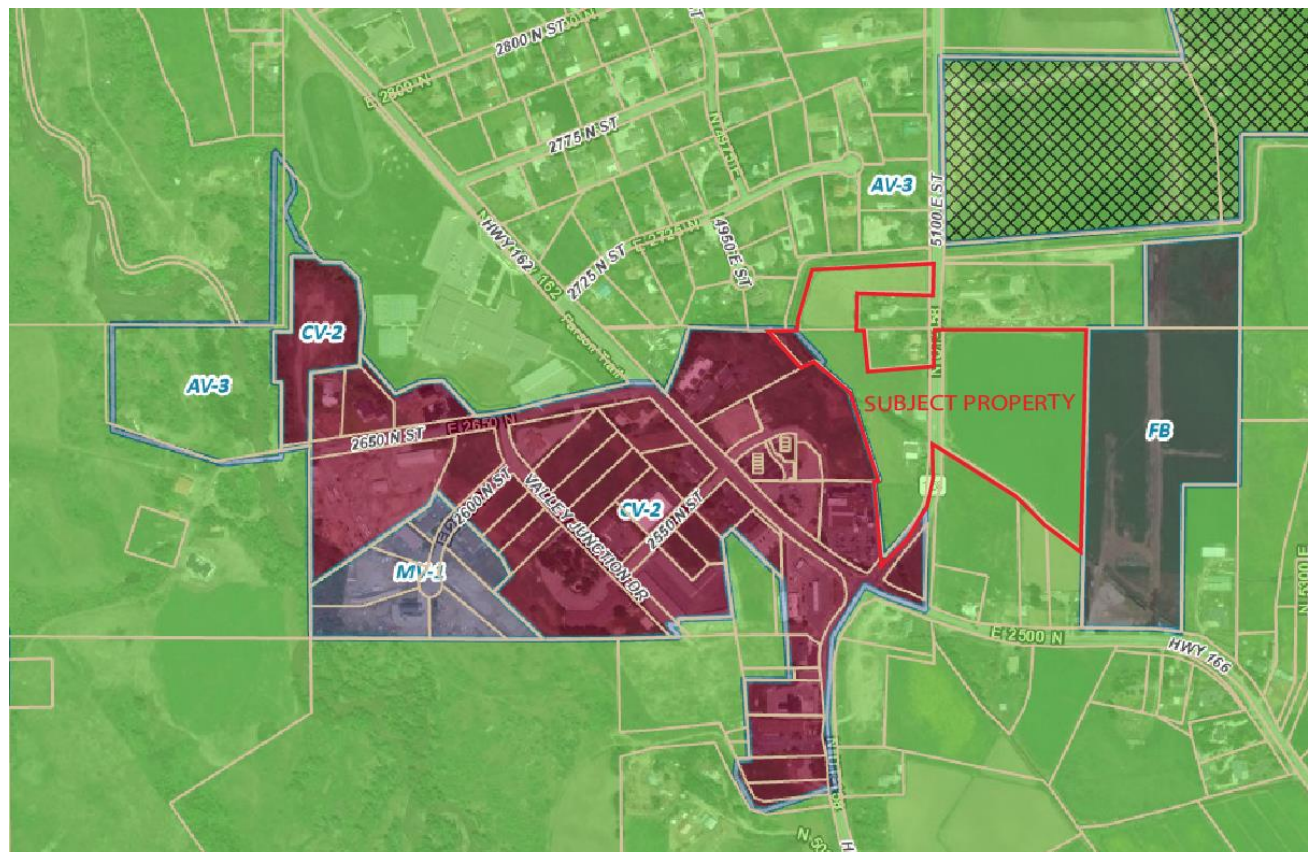
Policy Analysis

The Weber County Land Use Code has a chapter that governs application-driven rezones. The following is a policy analysis of the requested rezone based on the Land Use Code and best planning practices.

Zoning Analysis

The portion of the property that is currently in the CV-2 zone is not large enough to support CV-2 lot standards or uses, therefore no specific analysis of this change is provided here, except to say that the Form-Based zone was adopted in part for the purpose of eventually replacing the CV-2 zone. The general plan suggests replacing or reforming the existing commercial zones to better govern the form of the buildings and streets therein.

Figure 1: Current Zoning Map and the Subject Parcel(s).



Substantially, the current zone of the subject property is AV-3. **Figure 1**¹ displays current zoning of the area of the subject property.

The purpose and intent of the AV-3 zone is:

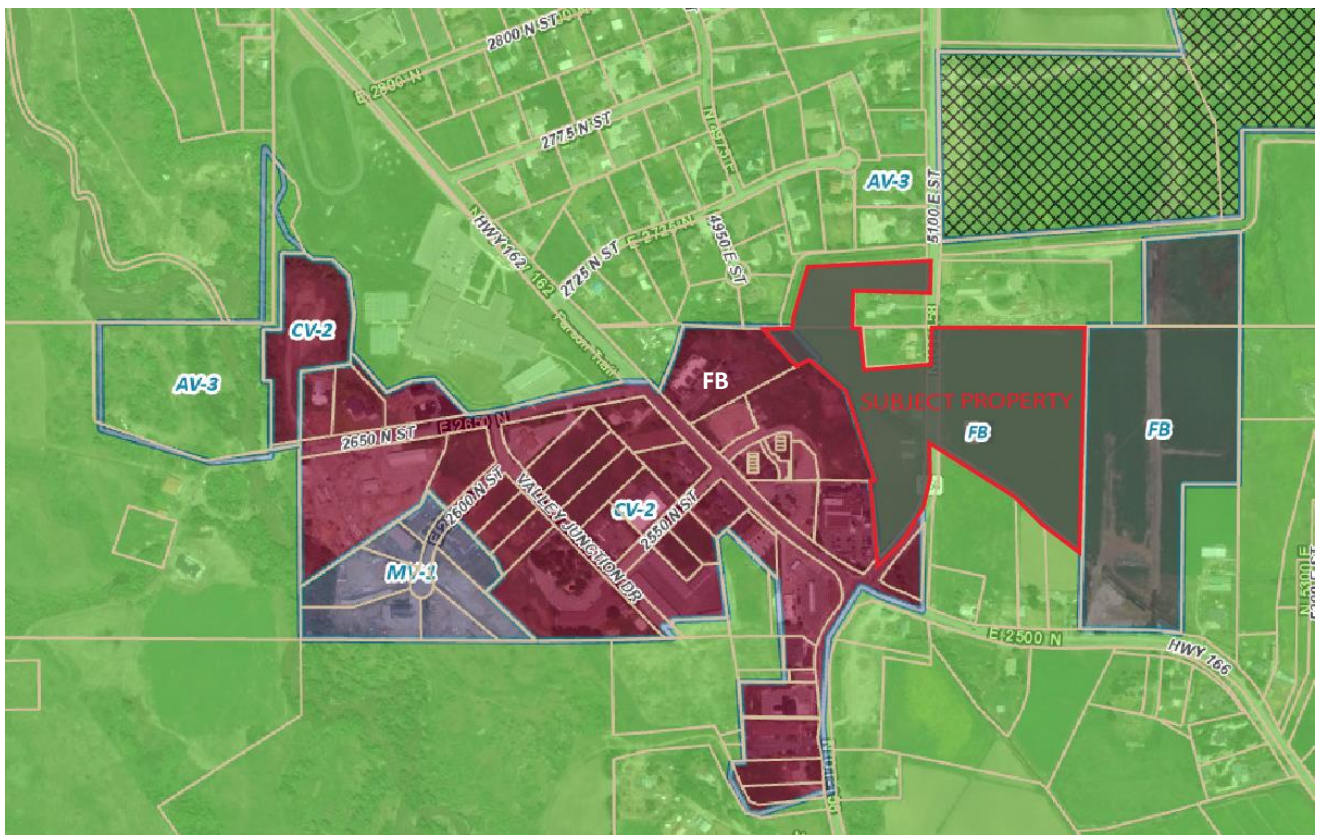
“Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern; set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and direct orderly low-density residential development in a continuing rural environment.”²

The proposed zone for the subject property is the Form-Based (FB) Zone. The purpose of the FB Zone is:

“to provide a form-based regulatory tool that focuses on the public street design and the buildings that frame the public street. This deemphasizes separation of land uses as is typically found elsewhere in this Land Use Code. Form-based regulations help enable a mixture of allowed uses, multimodal active transportation, and enhanced building design. Additionally [,] the Form-Based Zone regulations are intended to carry out the objectives of the 2016 Ogden Valley General Plan through the implementation of form-based small area zoning and transferable development rights. Each area affected by the Form-Based Zone shall be governed by a Street Regulating Plan. The purpose of the Street Regulating Plan is to address specific design and functionality of streets and building facades along these streets. The intent is to stimulate the creation of buildings and streets that frame the public rights-of-way with architectural and design elements that are unified under a common design theme whilst enabling unique building facades.”³

The proposed rezone can be viewed in **Figure 2**⁴.

Figure 2: Proposed Zoning Map and the Subject Parcel(s).



¹ See also **Exhibit B**.

² Weber County Code Section 104-2-1.

³ Weber County Code Section 104-22-1.

⁴ See also **Exhibit C**.

The FB Zone is unlike other zones in the Land Use Code. It contains a variety of what could be viewed as “subzones” within it. These so-called “subzones” are identified by the specific street types and delineated in a street regulating plan. If the FB Zone is approved for the subject property, all of those uses and development types prescribed by a specific street type should be anticipated in a future development along that street type.

Figure 3 shows the current street regulating plan as it relates to the subject property. **Figure 4** illustrates the street regulating plan’s application within the context of other surrounding zones. As it relates to the subject property, the current street regulating plan shows the following street types:

Vehicle-oriented commercial street.

A vehicle-oriented commercial street or Alley has street-front buildings that are intended to serve the traveling public, such as a large grocery store, drive-through or drive-up window service of varying kinds, and gas station. Street-front buildings that are not vehicle oriented are also allowed as described for a Mixed-Use Commercial Street. Multi-family residential uses are allowed only if located above first-floor street-level commercial space.

Multi-family residential street.

A multi-family residential street has street-front buildings that are used for multi- family dwellings, and are set back from the street enough to provide a stoop or door yard between the facade and the street’s sidewalk. Where possible, given terrain, first-floor building space intended for residential uses shall be offset by half a story from the plane of the street’s sidewalk. First-floor street-level commercial area is permitted, but not required. Commercial uses are not permitted above the first-floor street-level unless the first-floor street level is also occupied by a commercial space.

Small-lot residential street.

A small-lot residential street has street-front buildings that may be set back more than multi-family residential street facades, but are less likely to have a noticeable front yard area.

General open space street.

A general open space street has very limited buildings adjacent to the street, and only those that are incidental and accessory to the open space.

