



W E L C O M E T O
WEBER COUNTY

A stylized landscape illustration within a purple oval frame. It features a yellow sun, purple mountains, a blue river, and a grey barn. The foreground is filled with green and yellow curved stripes. The text "WESTERN WEBER" is centered in the upper half of the oval.

WESTERN WEBER

EXPLORING OUR FUTURE



Why Plan?

Lack of PROACTIVE
community planning leads to
REACTIVE community
planning.



Why Plan?

Proactive Planning:

- Lead development patterns.
- Anticipate future needs.
- Budget for future needs.
- Base development approvals on whether the developer has provided appropriate mitigation of impacts.
- Can lower tax liability.

Reactive Planning:

- Chase development patterns.
- Lack of foresight.
- Unresponsive to community vision.
- Respond to impacts AFTER development impacts create problem.
- Increases tax liability.



Herriman
City Area,
1997

**927 Single
Family
Homes**



Herriman
City Area,
2007

21,000+
Single
Family
Homes

Why Plan?

Proactive Planning:

Induces an element of predictability in an unpredictable environment.

Helps the community set expectations for the future.

Helps stabilize real estate market



According to the Kem C. Gardner Policy Institute, Weber County as a whole is expected to have a **60% growth rate** over the next 50 years, or about 1.2 percent per year. That gives:

<u>Population Area</u>	<u>2015 Population</u>	<u>Est. 2065 Population</u>	<u>Total Increase</u>
Weber County	242,737	389,334	+146,597
Western Weber Area	5,695	9,112	+3,417

However...

Between 2016 and 2017, Weber County entitled 290 new residential lots, accounting for an imminent population increase of approximately 1,318. There are currently ongoing discussions for approximately 310 more residential lots.

If these buildings materialize and are occupied in the next five years – and no others are built, they alone will equal a growth rate of approximately 7.1 percent per year, a 5.9 percent increase over current projections.

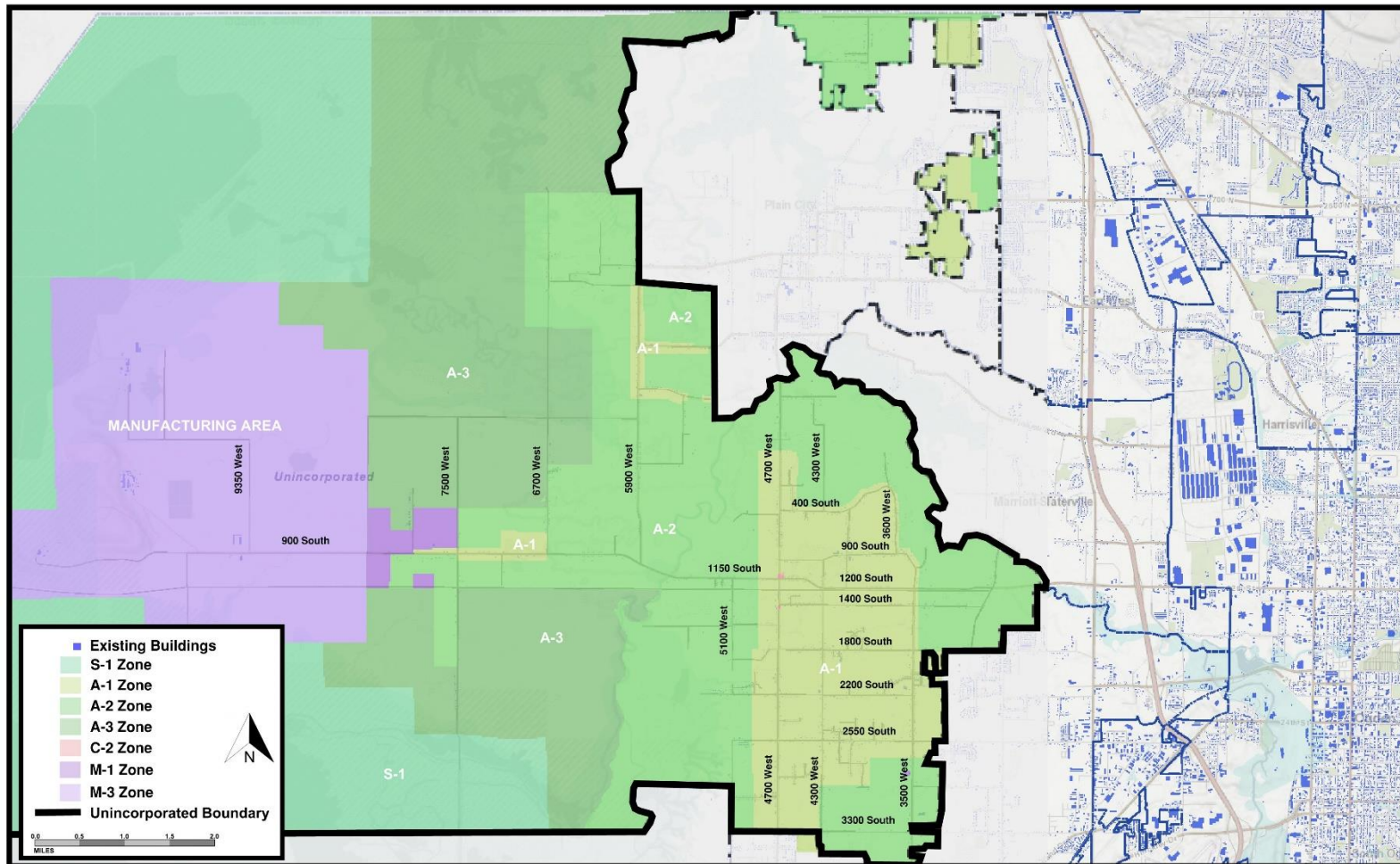
Plugging that into area population projections, that would yield:

<u>Population Area</u>	<u>2015 Population</u>	<u>Est. 2065 Population</u>	<u>Total Increase</u>
Western Weber Area	5,695	22,495	+19,078

Current zoning entitles land owners in Western Weber County to approximately 16,000 new dwelling units, which at current household sizes and including existing households would result in a population of 49,000 – 59,000.

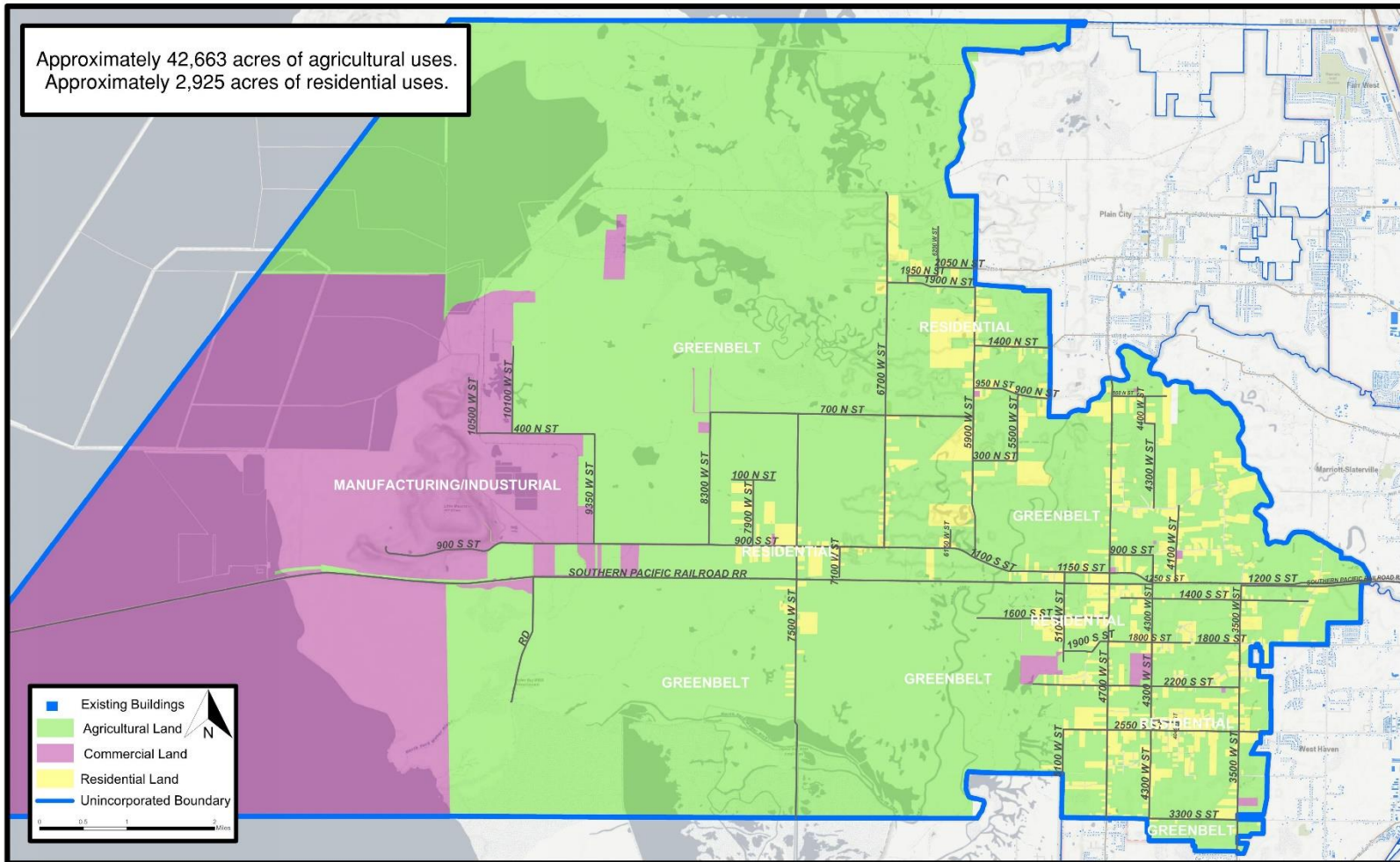
Existing growth trends do not yield full buildout in the next 50 years. This means that Weber County has entitled growth beyond our comprehension of population projections. This yields a less-predictable future.