Figure 3: Current Eden Area Street Regulating Plan

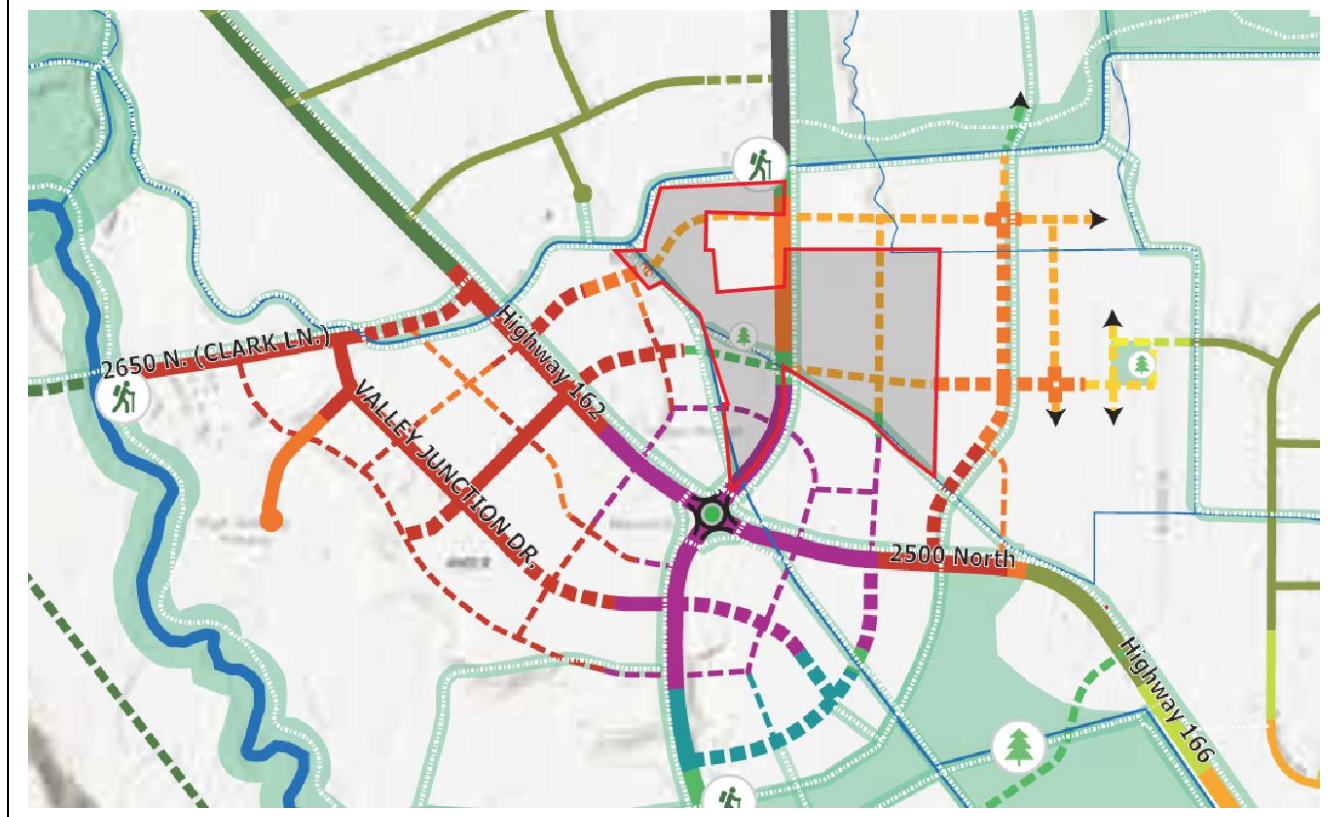
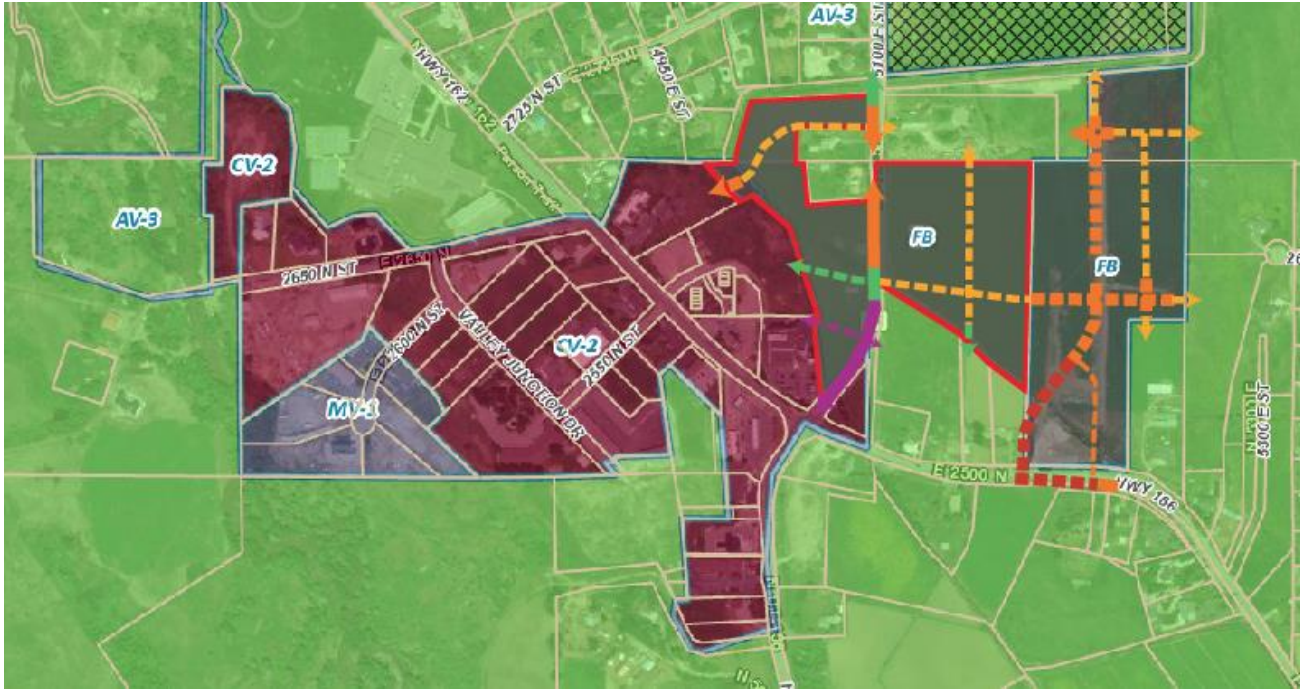


Figure 4: Street Regulating Plan and Form-Based Properties and Current Zoning Combo Map



Weber County Code has six general decision criteria for determining whether a rezone is merited. They are as follows:

- a. *Whether the proposed amendment is consistent with goals, objectives, and policies of the County's general plan.*
- b. *Whether the proposed amendment is compatible with the overall character of existing development in the vicinity of the subject property, and if not, consideration of the specific incompatibilities within the context of the general plan.*
- c. *The extent to which the proposed amendment may adversely affect adjacent property.*
- d. *The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, stormwater drainage systems, water supplies, wastewater, and refuse collection.*
- e. *Whether the proposed rezone can be developed in a manner that will not substantially degrade natural/ecological resources or sensitive lands.*
- f. *Whether proposed traffic mitigation plans will prevent transportation corridors from diminishing below an acceptable level of service.*

The following is an analysis of this proposal in the context of these criteria.

(a) Whether the proposed amendment is consistent with goals, objectives, and policies of the County's general plan.

As a legislative decision, a rezone should advance the goals of the general plan, or at the very least, not be detrimental to them without good cause. The general plan is only a guiding document and not mandatory to follow, however, because it sets the desired ultimate outcome for the community, deviations from it, if any, should be done with caution.

The community character vision of the general plan, the vision to which all other visions and goals are oriented, reads as follows:

"The rural character of Ogden Valley is defined by its open fields, agricultural lands, stands of trees, peace and quiet, dark skies, clean air and water, abundant wildlife, and small villages; by Pineview Reservoir; by historic Ogden Canyon and by the long views of the surrounding foothills and mountain background. The Ogden Valley community desires physical development to complement,

not overwhelm or compete with, the rural character of the Valley. In the Ogden Valley planning area, Weber County will promote and encourage unique and functional design in new developments, public spaces, and streetscapes to create a visible character distinct to Ogden Valley that enhances the Valley's character.”⁵

This vision is the filter through which all interpretation and understanding of the plan should be run. There are a number of specific principles and implementation strategies within the entire plan that, when taken individually, appear to conflict with each other. However, when combined through the lens of this vision it can be understood that even most of the diverging interests can pull together to provide for this vision. Interpreting the intent of the plan this way will help reduce the appearance of inconsistencies within the plan by showing that more than one thing can be true at the same time.

For example, the plan calls for the valley to be rural, but then guides the creation of commercial villages. Some have questioned how the valley can remain “rural” if there are small urbanized villages within it. When running those two interests through the filter of this vision one can find that the plan is directing the county to focus new growth into village areas rather than allowing it to sprawl out evenly everywhere. The purpose behind this concept is to stimulate the development potential of village areas by reducing the development rights of non-village areas. In essence, taking the rights from the majority of the valley-floor and moving it into defined and constrained village areas.

Thus it can be observed that rural and village directives do not conflict, but rather are intended to work together to achieve a specific outcome.

The Problem.

In whole, the plan was designed to specifically avoid the outcome to which the current “rural” AV-3 zone is leading. If the current AV-3 zone, which requires a minimum lot size of three acres, and a minimum lot width of 150 feet, is allowed to develop at its highest and best use to full buildout, it will result in a future in which single-family residences line the remaining unbuilt land along existing and future new streets, each being about 150 feet apart. This large-lot suburban development pattern is not the “rural” that the general plan envisions preserving. Large-lot development patterns may seem beneficial when they are few and far between, but by the very nature of the three-acre zone, as the valley nears buildout each of these areas will become large-lot suburban neighborhoods. Other unintended consequences of the three-acre zone include but are not limited to the following:

- Replacement of the existing “open fields, agricultural lands,” natural spaces, and wildlife habitat with houses and big back yards. As can currently be observed throughout the valley, these yards are often fenced. The fences further occlude the “openness” that the rural areas of the valley currently provide.
- Three acre parcels are difficult to farm in a manner that sustains farming, so it can be expected that most of these big yards will not be farmed. This can also currently be observed on three-acre lots throughout the valley.
- Large yards that require continual upkeep and maintenance. Some desire those yards to be fallow. For yards on land previously farmed, getting back to a fallow state still requires significant maintenance until all of the natural plants are healthily rooted. This can take several years of watering, weeding, maintaining, etc.
- Large suburban lots development is likely to disrupt and possibly obscure the “long views of the surrounding foothills and mountain background” that current residents enjoy. In this eventual
- AV-3 future, the Ogden Valley is very likely to become another large-lot suburb of Ogden, stripped of most if not all of its current rural character and charm.

Preventing this eventuality under the AV-3 zone is the primary cornerstone of the plan. The plan was written to specifically drive a shift in the valley's future away from the AV-3 zone's outcome and toward an outcome that still has a future that includes these greater characteristics for all to enjoy.

A more complete presentation of the effect of the three-acre zone can be found here:

<https://www.webercountyutah.gov/planning/documents/2023-public-open-house-general-plan-review-and-current-trends.pdf>

Figure 5 depicts the Ogden Valley floor area. Current zoning allows more than 12,500 dwelling units on the valley floor. This number does not include another approximately 4700 dwelling units for the development plans of both Snowbasin and Powder Mountain. The valley floor has approximately 4,000 existing dwelling units. **Figure 6** depicts

⁵ Ogden Valley General Plan (p. 4)

the locations of those existing buildings. **Figure 7** depicts the approximate location of approved dwelling units that are not yet constructed. **Figure 8** represents the general location of where the remaining approximately 6,000 dwelling unit rights that are not yet platted are allowed by existing zoning.

In other words, following the rules of existing zoning, an additional approximately 8500 dwelling units are allowed by law to be constructed throughout the valley floor area. This means that once an application is submitted to enable any one of them, the county has no legal authority to deny the application. The county only has the authority to check the application for compliance with existing laws. If it complies, by state law the county must approve it.

Figure 5: Ogden Valley Floor Area.