CURRENT ZONING

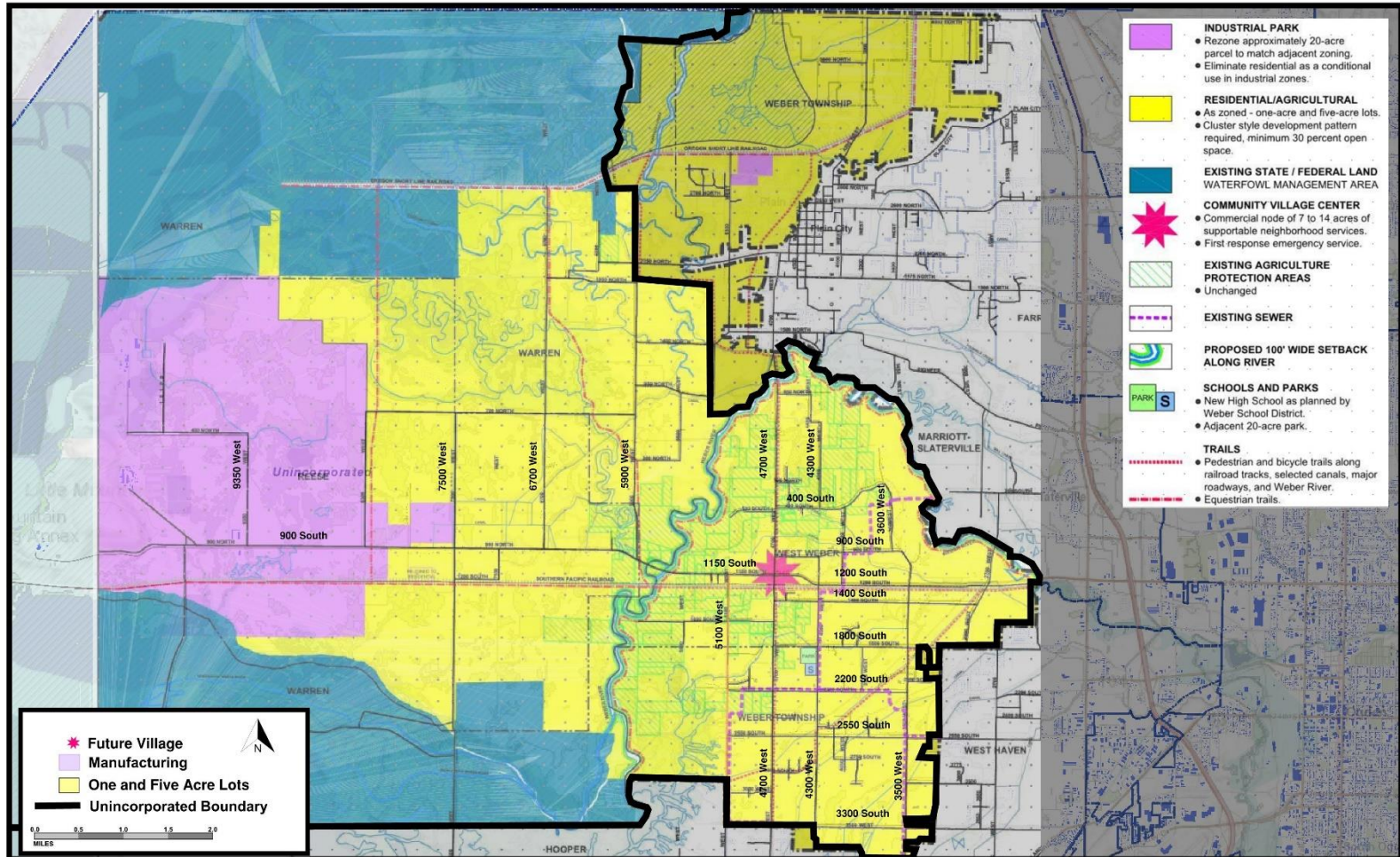


CURRENT LAND USE

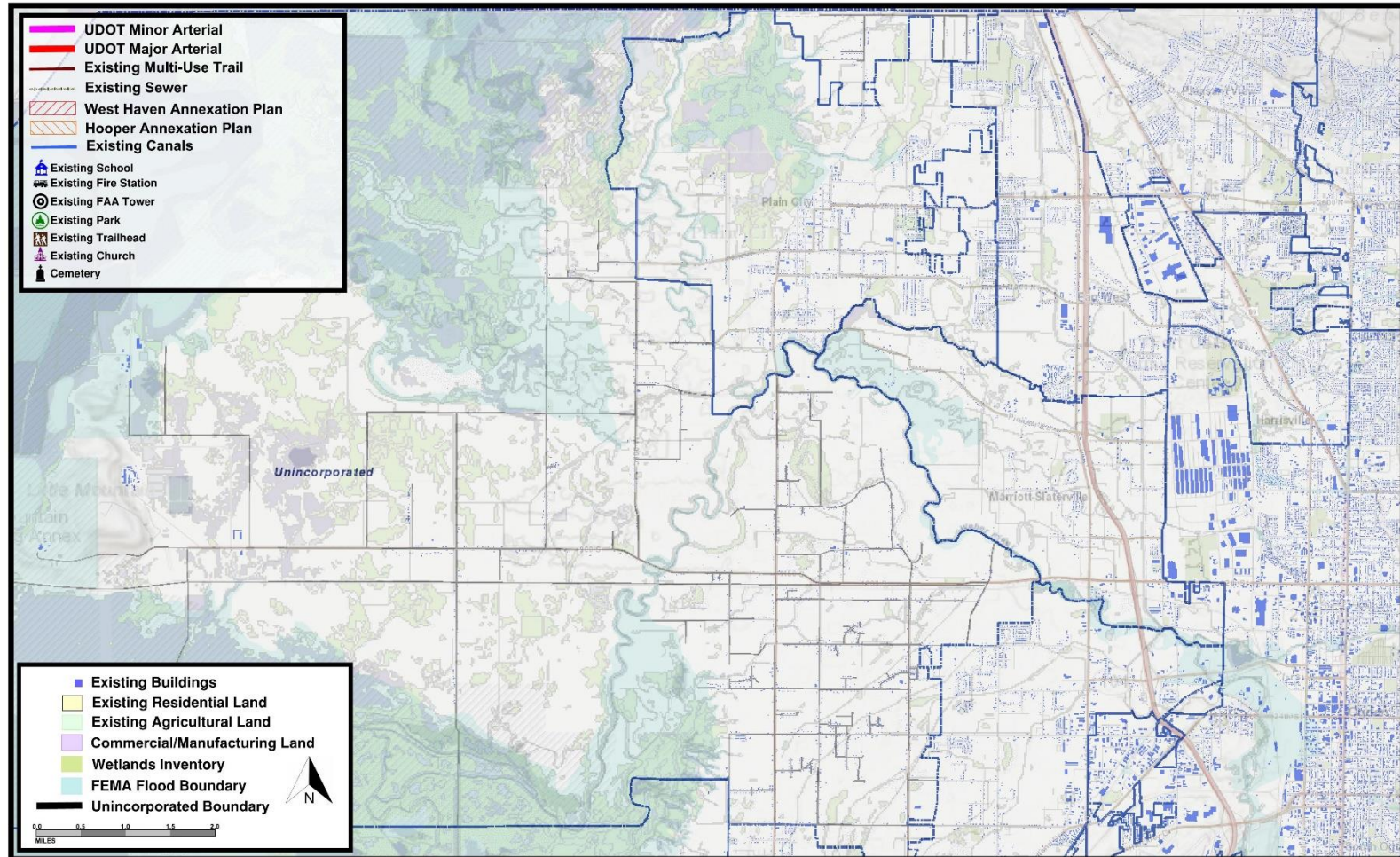
Approximately 42,663 acres of agricultural uses.
Approximately 2,925 acres of residential uses.



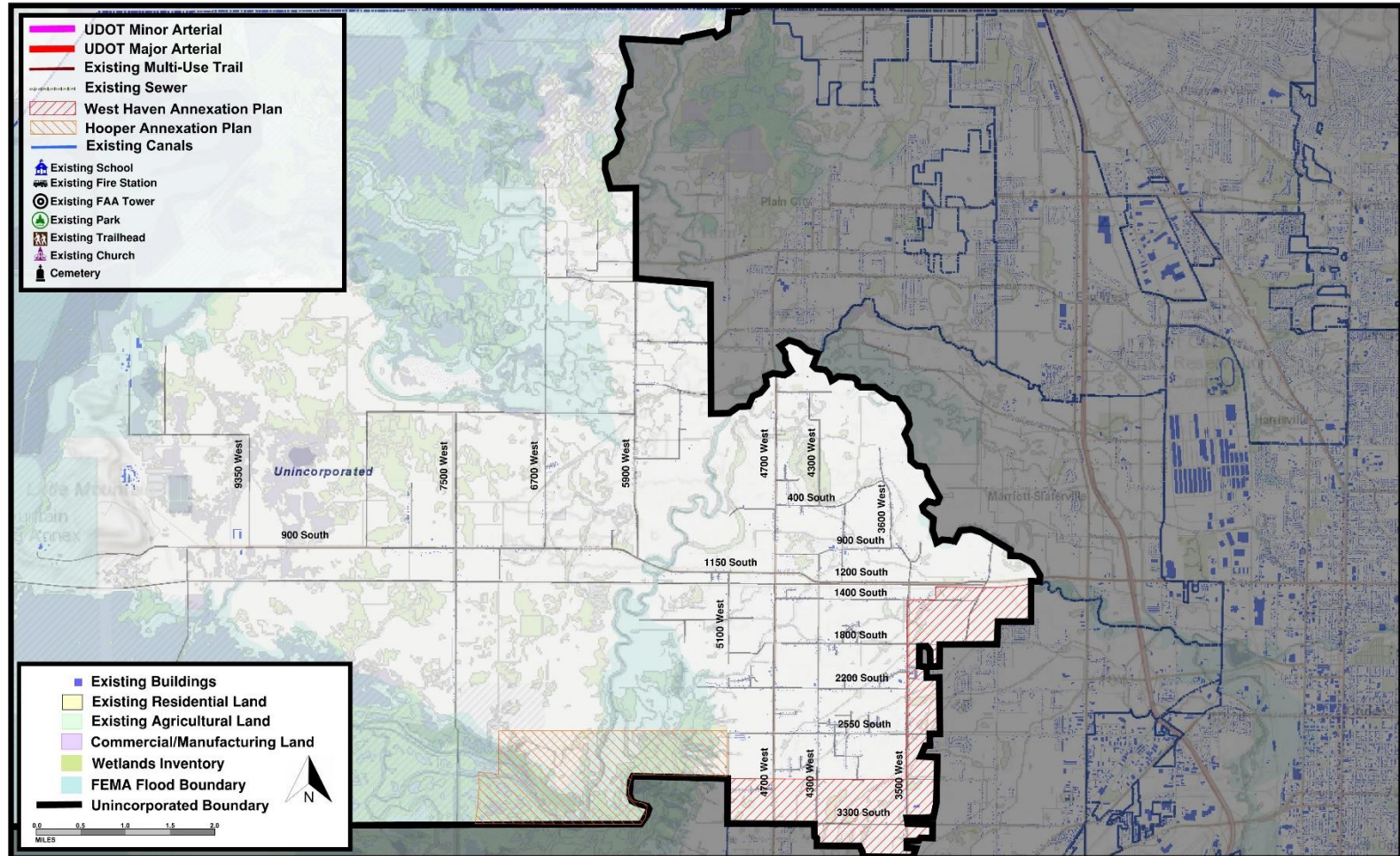
2003 GENERAL PLAN FUTURE LAND USE MAP



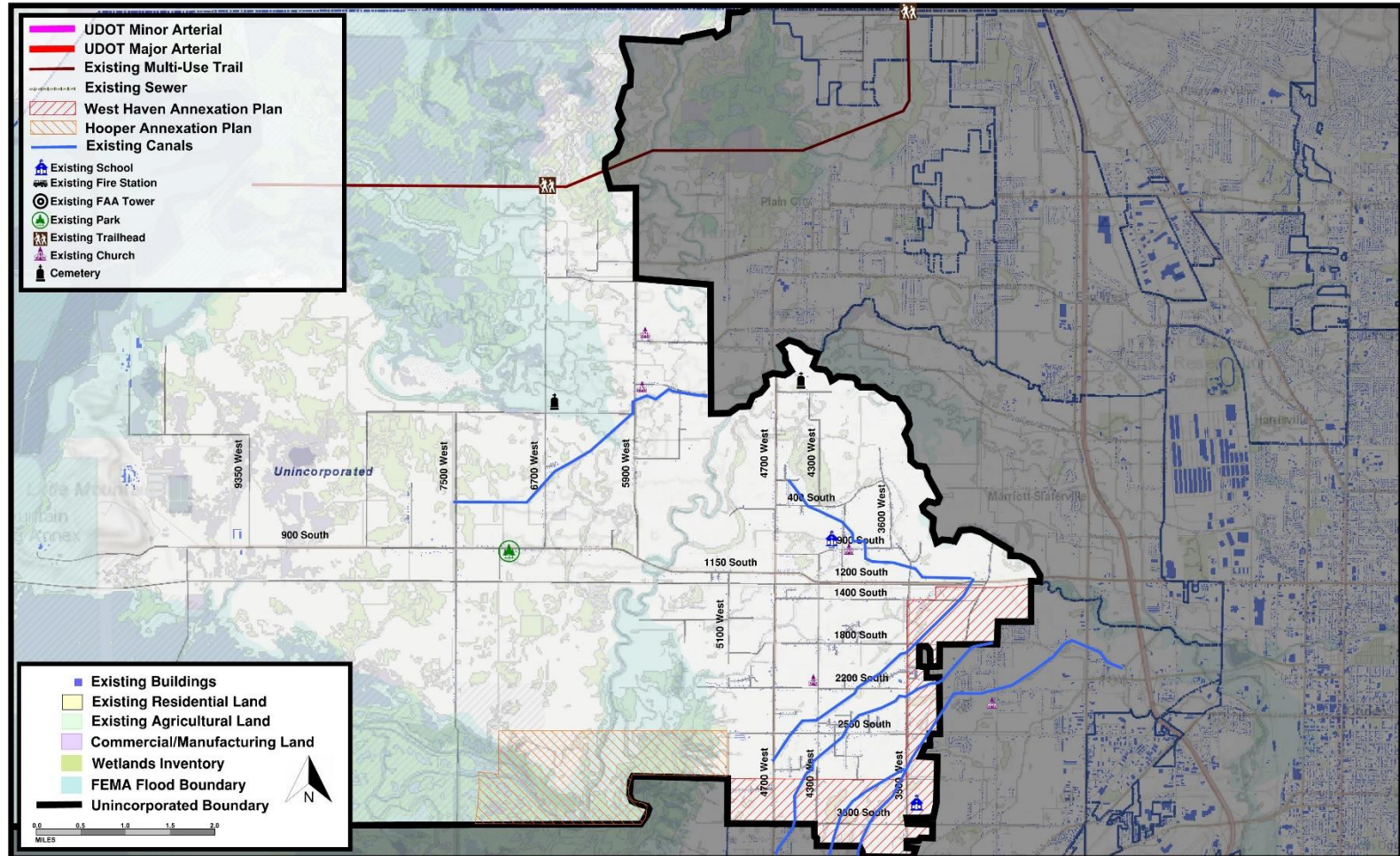
EXISTING CONDITIONS



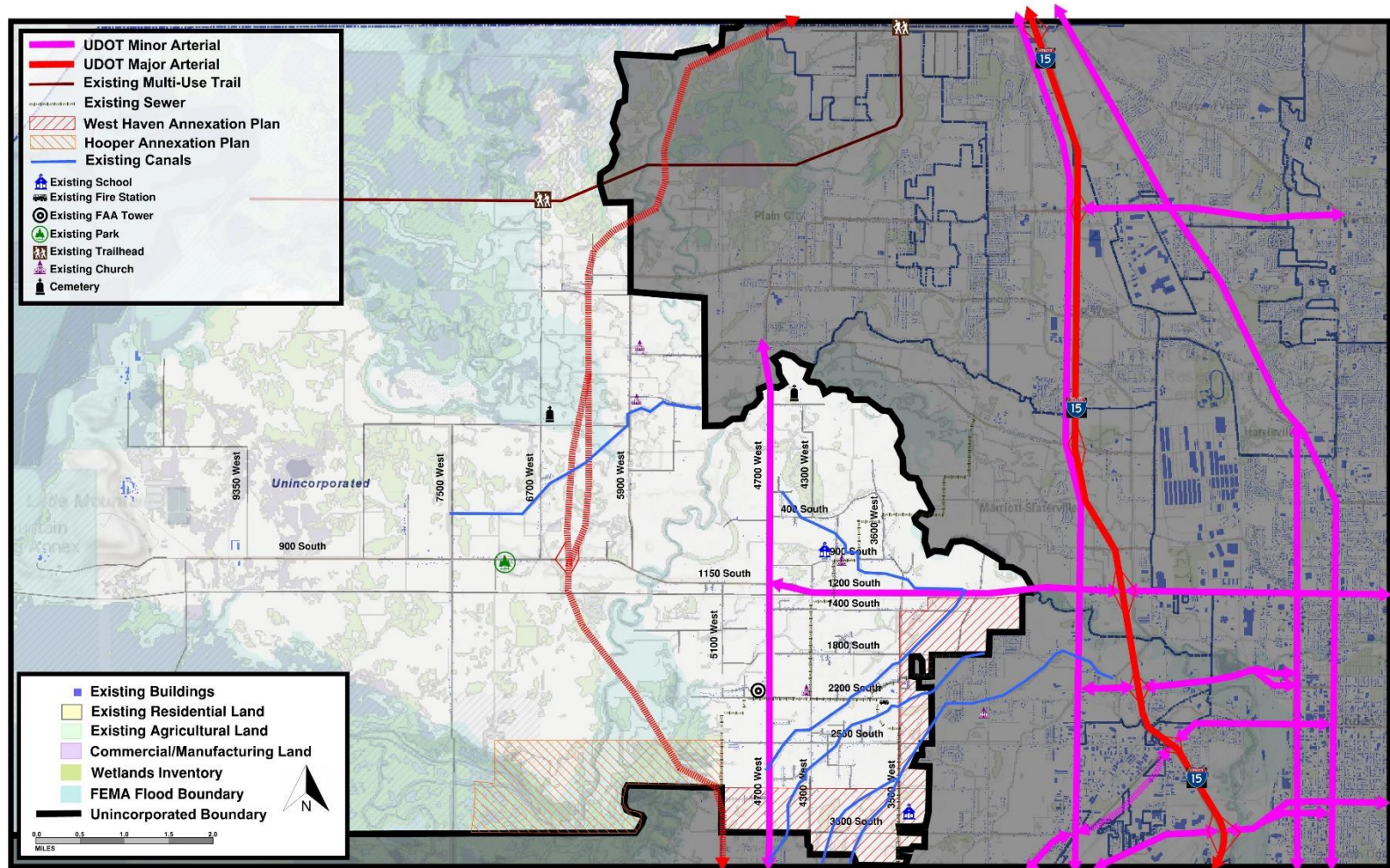
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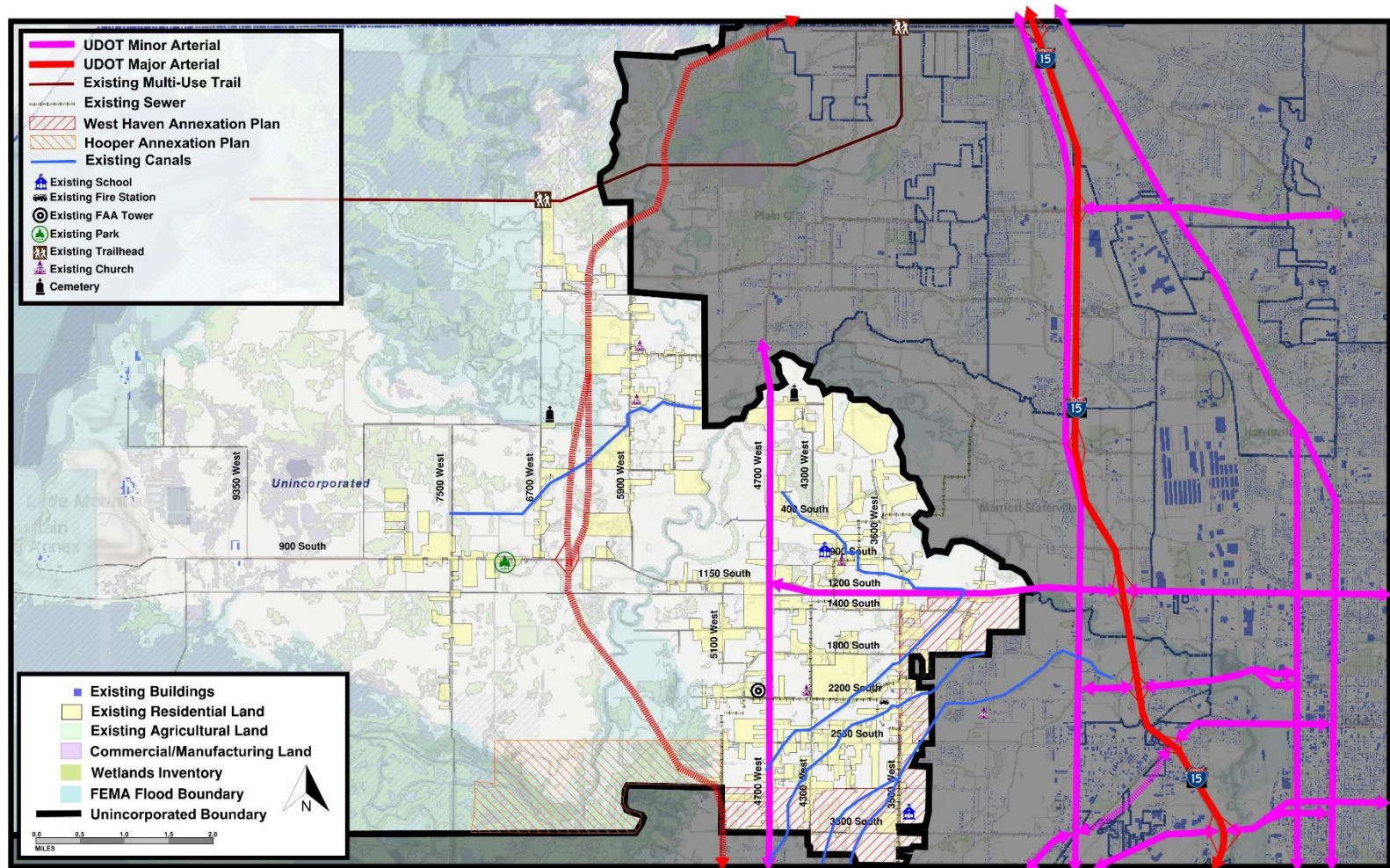
EXISTING CONDITIONS