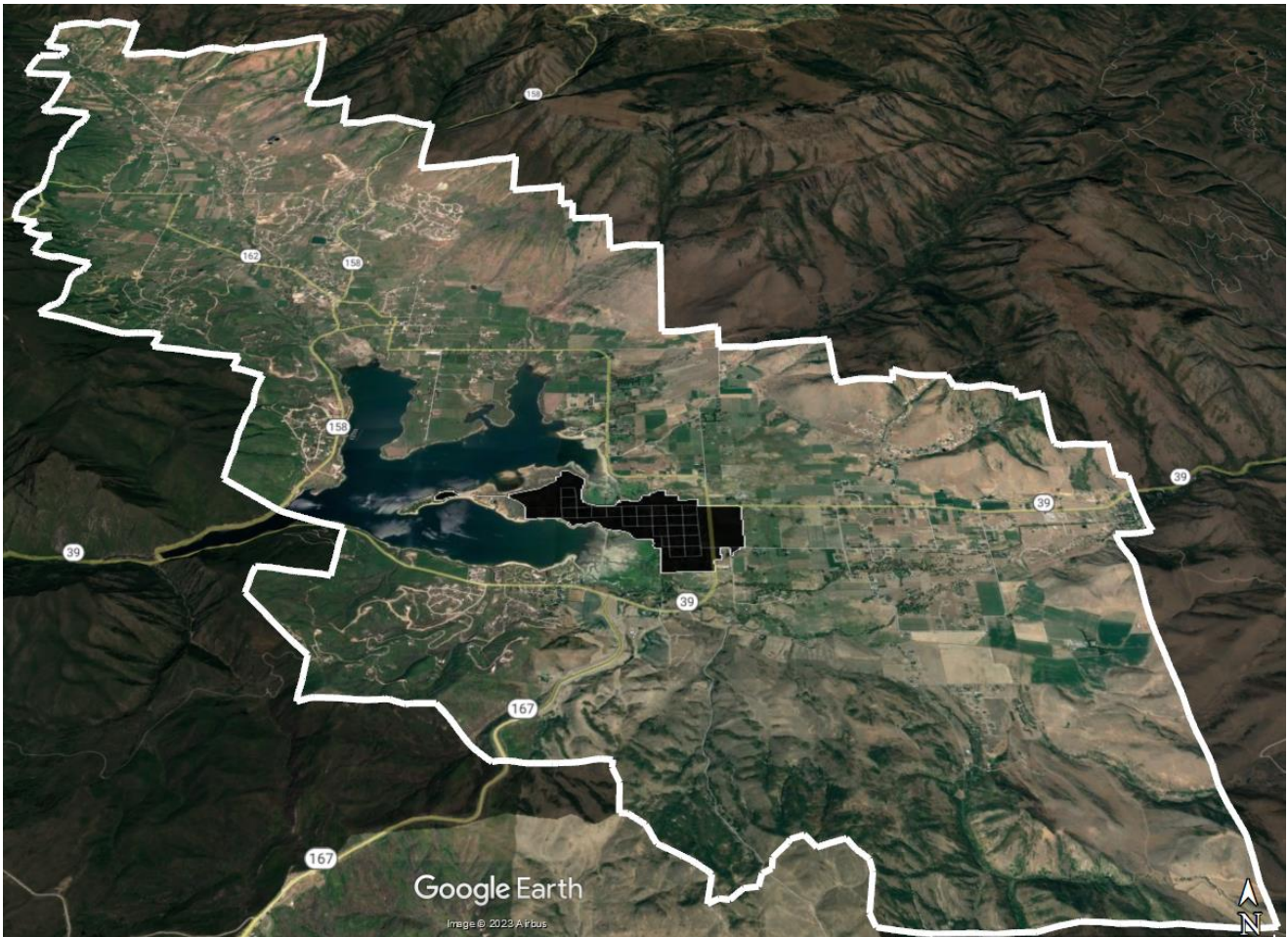


Figure 6: Existing Buildings.

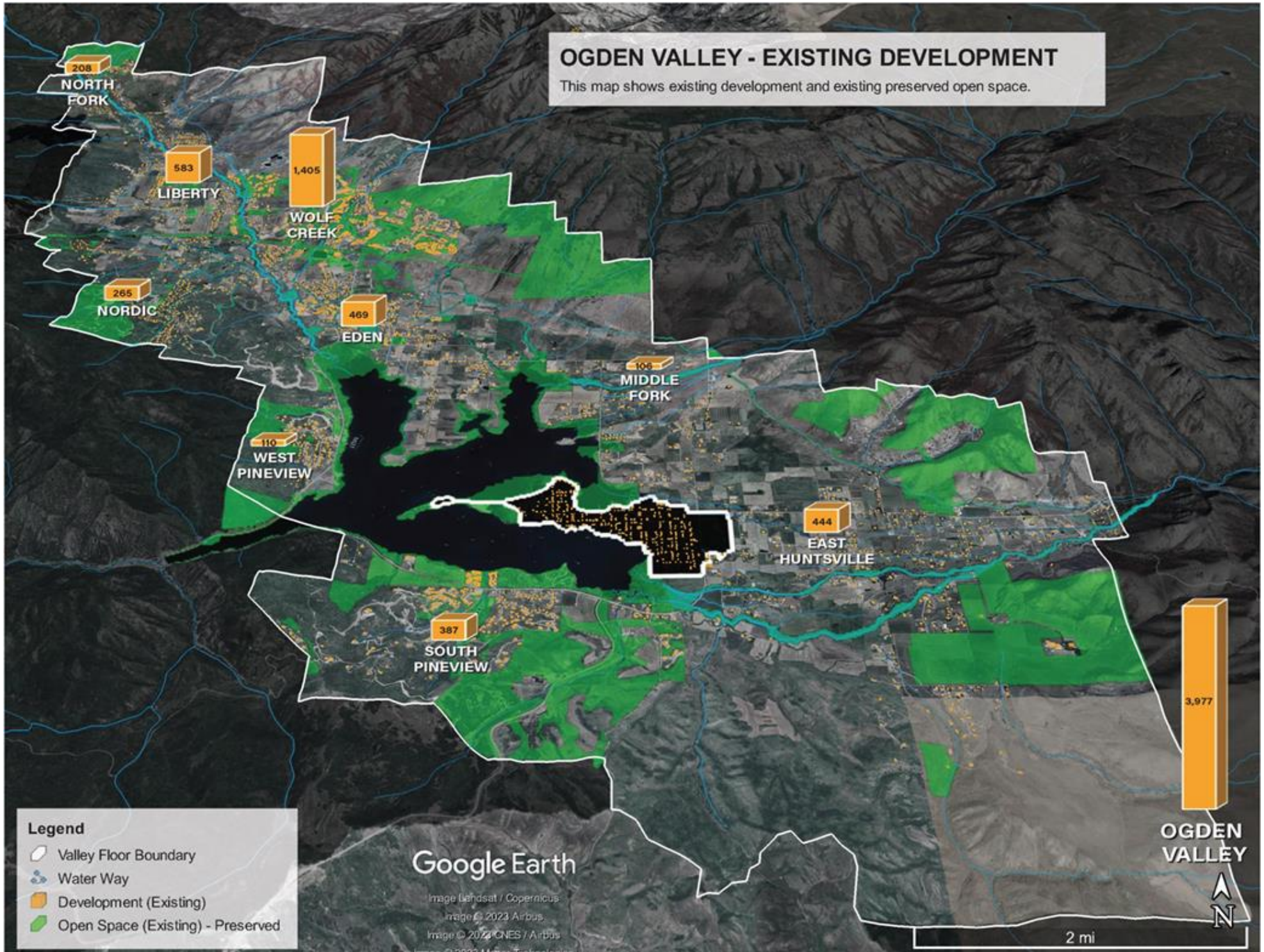


Figure 7: Approved Dwelling Units Not Yet Constructed.

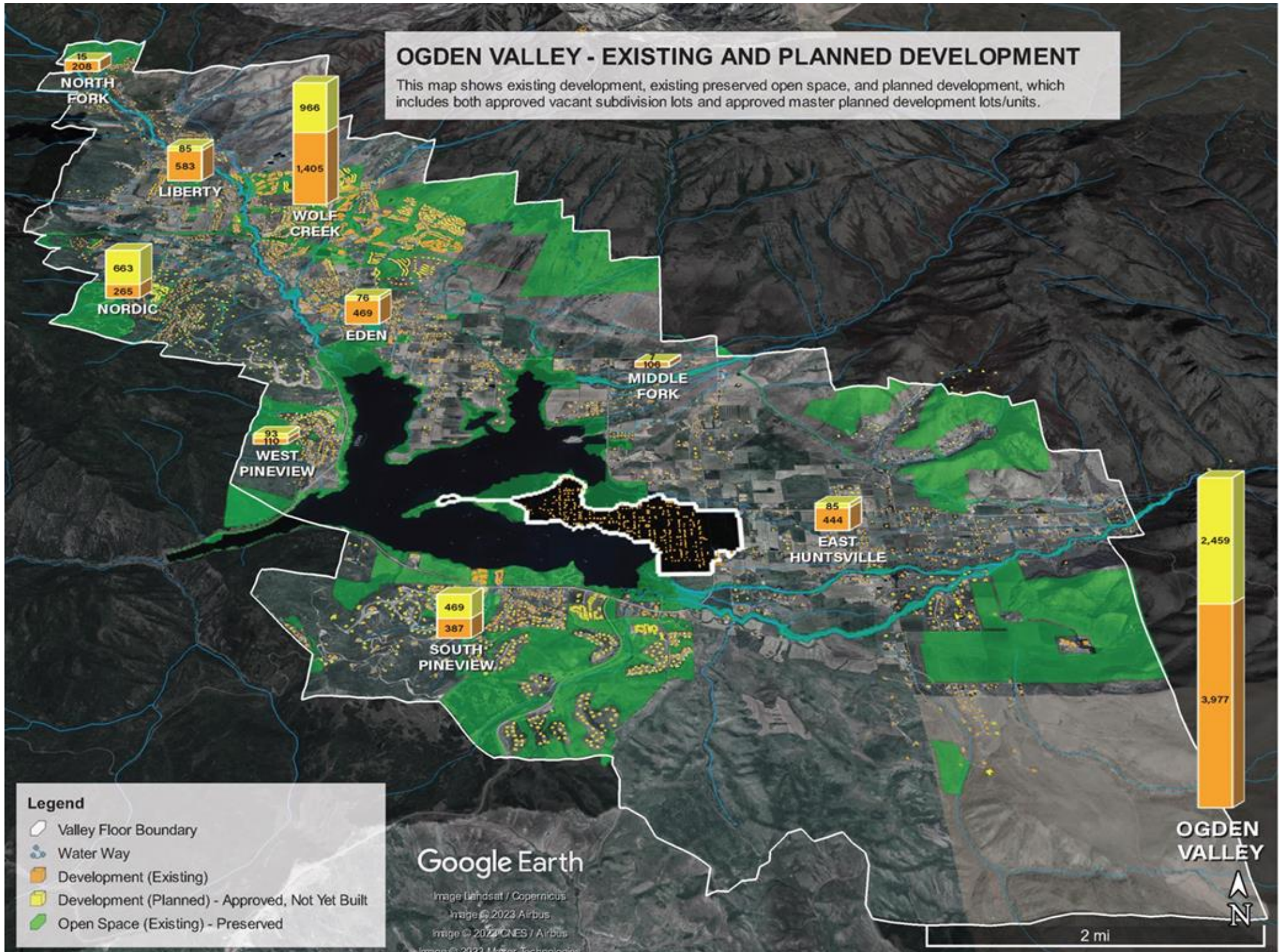
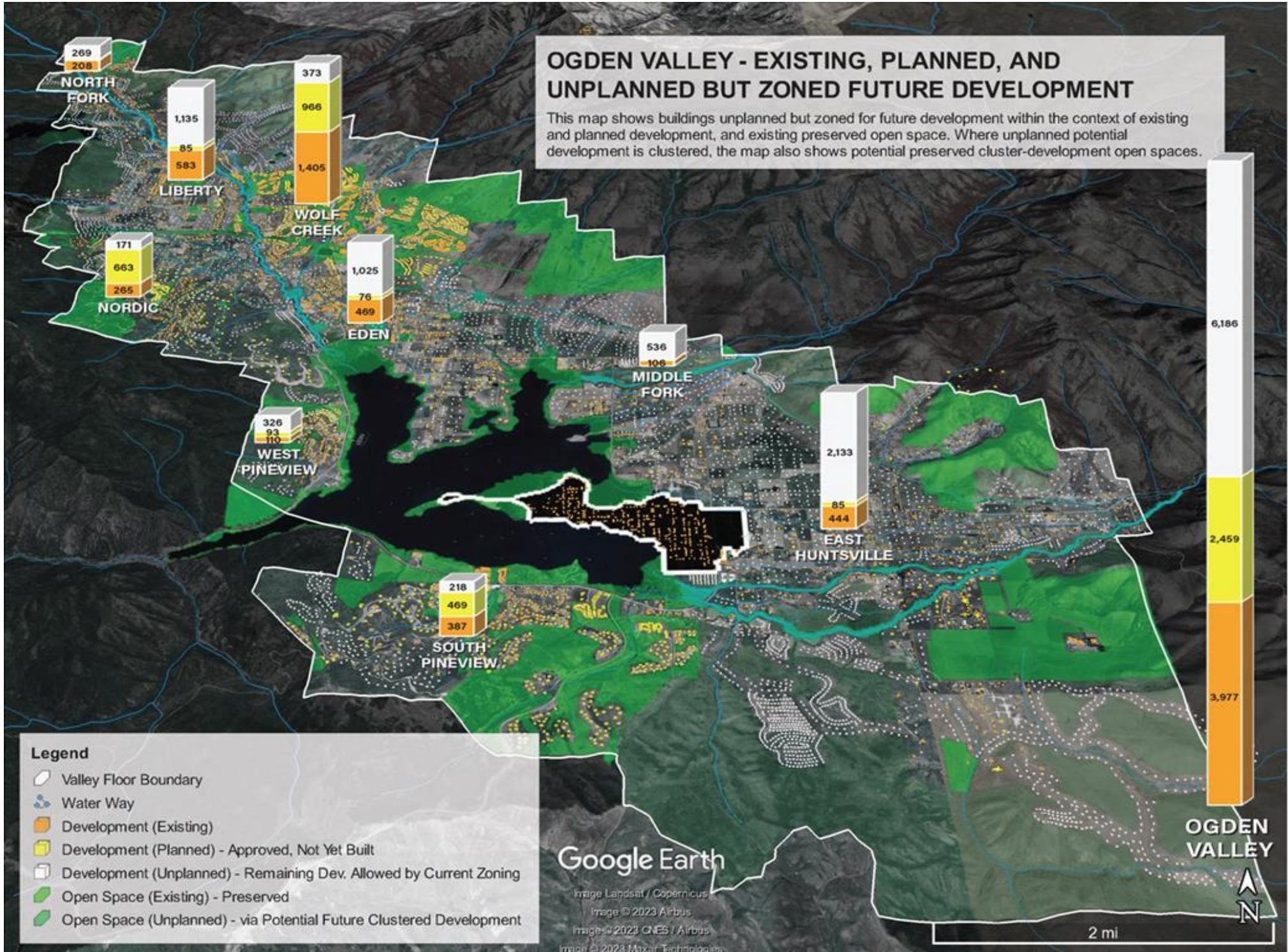