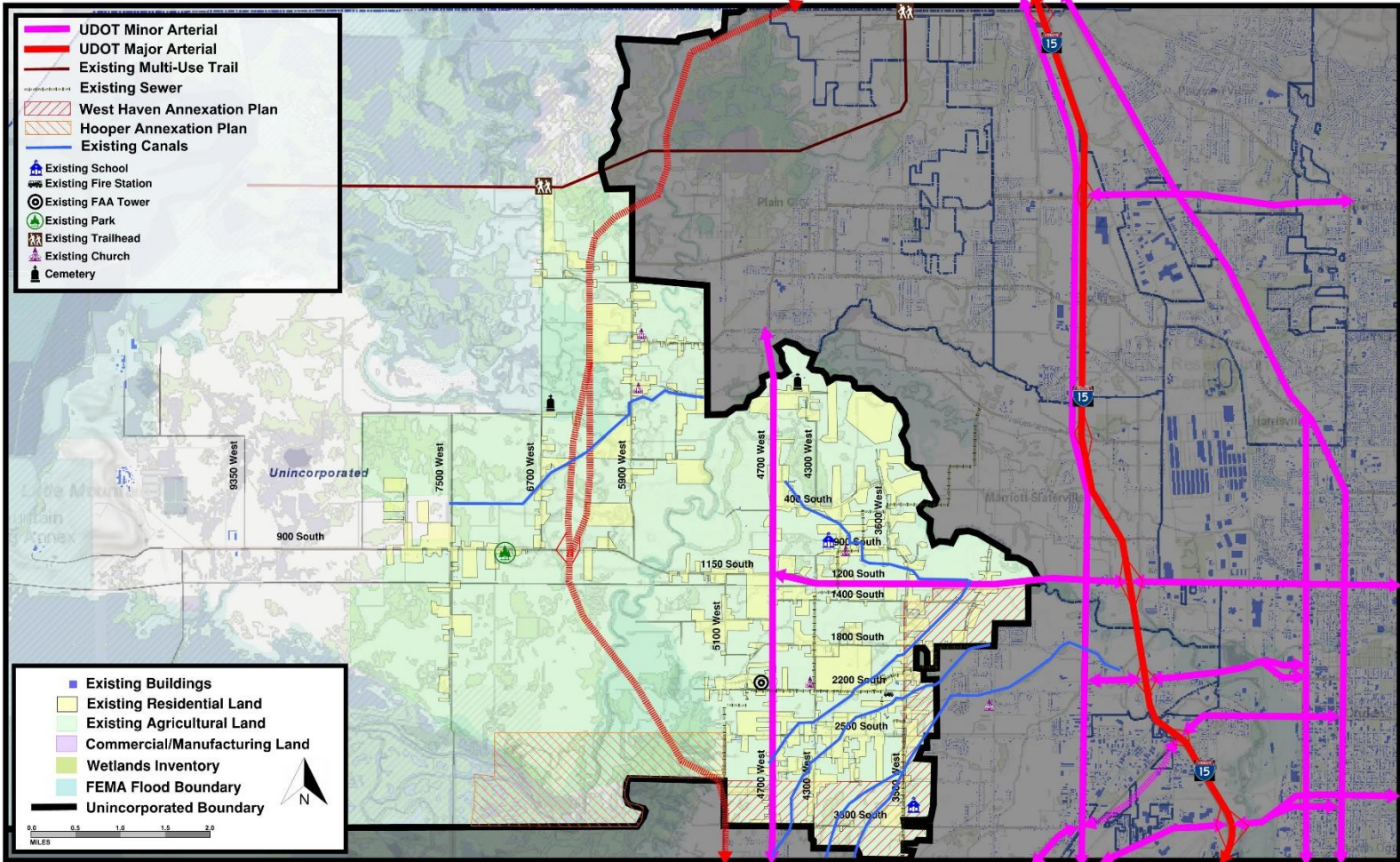
EXISTING CONDITIONS



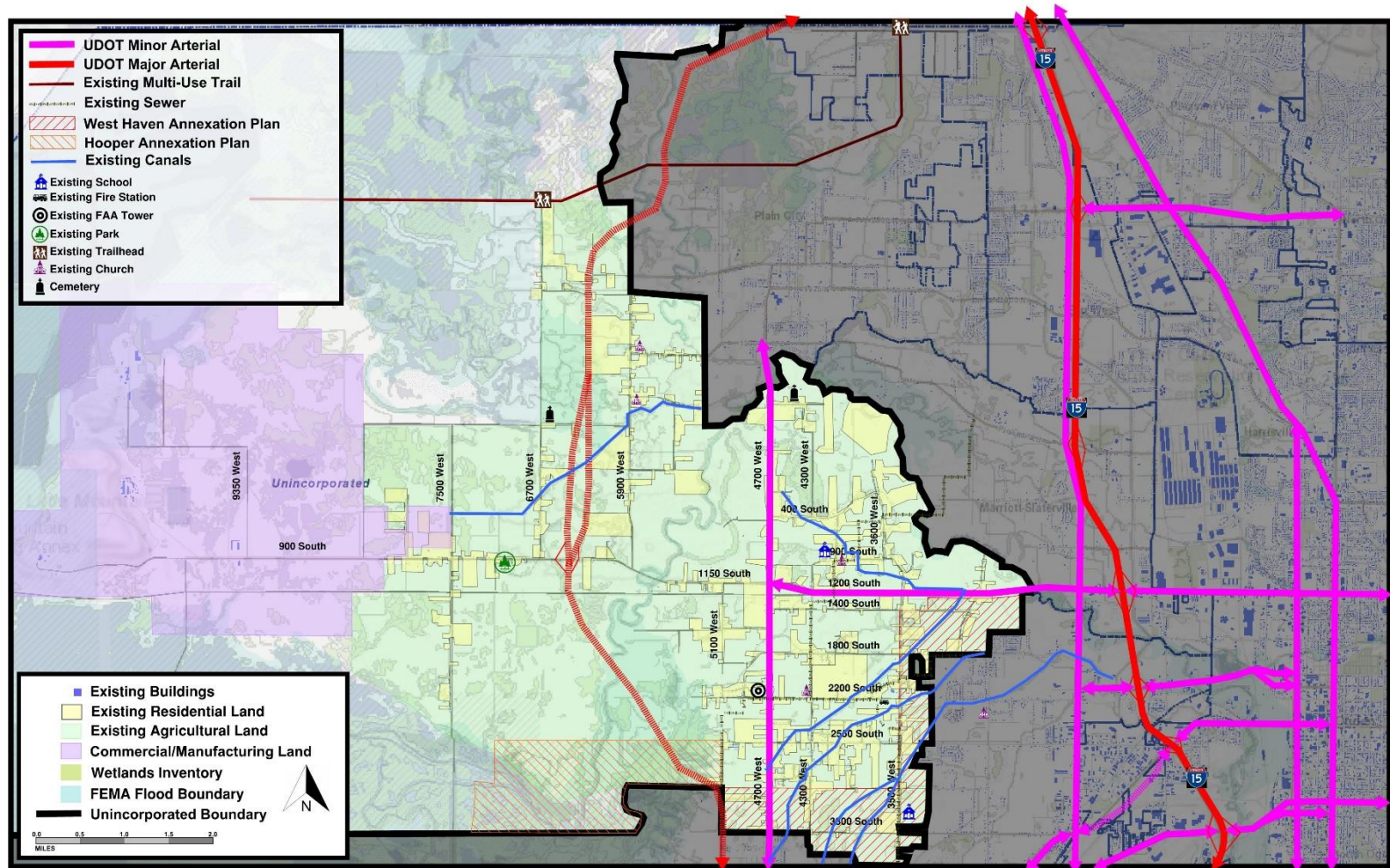
EXISTING CONDITIONS



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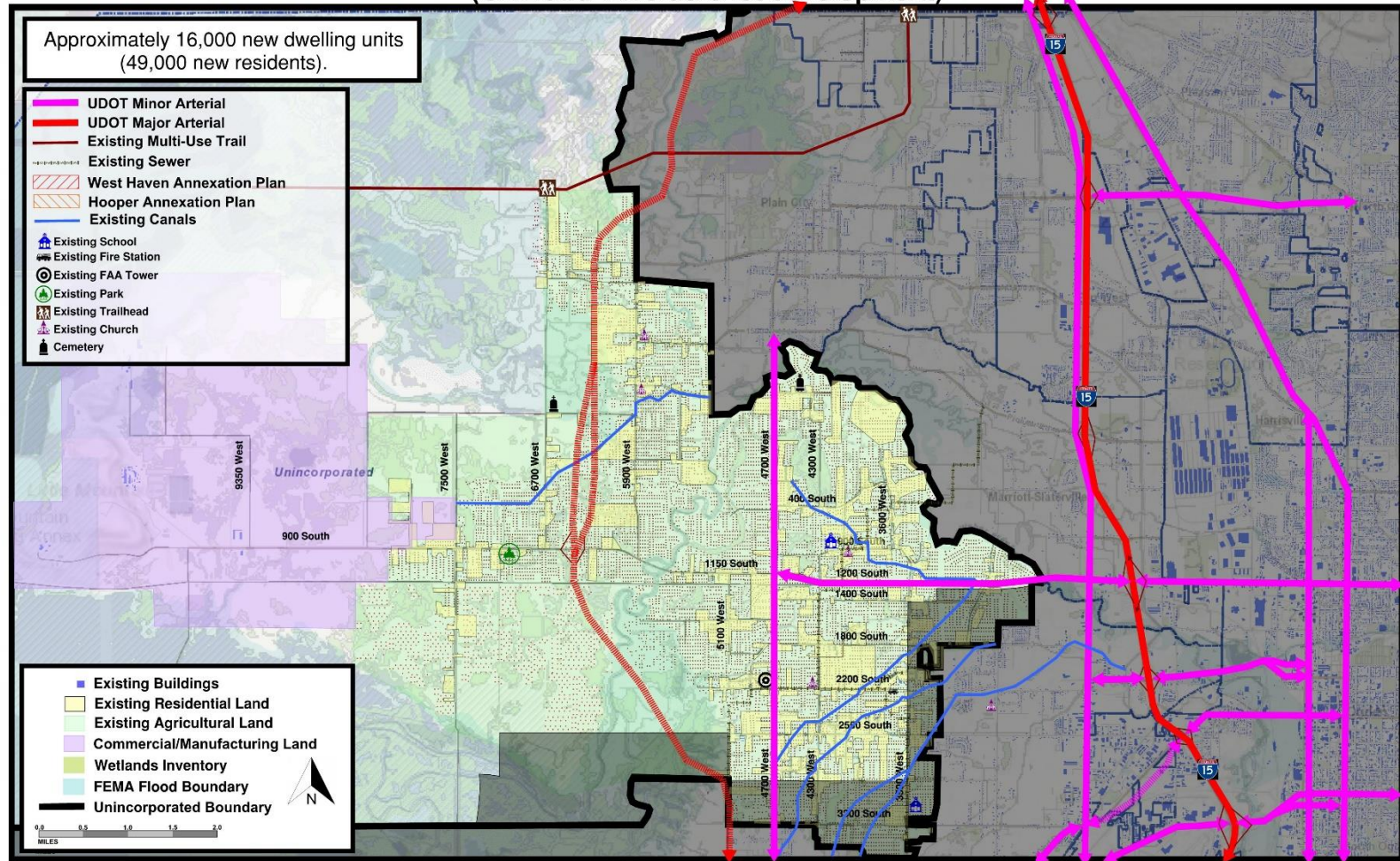


EXISTING CONDITIONS



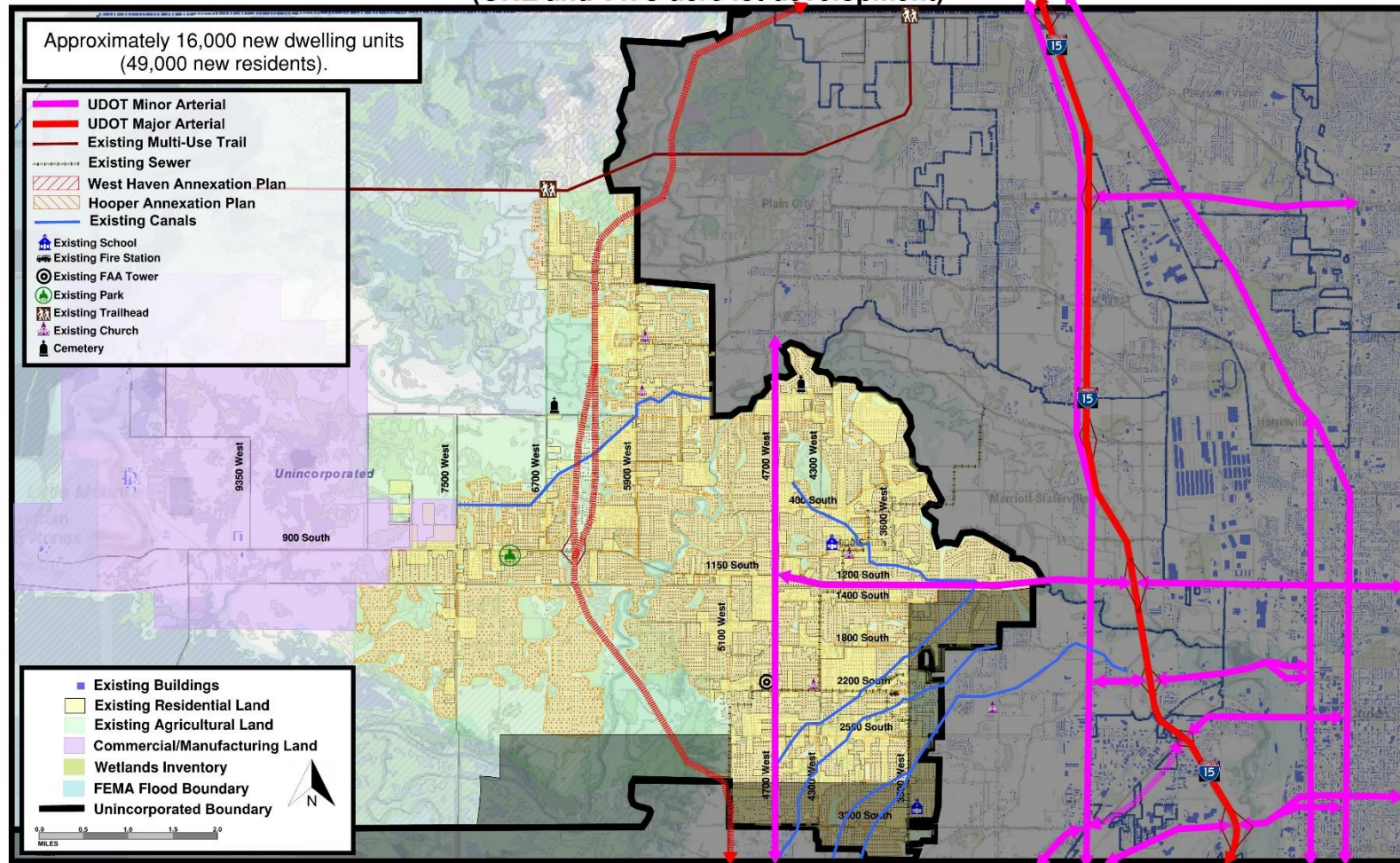
FUTURE RESIDENTIAL CONDITIONS BASED ON EXISTING ZONING

(ONE and TWO acre lot development)



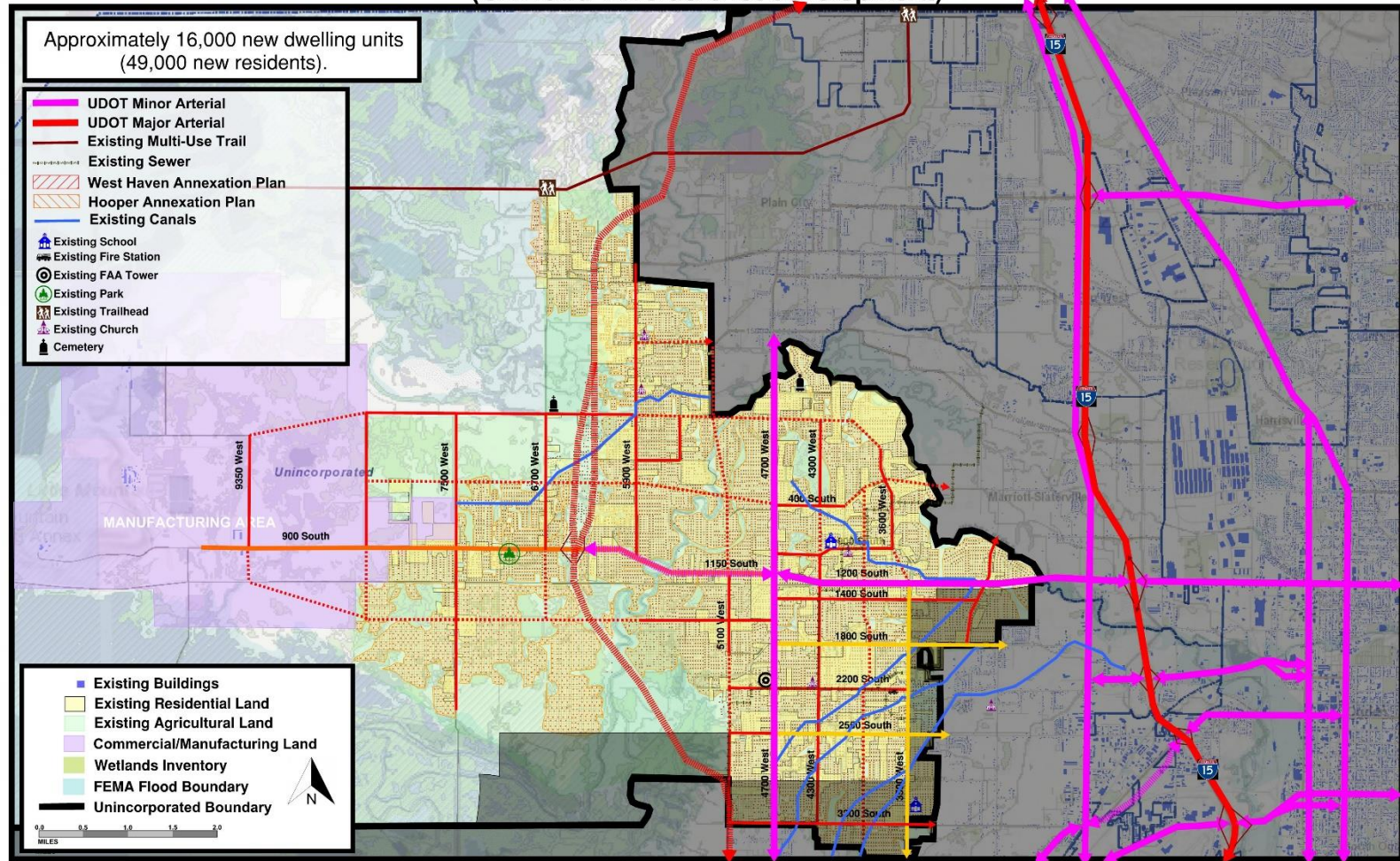
FUTURE RESIDENTIAL CONDITIONS BASED ON EXISTING ZONING

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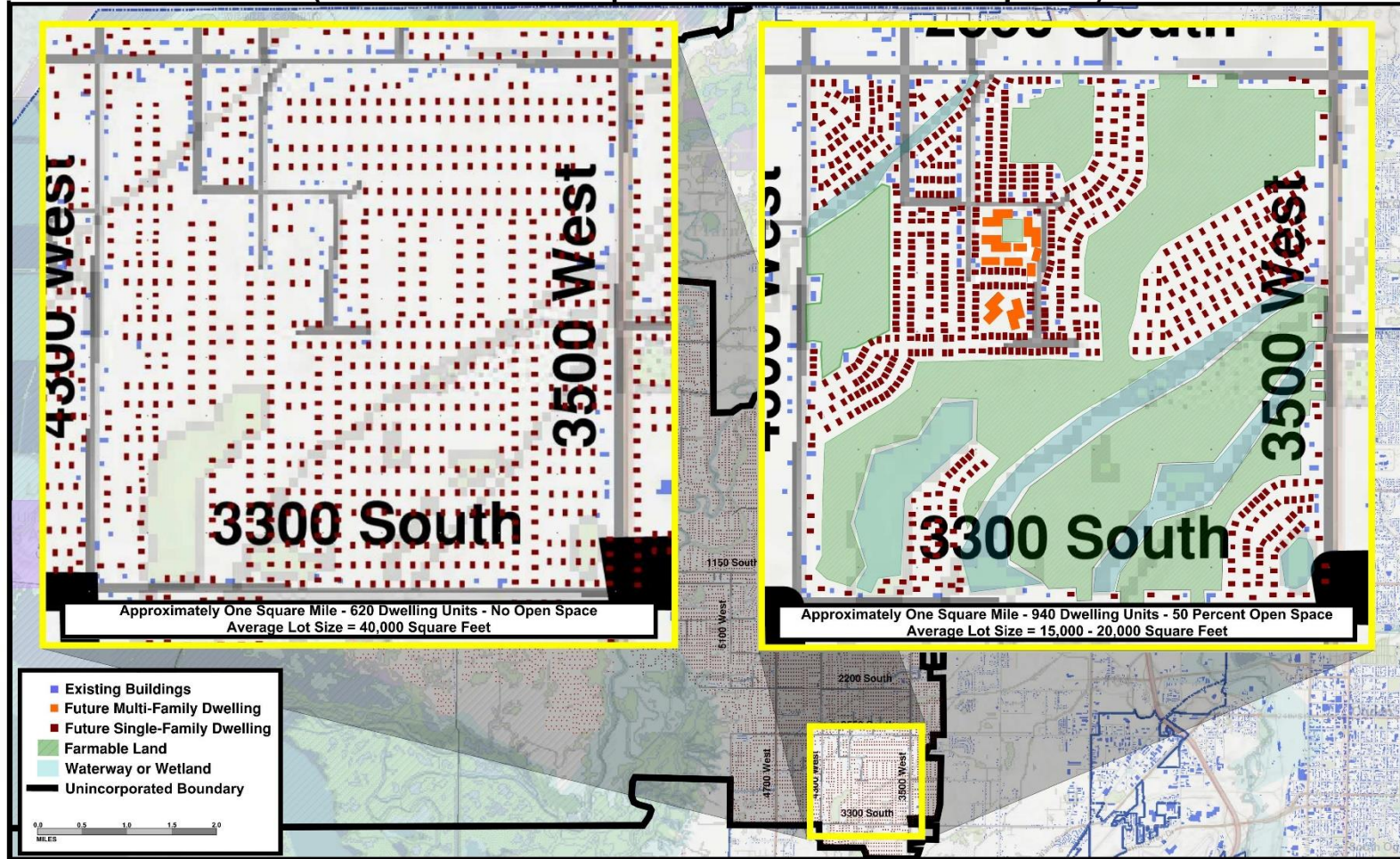
FUTURE RESIDENTIAL CONDITIONS BASED ON EXISTING ZONING

(ONE and TWO acre lot development)



FUTURE RESIDENTIAL CONDITIONS BASED EXISTING ZONING

(ONE acre lot development vs CLUSTER development)



Public Comments Informed New Maps

- The “I want” comments were mapped.
 - The “don’t want” comments were listed.
 - A little disagreement for many subjects.
 - Is there any middle ground?
-
- See collection of public comments
 - See lists of “don’t wants” and other comments that were unmappable.

B.A.N.A.N.A.

**Build Absolutely Nothing Anywhere Near
Anything!**

N.I.M.B.Y

Not In My Back Yard

**“Why should I make a comment
when I know you won’t listen
anyway?”**



Nobody should be
allowed to tell me
how I can or can't
remodel
my own home!!



"WITHIN
REASON."



Consensus

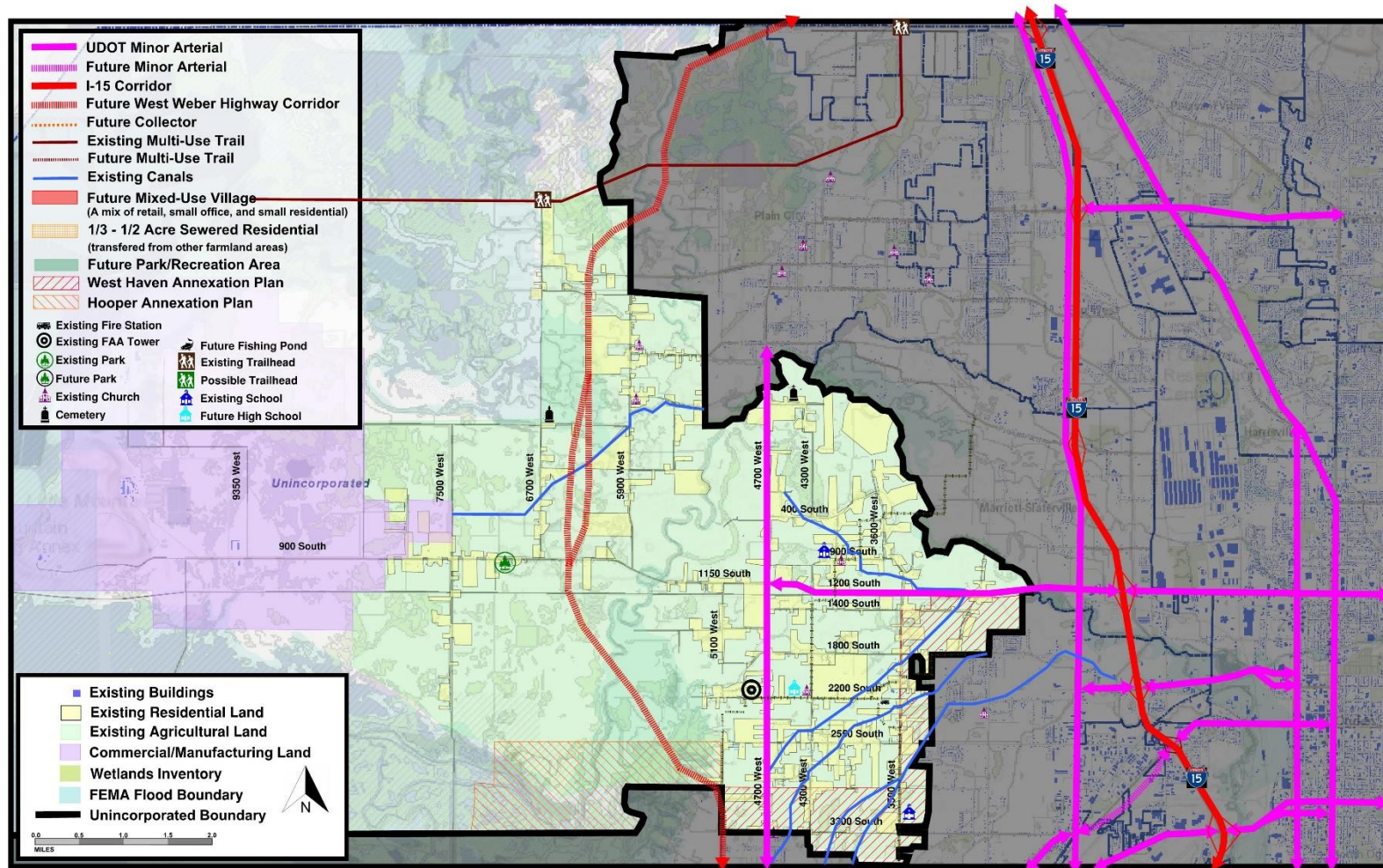
Is not “everyone agrees.”