Figure 8: Remaining Dwelling Units Allowed by Current Zoning.



The General Plan’s Solution.

While the county may not have the authority to deny development rights allowed by existing zoning, the county can influence and incentivize where future buildings are located. The county could do so in a manner that clusters them into growth centers, or villages, and avoids spreading them into other rural areas of the valley. That is precisely what the plan is designed to do. The plan states that:

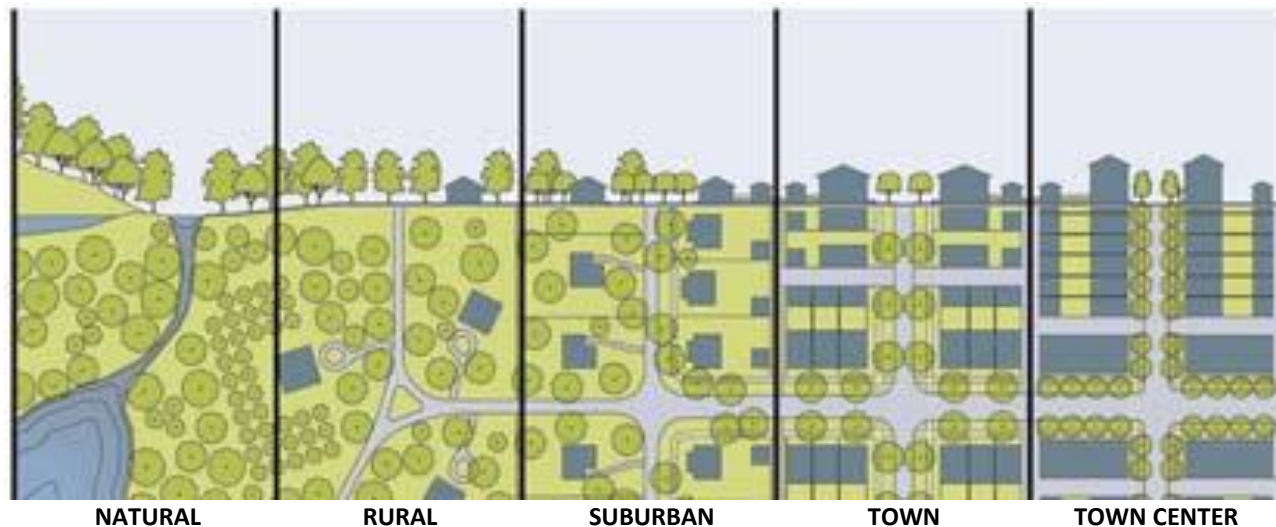
“The presence of support services, in turn, makes these areas more attractive and more suitable for additional residential development. This pattern will likely continue without specific directives otherwise; thus, the goals, principles, and implementation of this General Plan are designed to provide voluntary measures for shifting motivation away from developing sensitive lands and prime agricultural or open-space lands. While broad mandatory downzoning is not supported [by the Ogden Valley public], voluntary methods to reduce overall development units, particularly in sensitive areas and prime open-space or agricultural areas, could mitigate overall development impacts.”⁶

In addition to the villages, the plan further prescribes growth to be “centered around villages and town centers.”⁷ A village will stimulate improvements to infrastructure and utilities. Encouraging development on land adjacent to villages will encourage a more orderly buildout of infrastructure and utilities. It will also help avoid infrastructure and utility needs in areas that are not intended for growth, thereby disincentivizing development of those areas while incentivizing development in and near villages. Further, the plan suggests that these growth areas should be designed in a manner to “complement, not overwhelm or compete with, the rural character of the Valley.”⁸

The plan is not entirely clear on how exactly to accomplish “small villages” that do not compete with adjoining rural areas. However, with this directive staff worked to find industry best practices on how to integrate villages into rural areas with limited disruption to the areas intended to remain rural. There is not a one-size fits all solution. For example, Aspen CO. adopted an urban growth boundary that essentially creates a stark line between where their development areas can and cannot be. Another quite different example is rather than drawing a stark line, the county could use design and development standards to transition these growth centers from the more dense village centers to the more rural and natural areas outside the village centers. These types of transitions are called transects. **Figure 9** illustrates generally how transects can be implemented.

Another best practice method is form-based, in which development within a form-based area is more focused on the form of the buildings and streets with less of an emphasis on what uses are conducted therein. This method is

Figure 9: Transect Development



⁶ Ogden Valley General Plan (p. 12)

⁷ See Rural Residential Development and Housing Vision, 2016 Ogden Valley General Plan, (p.18).

⁸ See Community Character Vision, 2016 Ogden Valley General Plan, (p.4).

not exclusive of urban growth boundaries or transects. Both can be employed in form-based regulations. In 2022, the County adopted such a form-based code.

In addition to answering the general plan question regarding how to implement villages that complement and don't compete with rural areas, form-based zoning also implemented a variety of street regulations and design standards also recommended by the general plan.

Some members of the public that are generally opposed to villages have taken aim at the form-based zone, claiming that there is not support for it in the general plan. While it is true that the words "form-based zone" are not explicitly written in the plan, the plan provides a wide variety of directives for which form-based codes implement. There are at least 13 specific general plan implementation strategies that the county's adopted form-based zone implements in whole or in part.⁹

Another recent public criticism of the form-based zone is that industry leaders suggest that it is not appropriate for residential neighborhoods. This may be true of form-based codes that are designed only for higher density areas, however, when Weber County planners assembled the county's form-based zone this challenge was directly addressed in it. The County's form-based zone is not a pure form-based zone. It is a hybrid between traditional zoning and form-based zoning. It still includes significant use regulations that traditional zoning has, and it also includes traditional single-family residential standards very similar if not the same as those already adopted in other traditional zones that are applicable to the valley.

Additional Detailed General Plan Analysis.

It is important to not only review this rezone proposal in accordance with the overall context of the purpose of the plan, but also within the context of the details of the plan. The following provides an analysis of relevant parts of the general plan as it relates to this rezone. It can be observed herein that this proposed rezone complements many provisions in the plan. It can also be observed that it conflicts with one. There is no requirement for a proposal to meet the absolute details of the general plan. This stands especially true when it's a plan that contains as many diverging interests as the Ogden Valley General Plan. If the County decides to approve an application that in some part runs contrary to the details of the plan, the County should do so with full understanding of the outcome(s) and have solid reasoning as to how the approval supports the overall intended effect(s) of the plan.

Gateways and Viewsheds Goal 3: A goal of Weber County is to protect key viewsheds throughout the Valley.

Gateways and Viewsheds Principle 3.1: Protect viewsheds throughout the Valley including views of the mountains and Pineview Reservoir.

Gateways and Viewsheds Principle 3.2: Avoid visually prominent structures, hillside cuts, and vegetation removal that alter the visual quality of the Valley's viewsheds. Ensure that all development minimizes site disturbance and lot coverage and requires effective site restoration, revegetation, and weed control.

Development within the FB zone is required to follow the adopted transferable development rights regulations. While we do not know at this time the properties from where the applicant's density will come, we do know that they can only come from areas within the valley floor area. Thus, it can be found that this project could help remove potential development from visually prominent areas and move them into the growth center of Eden.

Clean Air and Water Goal 1: A goal of Weber County is to protect the Valley's air and water quality. (See Residential Development Goal 3)

Clean Air and Water Principle 1.1: Promote energy-efficient & sustainable development practices to improve and protect air and water quality.

Gateways and Viewsheds Implementation 1.1.1: incorporate air and water quality protection considerations in the development review and approval process.

Clustering development into smaller areas, such as centrally located growth centers is a sustainable development practice. Sprawling development, such as that found in the three-acre zones, requires greater vehicle miles traveled, leading to greater emissions, which in turn contributes to less healthy local air quality. Additionally, the applicant's

⁹ See the following implementation strategies in the Ogden Valley General Plan: Moderate-Income Housing Implementation 1.1.1, 1.1.2, and 1.1.3. Land Use Implementation 1.1.1 and 1.4.2. Streetscape Design Implementation 1.1.1 and 1.1.2. Historic Preservation Implementation 1.1.3. Commercial Development Implementation 1.1.1, 1.1.2, 1.2.1, 2.1.1, and 2.2.1. Further, the form-based zone implements the TDR program references throughout the Land Use Element chapter of the plan.

development will require a sewer system. Given the transferred density, this will likely result in the reduction of individual septic systems on which sprawling development patterns rely. According to the Utah Geologic Survey, reducing septic systems in the area should help reduce contaminants in the reservoir.

Land Use Goal 1: *A goal of Weber County is to reduce the overall amount and impact of future land development in the Ogden Valley planning area.*

Land Use Principle 1.1: *in general, additional density should not be authorized in the Ogden Valley planning area above that allowed by current zoning. Minimal density bonuses (the exact amount to be determined by ordinance, master plan, development agreement, etc.) should only be allowed when they are granted to incentivize significant contribution to the advancement of the goals and principles found in this plan.*

Land Use Implementation 1.1.1: *Weber County will support the transfer of existing development rights (TDRs) as the primary means to increase densities in suitable project areas while proportionately decreasing density in other areas. incentives – such as reduced road cross sections and other cost-saving measures for master-planned developments – should be proposed to reduce development intensities and as the primary means to incentivize the purchase and transfer of development rights. Bonus density should be used sparingly, and only in the event minimal bonuses can be leveraged for significant and meaningful advancement of the goals and principles of this plan. Development rights include residential (e.g. townhouses, single family detached units, etc.) and non-residential development rights (e.g. hotel units, accessory dwelling units, retirement center units, etc.).*

The applicant is not requesting bonus density and is only pursuing the right to transfer development rights as anticipated by Implementation 1.1.1. At this time, the only transferable development rights available are residential development rights.

Land Use Principle 1.4: *Employ mechanisms such as TDRs to reallocate existing authorized development units from less suitable to more suitable locations.*

Land Use Implementation 1.4.3: *Foster the creation of a TDR market by exploring ways for developers to benefit from purchasing TDRs. [...]*

This implementation strategy provides the key method by which the plan intends to avoid the three-acre suburban lot problem. The County should be finding ways to support an open TDR market and ways to help both developers and landowners benefit from it. The more opportunities the County creates for trades to occur, the higher the likelihood a free market will be established.