**Is “a solution that everyone
can live with.”**

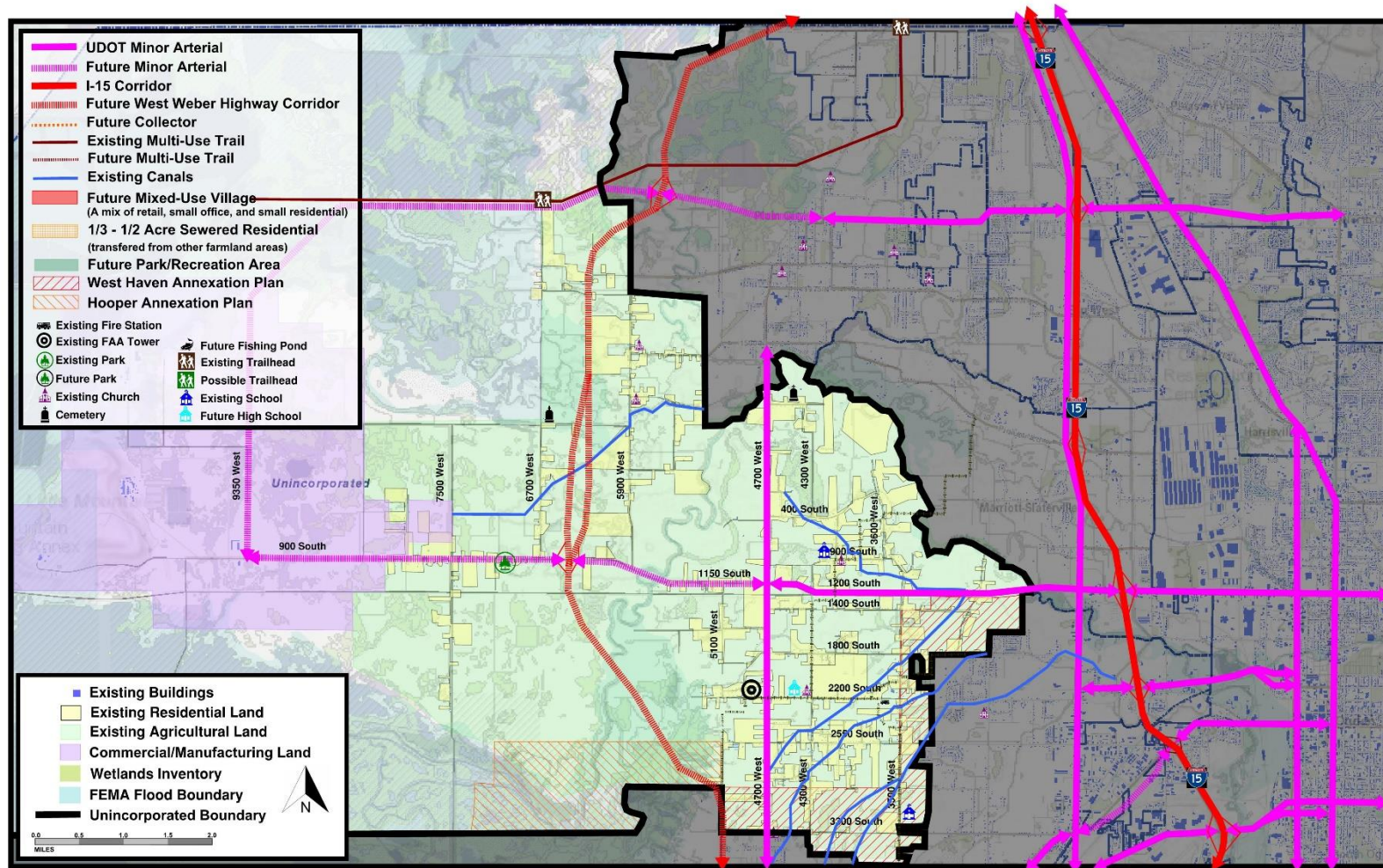




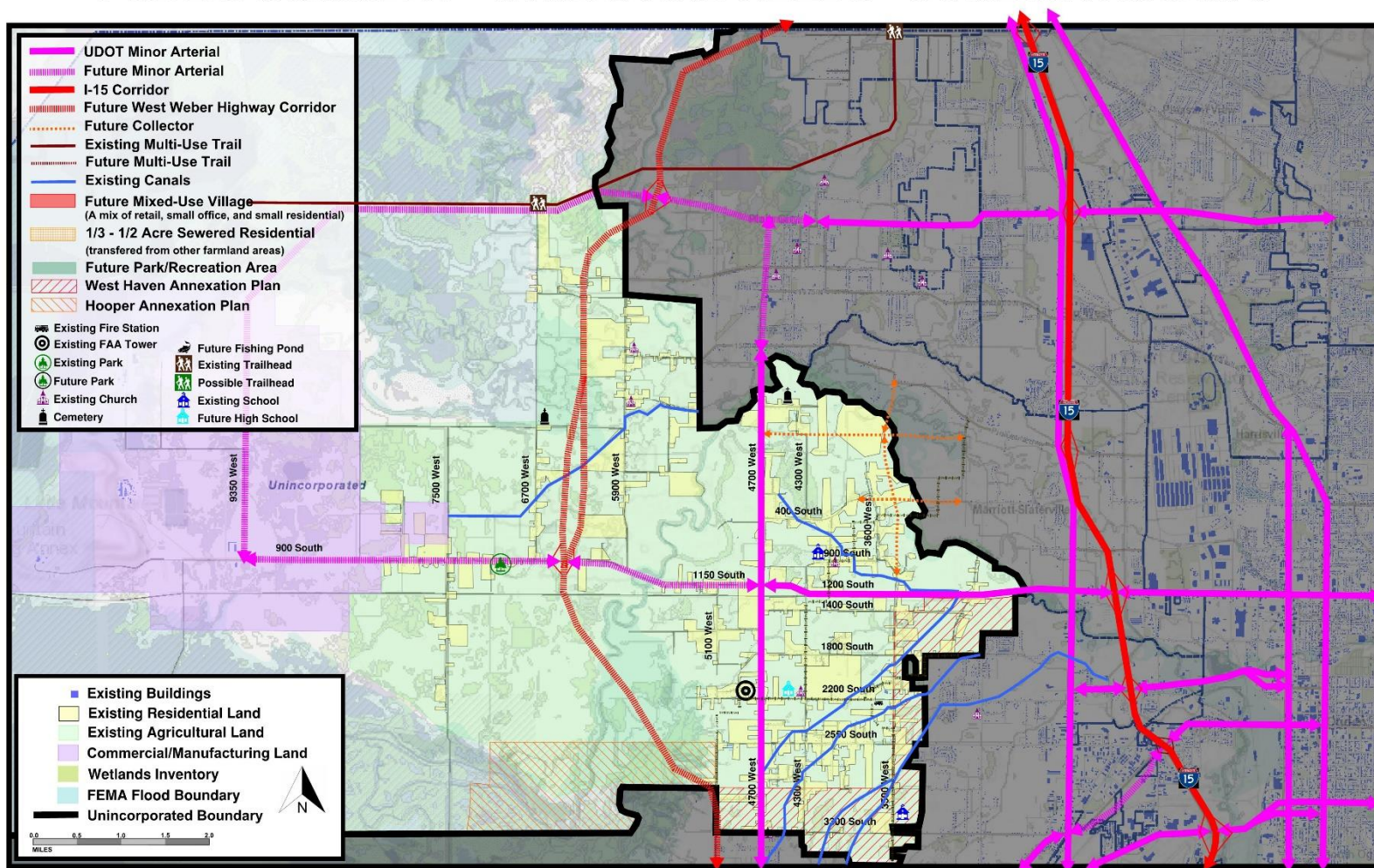
PUBLIC COMMENT "WANTS AND NEEDS" COMBINATION MAP



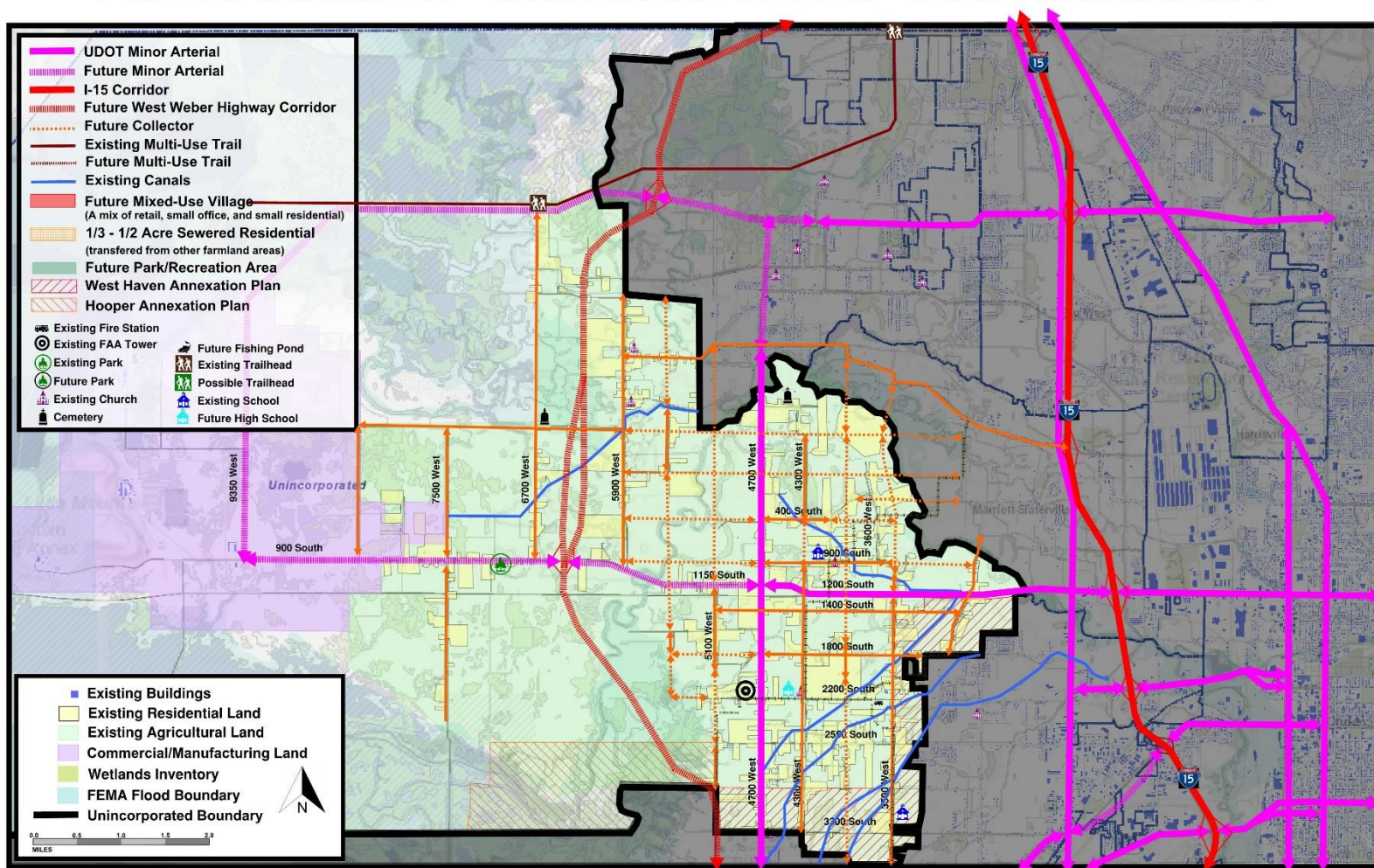
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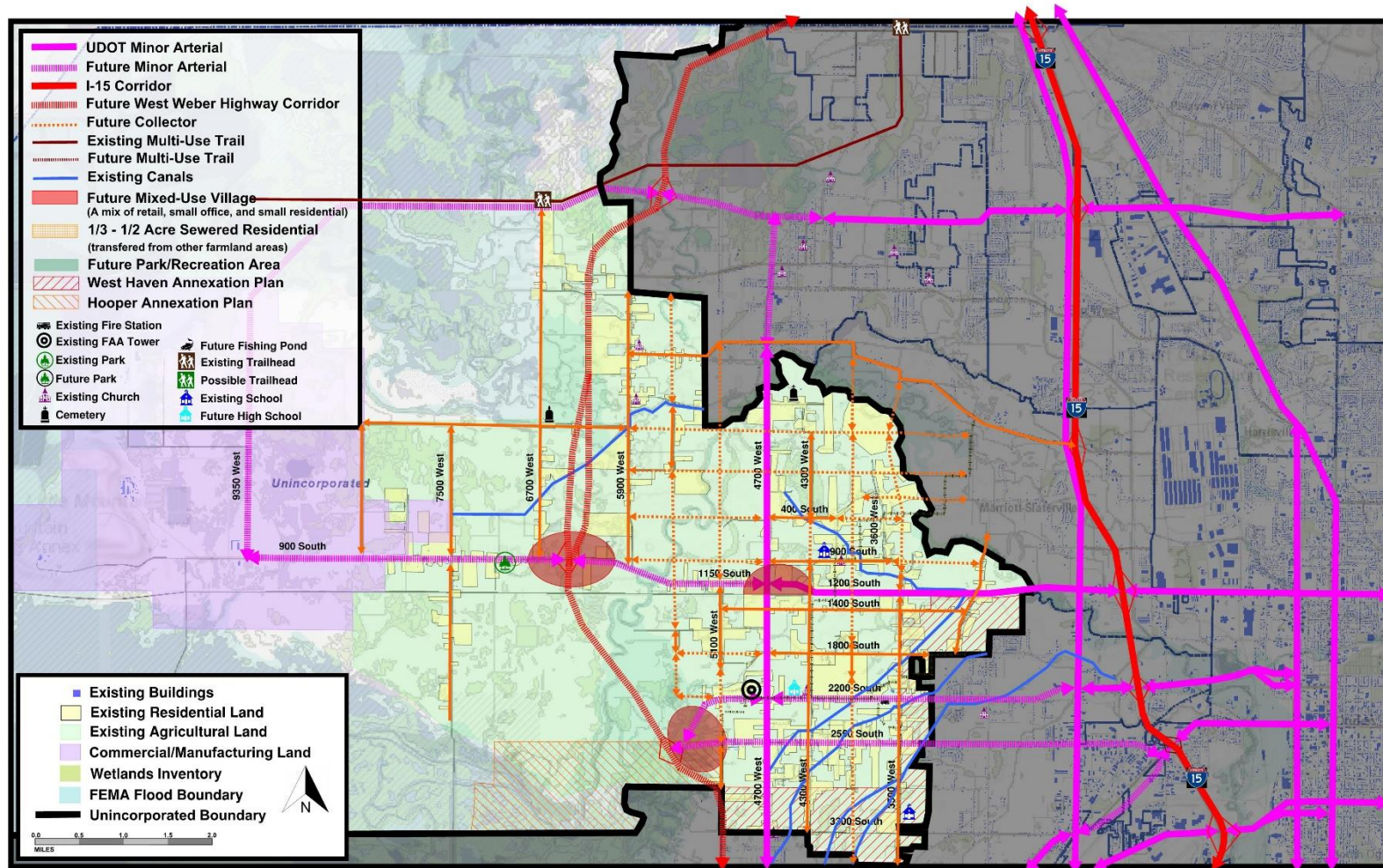
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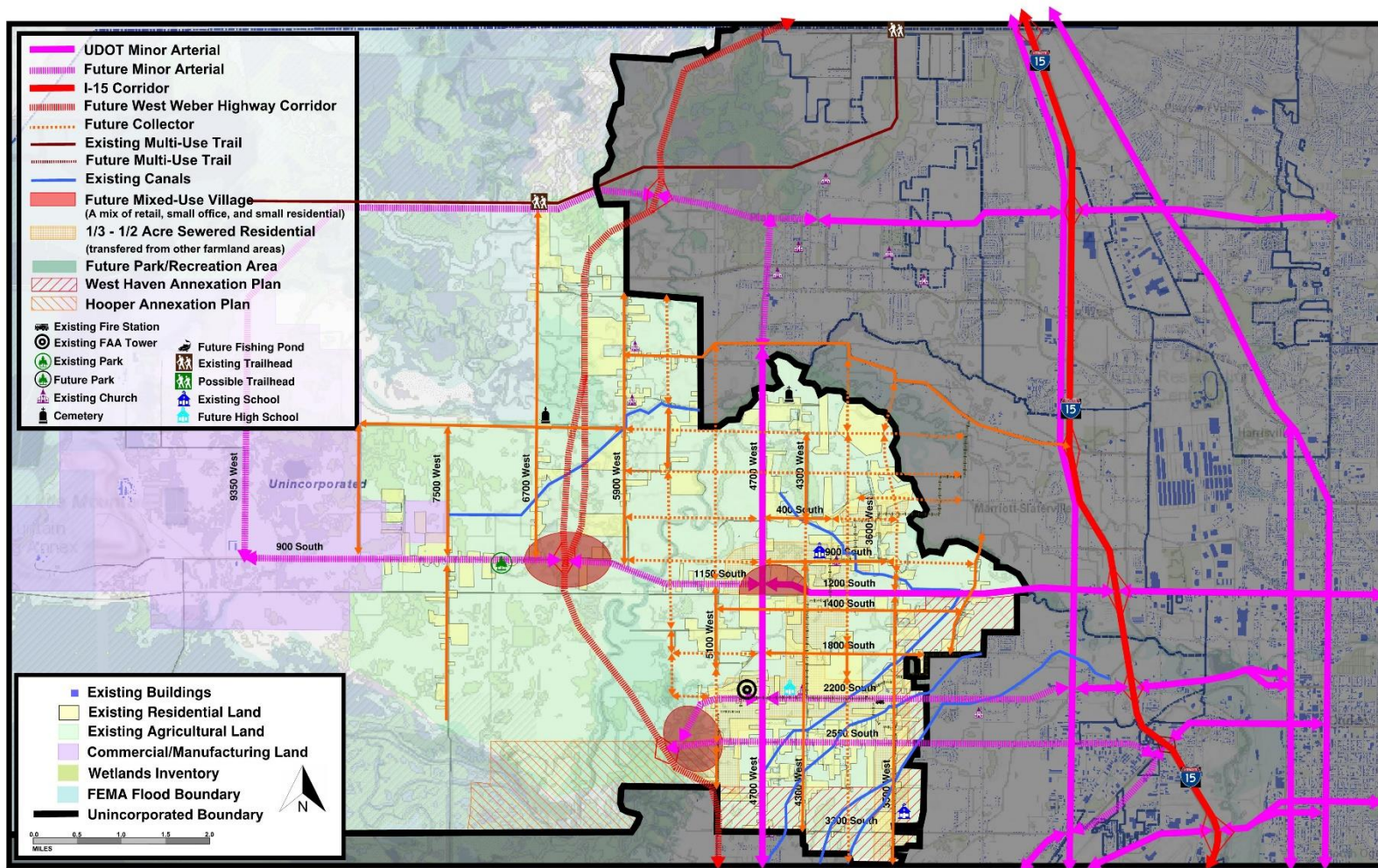
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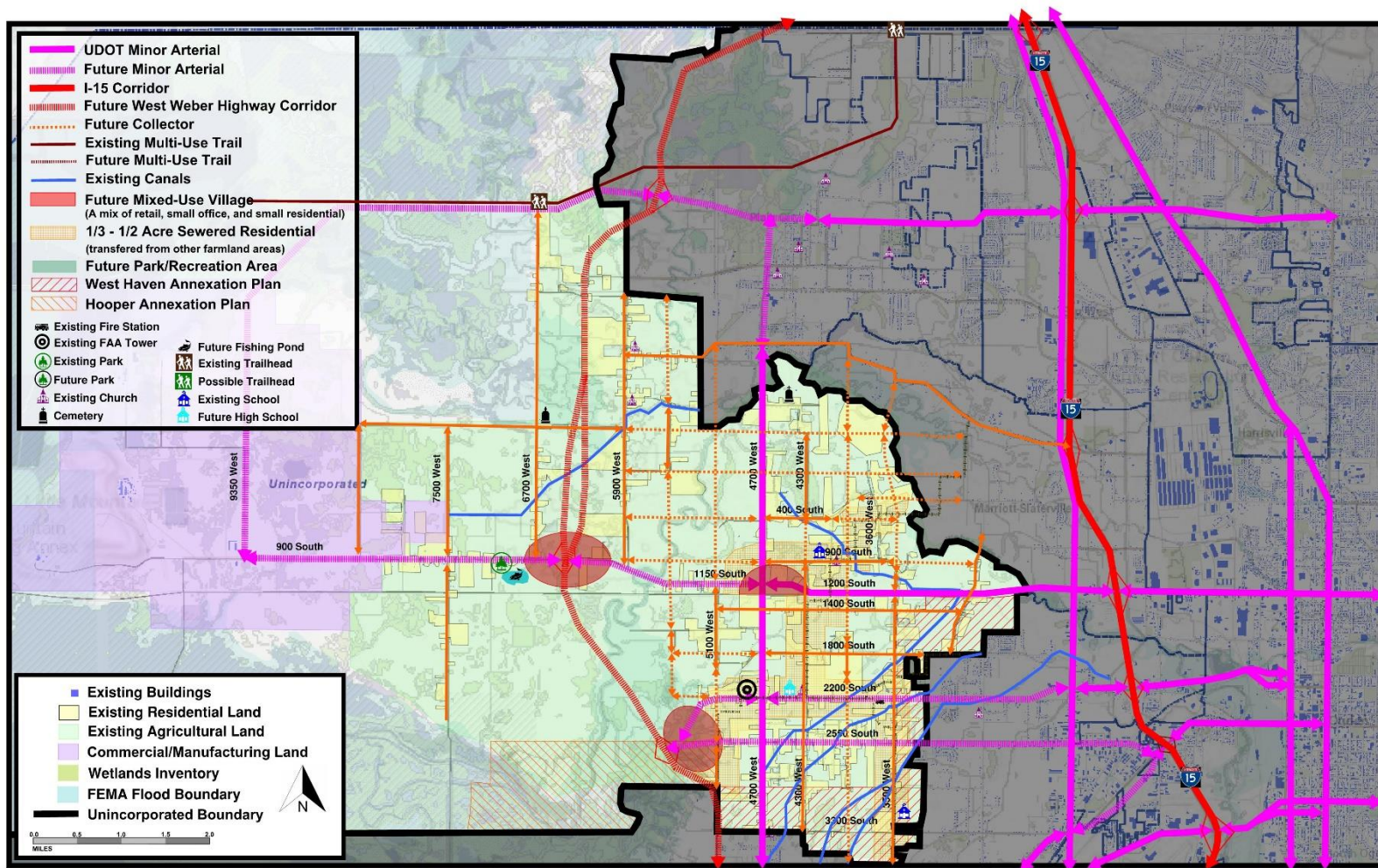
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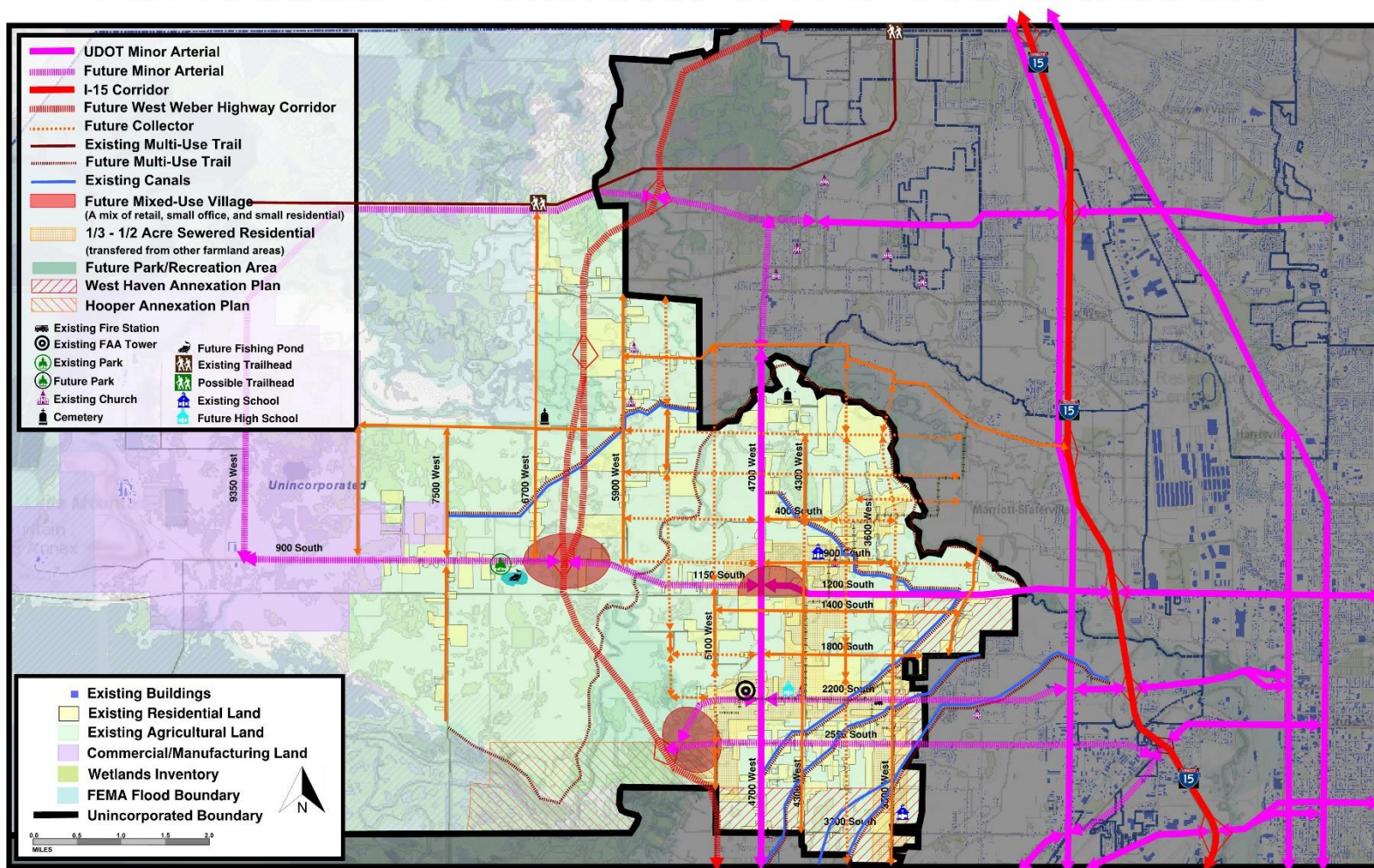
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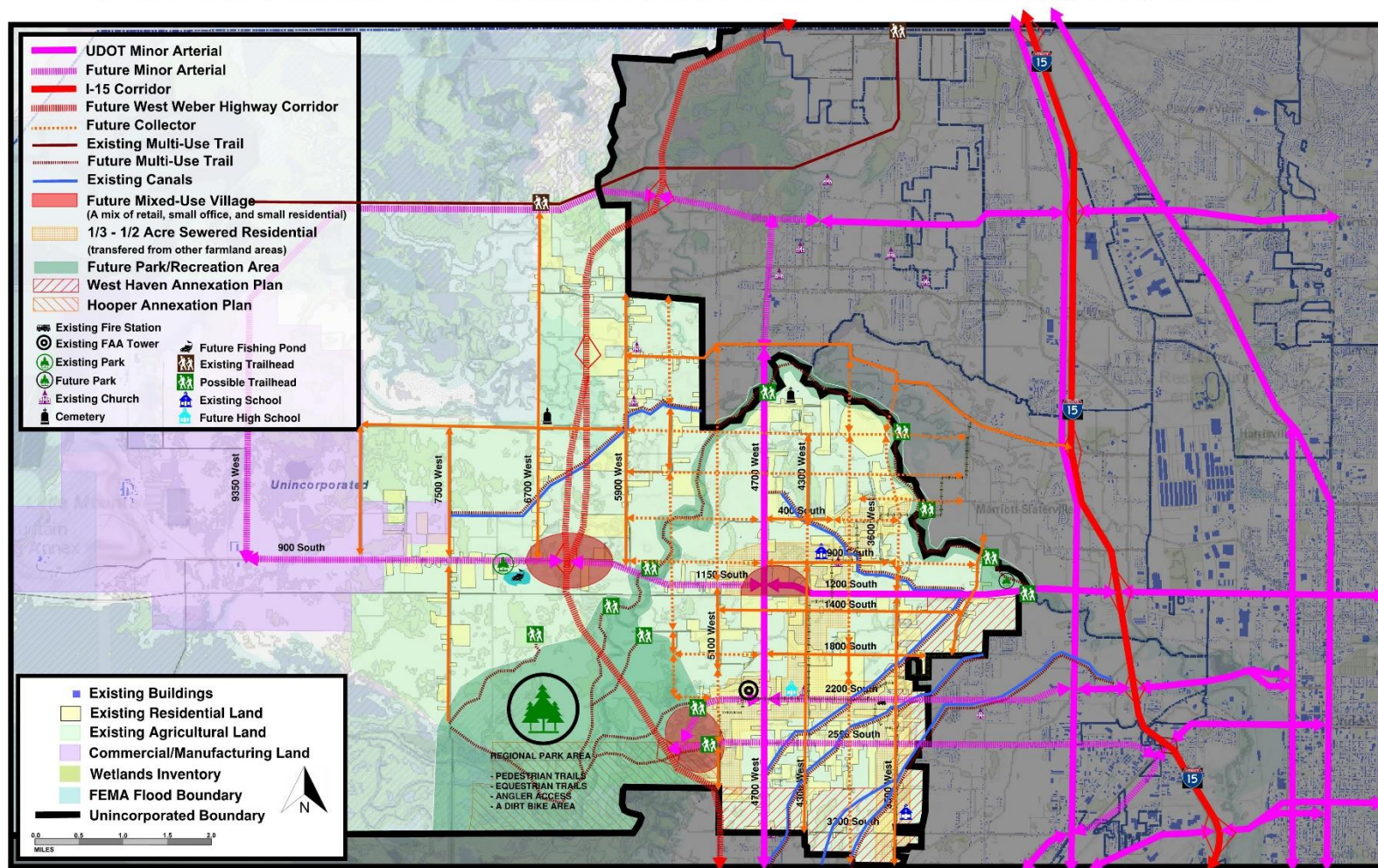
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Clarifying Terms