Land Use Principle 1.5: *Encourage new development to locate in areas where water and sewer service could be provided. Encourage residential cluster developments with smaller building lots and larger areas of open space for most subdivisions.*

Directing growth into areas with sewer is imperative to the preservation of the current character of the Ogden Valley, The proliferation of individual septic systems has been affecting ground water quality for some time now, as evidenced by the Utah Geological Survey. Clustering transferred growth into sewer areas will help avoid sprawled growth in areas without, thereby either avoiding further harm to groundwater sources or expensive sewer line expansions that otherwise accommodate the large-lot sprawl.

Rural Residential Development and Housing Vision: *The Ogden Valley community desires a variety of housing types to meet the needs of a diverse population of various income levels, ages and stages of life. Neighborhoods should have convenient access to community amenities and be designed in a manner that protects the valley's character. Residential development should be centered around villages and town centers and designed to provide open spaces and efficient uses of the land.*

This paragraph, found in the “Rural Residential Development and Housing” chapter, is the vision for housing in the Ogden Valley. The application of all other provisions for housing within the plan should be run through the filter of this vision.

A common misunderstanding about the FB zone is that its purpose is only to create commercial village areas. This is not accurate. Its purpose is to create village areas that are surrounded by residential development of various types. Planning Commissioners and members of the public alike have expressed concerns about using the FB zone too far from village centers out of fear of creating village sprawl. However, the FB zone is designed to do exactly what is specified in the vision of the Rural Residential Development and Housing chapter. With TDRs, the goal is to keep the rural areas rural by creating growth areas that provide a variety of housing types.

If applied literally and in totality, residential uses in the Ogden Valley should *only* be allowed when it is centered around the villages and town centers. However, because other provisions of this plan encourages voluntary TDR,

PDR, and similar measures, we know this part of the vision is not intended to be applied literally, however, the strong encouragement should be noted in the County's decision making. The applicant's proposal does well to provide residential density in and adjacent to the New Town Eden village center and, if other landowners in the area follow suit, will result in housing centered around this village.

Residential Development Goal 1: A goal of Weber County is to provide housing choices in neighborhoods that will allow residents with a variety of incomes and at different stages of life to live in Ogden Valley.

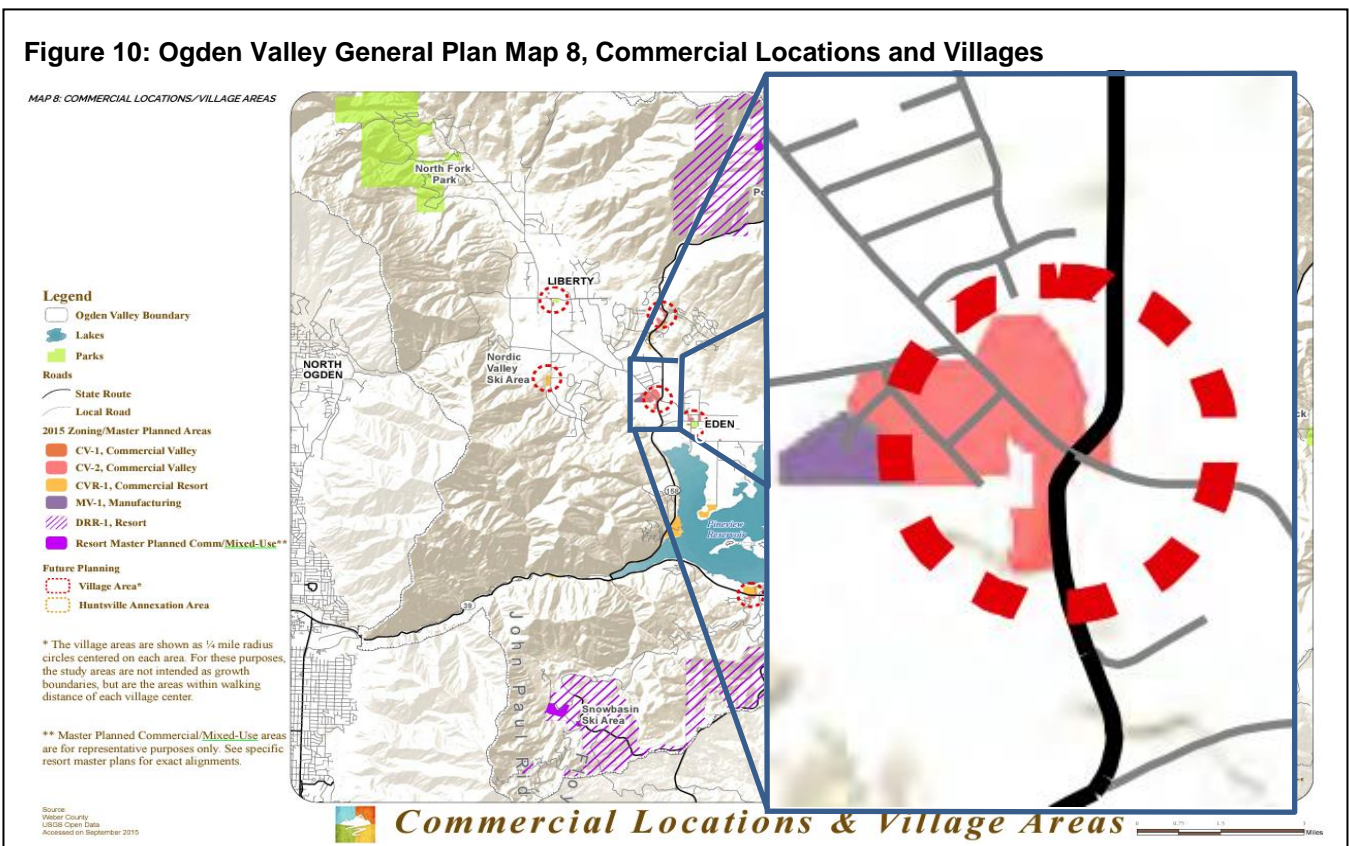
Residential Development Principle 1.1: Encourage residential development projects to incorporate a mix of housing sizes, types, and prices.

The applicant's proposal will provide a variety of housing options and sizes for current and future residents. The FB zone's existing workforce housing requirement will help provide for various levels of affordability as well.

If adopted, the proposed street regulating plan will allow multifamily stacked housing, townhomes, and single-family residential on various sizes of small lots. While market forces are unlikely to provide for affordable housing without government intervention, the reduced lot sizes will help provide housing that is more affordable than their 3-acre lot counterparts.

Commercial Development Vision: The Ogden Valley community desires sustainable and thriving local businesses in Ogden Valley. Ogden Valley capitalizes on recreational tourism to support its economic base. New commercial development should be focused in and near existing commercial areas and resorts. New commercial development should be designed to be compatible with the rural character of Ogden Valley.

The Commercial Development chapter provides the above vision. All other commercial provisions within the plan should be interpreted through the filter of this vision. Figure 10 provides the general plan's map of commercial locations and village areas. This map illustrates with a red dashed line the center of a village area. The red-dashed line is not the boundary of the proposed village area, as seems to be commonly misunderstood. Both the text of the plan and this map explain otherwise. Each circle is a ¼ mile radius, representing typical desirable walking distances, and is intended to be centered on the village center, although some appear to be off center on the map. The village center of the New Town Eden area is intended to be the intersection of HWY 158 and 2500 N. Street. Figure 11 illustrates this circle in relation to the applicant's property.



Commercial Development Goal 1: A goal of Weber County is to ensure that the location of retail and commercial development is consistent with Ogden Valley’s rural character.

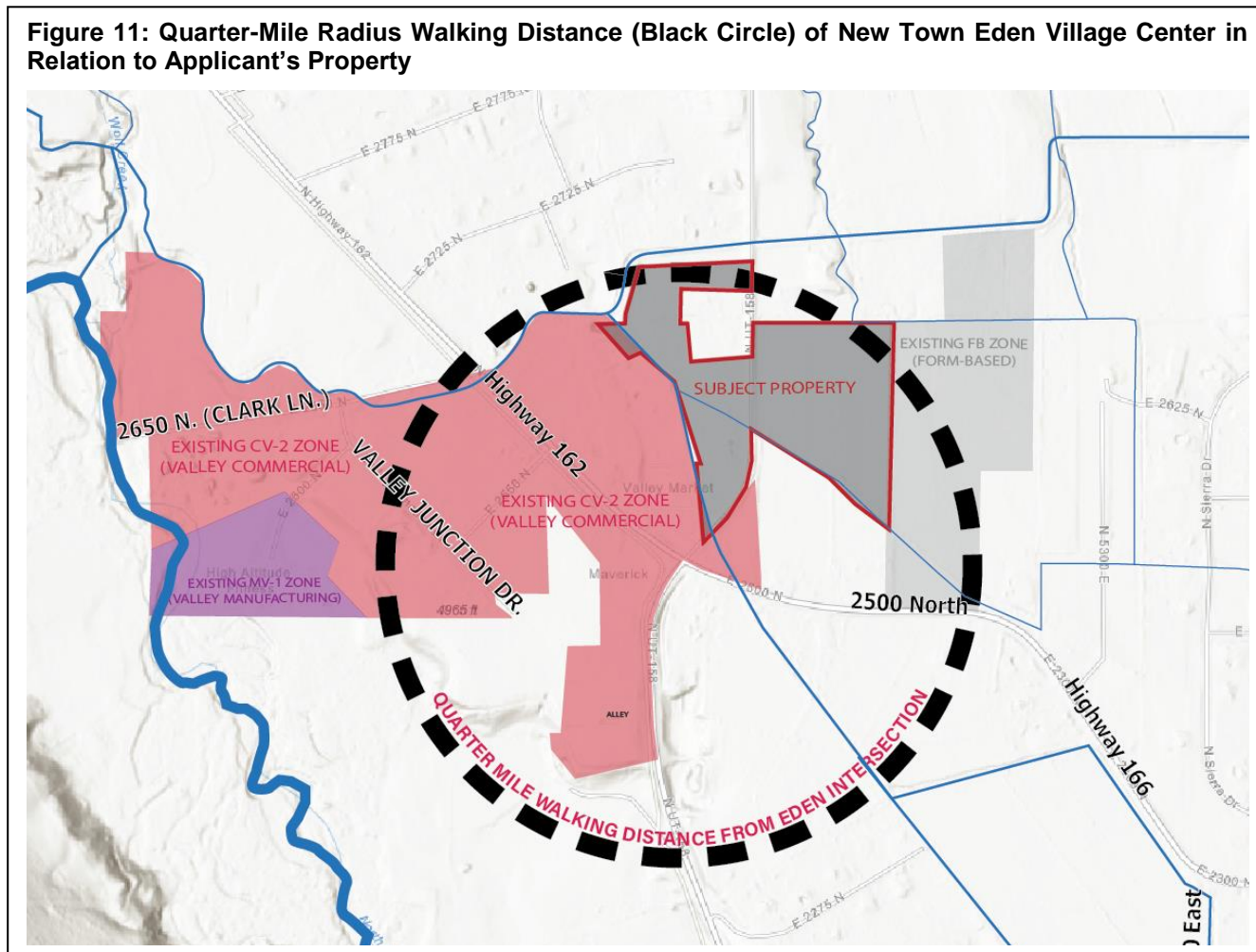
Commercial Development Principle 1.1: Limit all new commercial development in the Ogden Valley planning area to Huntsville, the resort areas, and the village areas, as shown on Map 8. Avoid scattered and strip commercial and retail development patterns in the Valley.

The above goal and principle further illustrate how the plan tries to balance rural areas versus village areas, and is further evidence of the overall intent of the plan.

Commercial Development Implementation 1.1.1: Prepare small area plans for each area designated as a village on Map 8 to describe their form and function (possible examples: highway oriented, mixed-use, resort, small neighborhood commercial, etc.). Small area plans should identify defining attributes and appropriate design standards, identify future potential adjacent expansion areas, and plan for multimodal and active transportation to and within each area, as may be appropriate. The village areas are shown as ¼ mile radius circles centered on each area on Map 8. For these purposes, the study areas are not intended as growth boundaries, but are the areas within walking distance of each village center.

Breaking this implementation strategy into parts, the Planning Commission can find the following:

Prepare small area plans for each area designated as a village on Map 8 to describe their form and function (possible examples: highway oriented, mixed-use, resort, small neighborhood commercial, etc.).



The preparation of small area plans was accomplished for Old Town, New Town, and Nordic Valley areas through the FB zone's street regulating plans. In order to realize these plans, all areas depicted in one of the street regulating plans should, over time, be rezoned to the FB zone. The plan recommends the implementation of several land use patterns in the villages, including highway oriented and mixed-use. The FB zone implements these and further stratifies them into vehicle-oriented commercial, mixed-use commercial, multifamily residential, and small lot residential. The commercial and higher density uses get more restrictive as a village transitions from vehicle and mixed-use residential down into small lot residential. The form-based zone also accommodates for residential development patterns already occurring elsewhere in the valley, such as medium-lot residential, medium-large lot residential, large lot residential, rural residential, estate lot residential, and general open space.

Small area plans should identify defining attributes and appropriate design standards...

The FB zone provides for the design standards for all three areas for which a street regulating plan has been adopted (Old Town, New Town, and Nordic Valley).

...identify future potential adjacent expansion areas...

The FB zone not only provides for the existing commercial zones in each area, it goes further to identify where and how those commercial areas might expand. Further, in compliance with this provision, the street regulating plans go beyond the limits of commercial expansion to provide for the aforementioned new residential uses "...centered around villages and town centers..."

... and plan for multimodal and active transportation to and within each area, as may be appropriate.

The FB zone requires new development to provide for multiple transportation modes, including vehicle, bicycle, and pedestrian. At a later time when demand warrants it, amendments to the street standards should be expected to provide for transit facilities as well.

Commercial Development Implementation 1.1.2: *Require new commercial or mixed-use development to locate on property currently zoned for commercial uses. Avoid rezoning new property to commercial or manufacturing until such time that the community supports it. Future commercial or mixed-use rezoning should only be considered adjacent to existing commercial or mixed-use zoning in a manner that creates village clusters and avoids strip commercial along highway corridors.*

The proposed rezone fails to meet this implementation strategy of the general plan, at least in part. The area that the applicant is proposing commercial aligns with the vehicle commercial areas in the street regulating plan, that area is currently not zone commercial. The proposal meets the second part of this strategy, as the proposed rezone area abuts the CV-2 zone on the West, and Eden Crossing's FB zone on the east.

Commercial Development Principle 1.2: *Focus on creating vibrant village areas. Encourage public spaces and plazas within villages that can accommodate cultural and social events and that can function as community gathering areas. Promote and extend the walkable, interconnected pattern in the Valley and extend non-motorized trails and pathways to commercial village areas.*

This rezone is likely to lead to the creation of a vibrant village area to which other landowners in the area can connect. Creating public gathering spaces in village areas requires the initiation of the village.

Utilities and Public Services Goal 2: *A goal of Weber County is to encourage alternatives to septic drainfield systems.*

Utilities and Public Services Principle 2.1: *New developments in the village areas (reference Commercial Development Implementation 1.1.1) and the resort areas should connect to existing sewer facilities or provide limited-capacity sewage treatment facilities for identified service areas. The facilities should be designed to be expandable to accommodate additional development in the village or resort areas. New residential developments not proximate to existing sewer service areas should employ clustering and provide limited capacity advanced sewage treatment facilities.*

More about sewer services later in this report.

(b) Whether the proposed amendment is compatible with the overall character of existing development in the vicinity of the subject property, and if not, consideration of the specific incompatibilities within the context of the general plan.

The rezone will lend to a development that has a different character than the adjacent large-lot residential and agricultural land uses. It will, however, blend well with the recently approved Eden Crossing development to the east and can effectively transition into the commercial uses to the west. Most of the project will be small-lot residential, with some vehicle oriented commercial abutting the existing Valley Market property.

As previously provided in this staff report, the question of compatibility should be view through the lens of the general plan rather than what is existing now. The plan directs the future of the area. What can be observed in Figure 11 is a great deal of the applicant's property is in the "1/4 mile walking distance" circle depicted on the commercial locations and village areas map of the plan. The plan also directs residential uses to be located on the perimeter of the village areas. Thus, it should be anticipated that at some point in time the applicant's desired use should be considered for the property. Whether now is the right time is for the Planning Commission to determine in their formulation of a recommendation to the County Commission.

(c) The extent to which the proposed amendment may adversely affect adjacent property.

When considering how this rezone might adversely affect adjacent property, there are a wide array of factors at play. These include impacts on private property rights and nuisances, as well as other factors such as impacts on a landowner's desires for their neighborhood and the intrinsic values they've imbued into that neighborhood.

First and foremost, the Planning Commission should prioritize fact-based adverse impacts. Then consider the perception-based impacts.

If rezoned, the development that the FB zone will allow is likely to significantly change the immediate area. Existing streets will need to be upgraded and new streets will be constructed. Commercial and multifamily buildings can be expected, as well as small-lot residential uses, condos, and townhomes. Each of these uses will change the visual nature of the area, traffic volumes and patterns, and noise potential. The potential uses are not expected to be greater than a typical small urbanized area. When developing, the applicant will be responsible for correcting any material degradation in services that the development might create for the area. Thus, other than potential noise nuisances, most of the fact-based effects will be required to be mitigated by the applicant when the land is developed.

When developments of this nature are located in similar areas, the property values of surrounding land usually increases. The increase may lead to a greater property tax burden, especially for those on fixed incomes, if any.

Current neighbors who have grown accustomed to the current nature of the immediate area may find the increase in intensity of uses unpleasant and contrary to the current reason they reside in the area. Even though residents in the area do not own a property right to ensure their neighborhood will not change, their desire for the future of their area might be upended by the proposal. This could result in their eventual self-determined displacement from the neighborhood.

(d) The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, stormwater drainage systems, water supplies, wastewater, and refuse collection.

The County's currently adopted development regulations, as well as the standards of the FB zone, are designed to specifically require the developer to address their impact of local levels of service. As aforementioned, the applicant will be responsible for mitigating any material degradation of level of service of each of these services.

Roadways/Traffic.

Traffic mitigation studies will be required when the property subdivides. The applicant will be responsible for providing the street cross sections adopted in the FB zone, which are intended to provide for adequate traffic mitigation. However, the traffic studies will assist us in verifying this.

One thing to be sure of, however, is that effect this development will have on the Eden four-way intersection is adequately compensated. The development agreement the county has entered with the Eden Crossing developer requires the county to work with other developers of the area to help finance new intersection improvements. Securing this contribution may need to be accomplished via development agreement.

Parks and Recreation Facilities

The applicant has not provided specific park and recreation facilities plans. The FB zone requires bike, trail, and sidewalk facilities throughout the development which will be installed as the development is installed. During development of the project the applicant should work with the Ogden Valley Parks District to verify adequacy of services.

The street regulating plan requires a park area on the west side of highway 158. The plan is not specific about the park area improvements that are required. It also requires a trailhead to be located adjacent to the canal property on the north side of this project, along with a trail along the canal or adjacent to the canal property. Securing a commitment for those improvements may need to be accomplished via development agreement.

Police and Fire Protection

Because the FB rezone is not anticipated to increase the overall density of the valley, police protection might be a zero-sum gain. Special events within the project, if any, will be required to obtain special event permits. Same with conditional uses. Both special events permits and conditional use permits enable coordination with the Sheriff's office to provide deputy resources, when needed.

The Weber Fire District will require sufficient fire suppression at the time of development.

Stormwater Drainage Systems

It should be anticipated that this rezone will yield significantly more stormwater management demand given the amount of hard surface likely to occur. Stormwater management will be addressed with the applicant as development applications are submitted.

Water Supply

The project is within the culinary water service area of Eden Water Works. The county has been informed that Eden Water Works will not likely provide water service to this project. If access to Eden Water Work's service is not available, the applicant will work with other developers in the area to create a new water system to serve the area.

The proliferation of water services in the area is the opposite of what the plan advises and is contrary to the intention of the county's water requirements. The ideal situation for this project would be for the developer to gain access to an existing water service in the area. However, if there is no other water service willing to serve the property in the area the developer is still entitled to create their own system.

Wastewater

Some would assert that without an active sewer service to serve the project the county should not consider a rezone. Unfortunately, that is opposite of how the development process works. Investing in sewer requires a sense of certainty that the county will approved a proposed project. The developer and the developer's lenders will not have that sense of certainty until after the county grants them the zone they are seeking. One of the reasons commercial development is lagging in the Eden area is lack of sewer availability. The cost to extend sewer to the area is too high to rest on any one landowner. The cost of a commercial-use septic system and the reservation of valuable land for a drainfield is likewise fairly cost prohibitive and discouraged by the general plan.

The applicant asserts that they are exploring sewer service needs at this time and are in discussion with Wolf Creek regarding their capacity. Wolf Creek has asserted that they do not have capacity to serve this development at this time without significant improvements to their facilities.

No sewer improvements in this area will be feasible until and unless property is in a zone that will make the development financially feasible. If the project is rezoned, it could be rezoned with the provision that no development can received a certificate of occupancy until adequate sewer service is available (prohibiting septic systems).

Refuse Collection

Refuse collection has not been specifically addressed for this rezone. However, identifying garbage services is a typical requirement of design review at the time a development is proposed and is not typically addressed during rezone.

(e) Whether the proposed rezone can be developed in a manner that will not substantially degrade natural/ecological resources or sensitive lands.

Staff is unaware of specific natural or ecological resources or sensitive lands on the subject property.

(f) Whether proposed traffic mitigation plans will prevent transportation corridors from diminishing below an acceptable level of service.

As specified above, the applicant will be required to address traffic mitigation at the time a development application is submitted.

Staff Recommendation

After reviewing the proposal within the intended context of the Ogden Valley General Plan, it is staff's opinion that this rezone will substantially advance the vision and goals of the general plan. Staff is recommending approval of the rezone on the basis of the developer entering a development agreement with the county to account for the following:

1. The developer should provide a 60,000 square-foot public park between the VOC and SLR/MFR areas, as generally shown on the street regulating plan. The park should include pathways that generally run along the existing canal/ditch, a landscaped public plaza with no less than 10 benches or picnic tables. The development agreement should include a concept park design acceptable to the county commission. Unless conveyed to the local park district, the project's owner's association should be responsible for maintaining the park.
2. The developer should provide a public trailhead located next to Highway 158 and adjacent to the Weber Basin canal. The trailhead should have one public restroom building with two separate toilet rooms, connected to public sewer.
3. The developer should work with Weber Basin Water Conservancy District to construct a trail adjacent to the conservancy canal. If the conservancy district will not allow it, the developer should be required to install the trail adjacent to the canal property. The trail should be at least 10-feet wide and asphalt, and meet the county's minimum engineering standards. Fences lining the trail, if any, should be no taller than four feet tall or if taller, setback from the trail at least five feet with a drip irrigation and landscaping installed in the five foot setback. Sufficient area should be provided along the trail to allow for the installation of one bench every 150 feet, and trees planted along the trail of a species and at intervals such that the crowns of the average mature trees abut each other. Unless conveyed to a local trail or park entity, the landscaping along the trail should be maintained by the project's owner's association.
4. Septic systems should not be allowed in the development.
5. Prior to any development occurring adjacent to Highway 158, the developer should cooperatively work with both UDOT and the county to agree on a street cross section for Highway 158 that supports the intent of the general plan and generally complies with the FB zone's street cross sections.
6. The developer should be required to pay the county their proportionate share of the intersection improvements that the county and UDOT have planned for the intersection of Highway 158 and Highway 162/166.

This recommendation is given to the Planning Commission with the following findings:

1. The proposal substantially advances the vision, goals, and objectives of the Ogden Valley General Plan.
2. The proposal will provide residential development opportunities, through TDRs, that are "centered around villages and town centers" as prescribed by the general plan.
3. Considering the direct context of the plan, the benefits that the proposal offers to the execution of the plan and to the long-term desirable community outcomes as specified in the plan overwhelm the proposal's conflict with Commercial Development Implementation Strategy 1.1.2.
4. The proposal will help contribute toward sewerage the Eden area, thereby creating further village and TDR opportunities for other landowners in the surrounding area in the future, further compounding the benefits of the proposal to the intended effects of the general plan.
5. The TDRs anticipated to be consumed by the development within the proposed rezone, or the TDRs that might be consumed by other properties in the area will help remove development rights from the remaining areas in the community that are intended to remain rural.
6. The project is beneficial to the overall health, safety, and welfare of the community, as provided in detail in the Ogden Valley General Plan.