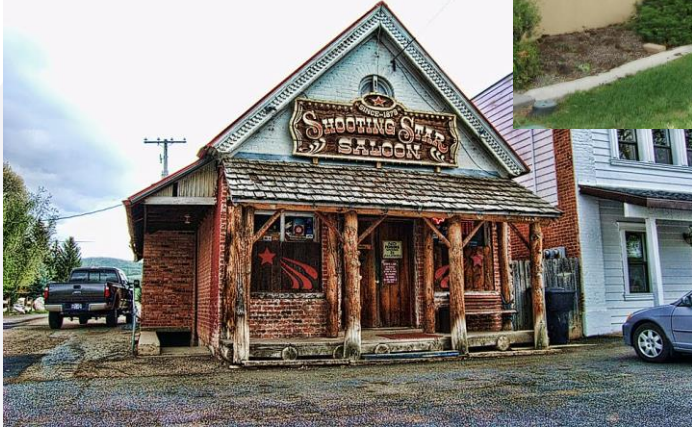


Clarifying Terms

Mixed use village:

A village area, constrained in size, that has small retail, residential, and office space. They are usually dense enough to make them walkable.

Clarifying Ter



They are
ke them

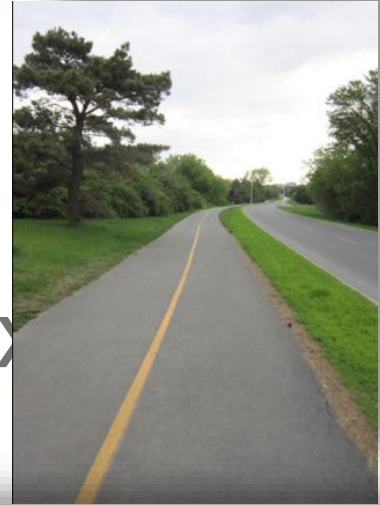


Clarifying Terms

Multi use pathway:

In lieu of sidewalks, and mixed use pathway is a path built for pedestrians, cyclists, runners, equestrians, etc. They can parallel a road or run through open areas, along water ways, or along rail-beds.

Clarifying Terms



road or run through
water ways, or along

and mix
t for
suppers

Clarifying Terms

Cluster Development:

A development pattern that allows the same general density of houses, but requires buildings to be grouped into a smaller footprint so large open space areas can be preserved.



Grouped into
open
ved.

Clarifying Terms

Planned Residential Unit Development (PRUD):

A flexible development tool that allows zoning rules to be modified in order to offer a different development outcome. Uses the same general density of houses.

Clarifying Terms

Transferable development right
(TDR):

Treating the right to build a dwelling unit similar to a water right. The rights can be bought, sold, and transferred to other property(ies).

Clarifying Terms

Land Trust:

A non-profit entity that holds conservation easements on property(ies) in order to keep it undeveloped in perpetuity.

NEXT STEPS

- Review “public comment” maps.
- Place a green sticker next to the items that you can live with.
- Place a red sticker next to the items that you cannot live with.
- Using a marker and writing directly on the maps, tell us how the maps can be improved.
- Complete survey #2 and return to a member of staff.
- Come to the meeting on May 29th to see how these new comments changed the maps.

Additional comments? Let us know by emailing Charlie Ewert at cewert@co.weber.ut.us.

NEXT STEPS

- If reviewing this slide show after the meeting, the following maps are the maps on which the public present in the meeting were asked to comment. Feel free to print these maps and write your own comments and send them to Charlie Ewert in the Weber County Planning Office at cewert@co.weber.ut.us, or 2380 Washington BLVD, Ogden UT, 84401.
- After making comment, please take this 10 minute survey to help us understand the comments:
<https://www.surveymonkey.com/r/westernweberfuture>