Model Motion

The model motions herein are only intended to help the planning commissioners provide clear and decisive motions for the record. Any specifics provided here are completely optional and voluntary. Some specifics, the inclusion of which may or may not be desired by the motioner, are listed to help the planning commission recall previous points of discussion that may help formulate a clear motion. Their inclusion here, or any omission of other previous points of discussion, are not intended to be interpreted as steering the final decision.

Motion for positive recommendation as-is:

I move we forward a positive recommendation to the County Commission for File #ZMA2024-05, an application to amend the Weber County Zoning Map, rezoning approximately 17 acres of land at approximately 2773 North, HWY 158, from the AV-3 and CV-2 zones to the FB zone, as provided in Exhibit C.

I do so with the following findings:

Example findings:

1. *The changes are supported by the Western Weber General Plan.*
2. *The proposal serves as an instrument to further implement the vision, goals, and principles of the Western Weber General Plan*
3. *The changes will enhance the general health and welfare of Western Weber residents.*
4. *[_____ add any other desired findings here _____].*

Motion for positive recommendation with changes:

I move we forward a positive recommendation to the County Commission for File #ZMA2024-05, an application to amend the Weber County Zoning Map, rezoning approximately 17 acres of land at approximately 2773 North, HWY 158, from the AV-3 and CV-2 zones to the FB zone, as provided in Exhibit C, **but with the following additional edits and corrections:**

Example of ways to format a motion with changes:

1. *Example: In Section 104-12-3(f), remove short-term rentals as a permitted use.*
2. *Example: On line number [____], it should read: [_____ desired edits here _____].*
3. *Etc.*

I do so with the following findings:

Example findings:

1. *The changes are supported by the Western Weber General Plan.*
2. *The proposal serves as an instrument to further implement the vision, goals, and principles of the Western Weber General Plan*
3. *The changes will enhance the general health, safety, and welfare of Western Weber residents.*
4. *[Example: allowing short-term rentals runs contrary to providing affordable long-term rental opportunities]*
5. *Etc.*

Motion to recommend denial:

I move we forward a recommendation for **denial** to the County Commission for File #ZMA2024-05, an application to amend the Weber County Zoning Map, rezoning approximately 17 acres of land at approximately 2773 North, HWY 158, from the AV-3 and CV zones to the FB zone, as provided in Exhibit C. **I do so with the following findings:**

Examples findings for denial:

- *Example: The proposal is not adequately supported by the General Plan.*
- *Example: The proposal is not supported by the general public.*
- *Example: The proposal runs contrary to the health, safety, and welfare of the general public.*
- *Example: The area is not yet ready for the proposed changes to be implemented.*
- *[_____ add any other desired findings here _____].*

Exhibits

- Exhibit A: Application.
- Exhibit B: Current Zone Map.
- Exhibit C: Proposed Zone Map.

EXHIBIT A APPLICATION



New Town Eden Rezone Presentation

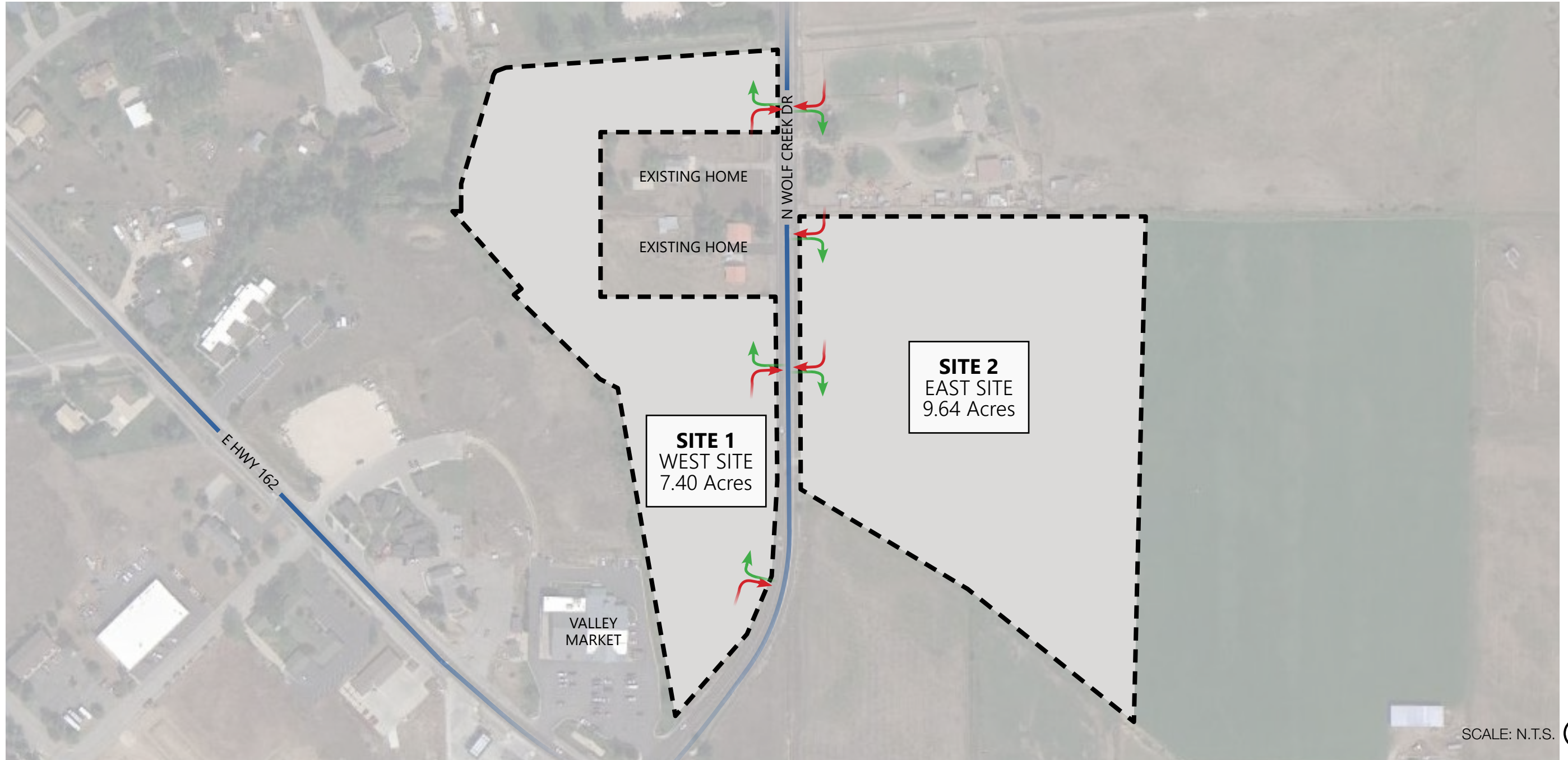
Eden, Utah

March 15, 2024



SITE CONTEXT

Zoning



PROJECT APPROACH

Proposed Street Regulation Plan

OVERLAY ZONING	
	GOVERNMENT AND INSTITUTIONAL
	VEHICLE-ORIENTED COMMERCIAL
	MIXED-USE COMMERCIAL (MUC)
	MULTI-FAMILY RESIDENTIAL (MFR)
	SMALL LOT RESIDENTIAL (SLR)
	MEDIUM LOT RESIDENTIAL (MLR)
	LARGE LOT RESIDENTIAL (LLR)
	RURAL RESIDENTIAL (RR)
	ESTATE LOT RESIDENTIAL (ELR)
	OPEN SPACE



Eden Area Street Regulating Plan from Zoning with site location

Project Site

Trailhead

SCALE: N.T.S.

PROJECT APPROACH

Street Regulation Plan w/ Lot Uses

OVERLAY ZONING	
	GOVERNMENT AND INSTITUTIONAL
	VEHICLE-ORIENTED COMMERCIAL
	MIXED-USE COMMERCIAL (MUC)
	MULTI-FAMILY RESIDENTIAL (MFR)
	SMALL LOT RESIDENTIAL (SLR)
	MEDIUM LOT RESIDENTIAL (MLR)
	LARGE LOT RESIDENTIAL (LLR)
	RURAL RESIDENTIAL (RR)
	ESTATE LOT RESIDENTIAL (ELR)
	OPEN SPACE



Eden Area Street Regulating Plan from Zoning with site location

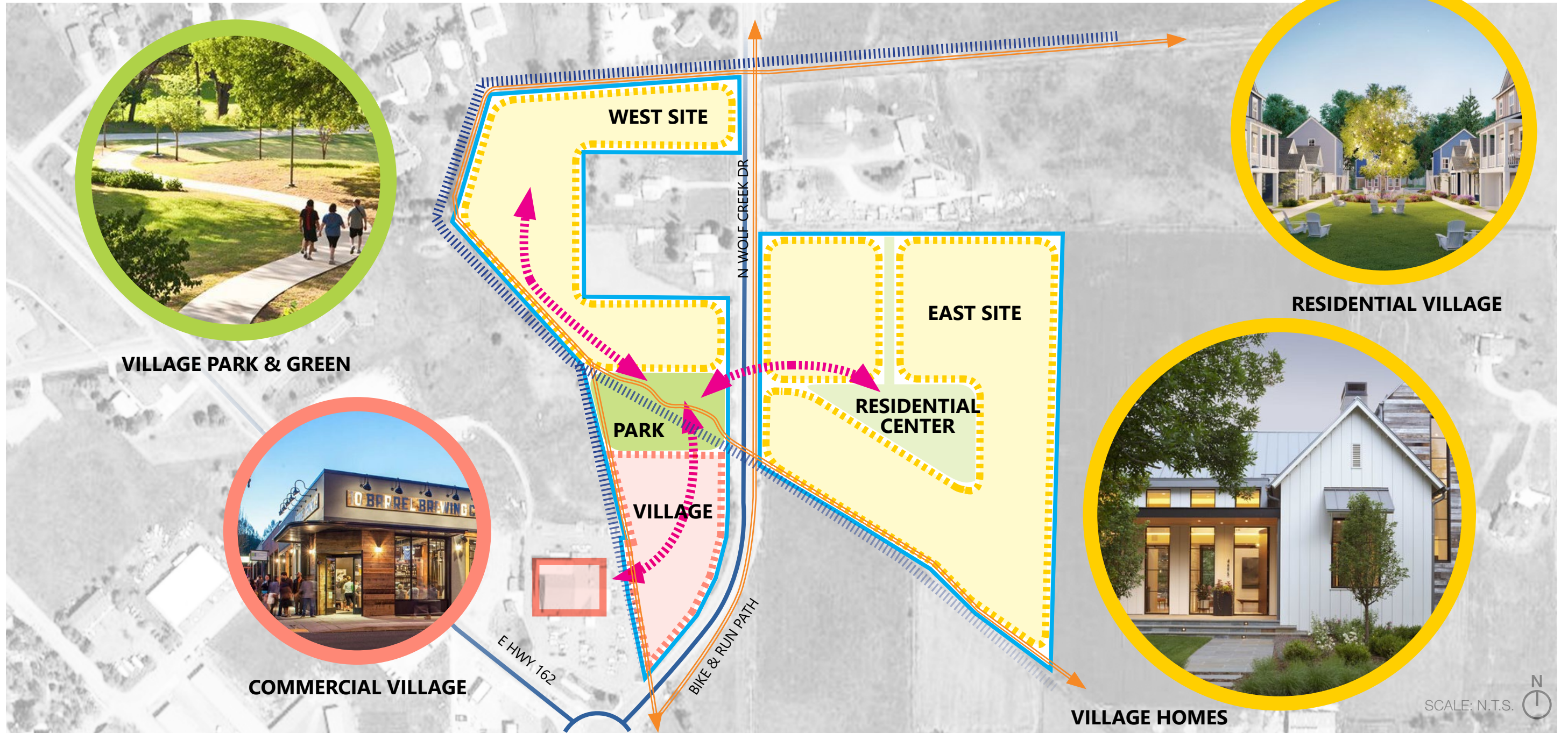
Project Site

Trailhead

SCALE: N.T.S.

PROJECT CONCEPT

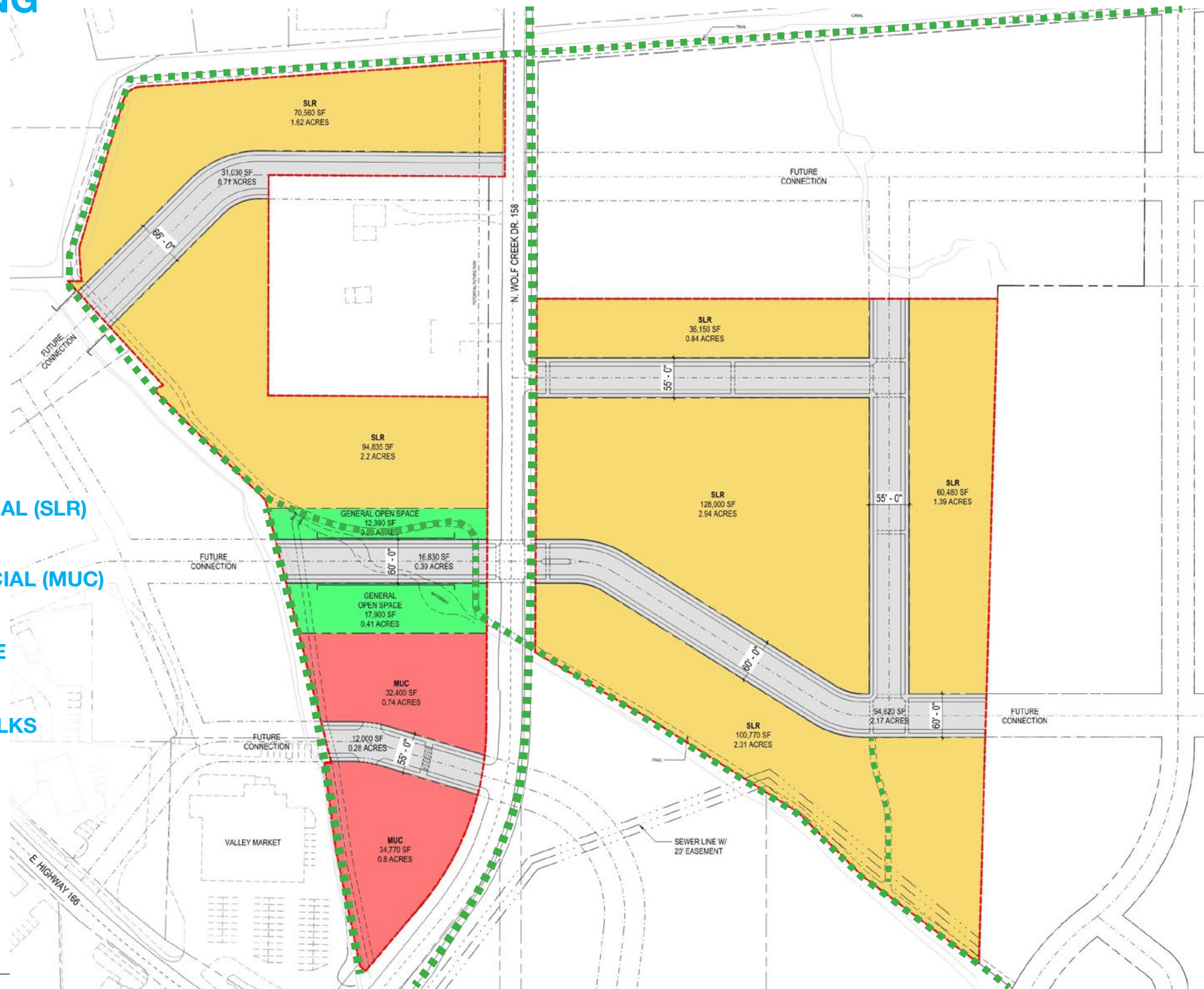
Site Design Approach



PROJECT ZONING

Site Use / Plot Plan

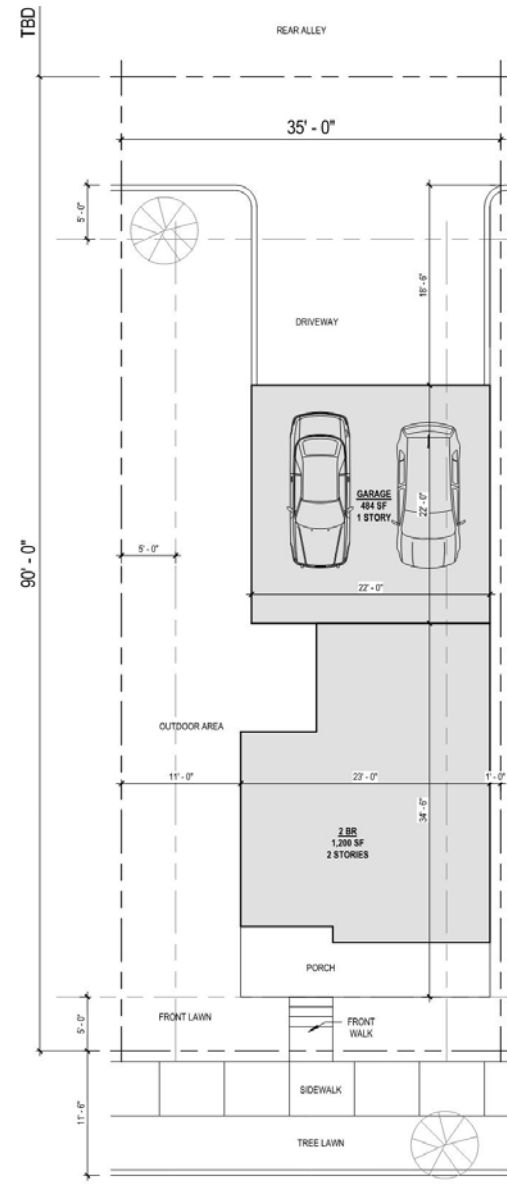
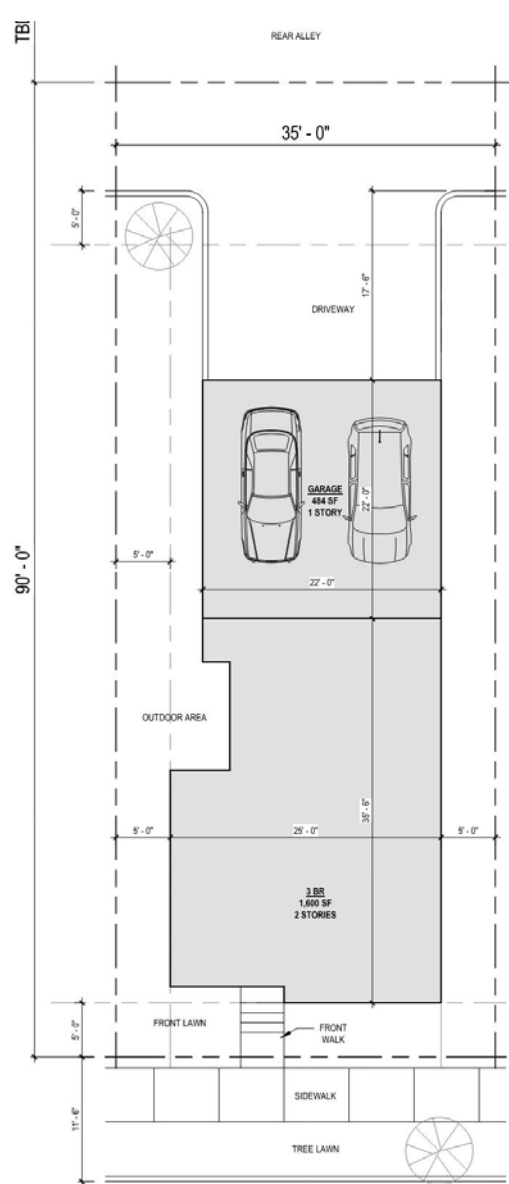
- SMALL LOT RESIDENTIAL (SLR)**
- MIXED-USE COMMERCIAL (MUC)**
- GENERAL OPEN SPACE**
- ROADWAYS & SIDEWALKS**
- PEDESTRIAN TRAIL**



SCALE: N.T.S.

PROJECT VISION

Single Lot Residential (SLR) - Prototype Plan



Single Family Home Option A (Small Side Yards)

Single Family Home Option B (Larger Side Yard)



Single Family Precedent Images

THANK YOU

EXHIBIT B CURRENT ZONE MAP

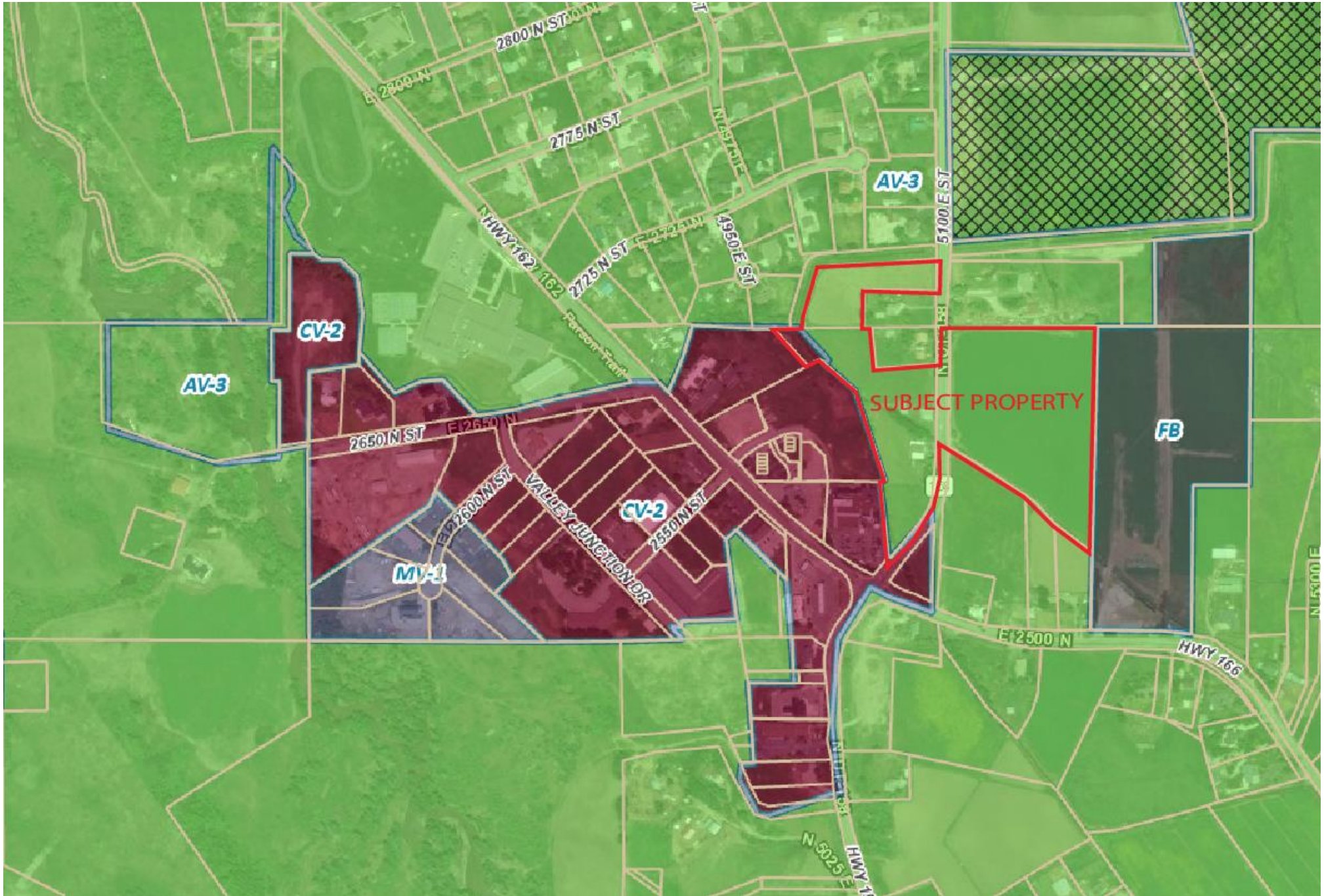


EXHIBIT C PROPOSED ZONE MAP

