

Ogden City Corporation
Weber County Zoning Map Amendment Application
June 2018

Project Narrative

Describing the project vision.

In 2017, Ogden City purchased two parcels totaling 24.94 acres in Ogden Valley bordering Pineveiw Reservoir. The city purchased the property to support the replacement of aging wells as they are no longer able to operate efficiently and to protect the artesian well pump houses and aquifer that provide municipal water service to the city. Although the city does not plan to develop the property for residential or commercial uses, it may consider future public utility treatment substations on the site.

This application does not request a Zone change from CVR-1, rather a Zoning Development Agreement (ZDA) to establish and create a register of the entitlements. The intent is to solidify the underlining units and utilize the Transferable Develop Right (TDR) Eligibility (section 104-29-3) of the Weber County code to move density rights to Destination Recreation Resort (DRR-1) zoned areas. By quantifying and registering the city's development rights, it is not intended to eliminate or modify the potential for the county to also match those development rights under the DRR ordinance.

These registered entitlements could also be used in a future Transfer of Density Rights (TDR) ordinance that the 2016 Ogden Valley General Plan (OVGP) outlines. In Section 1.1.1 of the Goals, Principles and Implementation of the OVGP, the document reads; "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..." It is expected that the TDR ordinance will identify receiving areas located in village commercial nodes, resorts, etc. In this particular situation, density would be removed from the sensitive shoreline area to other locations where units are more appropriate.

In working with Weber County Planning, it was determined that if the both water and wastewater services were provided to the site, the acreage of this CVR-1 property would support up to 536 units. The city of Ogden has provided letters indicating it can provide services to the property.

The applicant requests that the supporting ZDA outlining the density not have an expiration date. It is necessary to have these units available in future while the TDR market is created and expanded. There is currently no identified receiving zone or buyer for these entitlement rights.

How is the change in compliance with the General Plan?

The 2016 Ogden Valley General Plan supports the idea of establishing and transferring units in Ogden Valley.

Why should the present zoning be changed to allow this proposal?

The purpose of this application is to leave the current zoning in place and to establish and register the entitlements for these parcels with a Zoning Development Agreement.

How is the change in the public interest?

No zoning change is being requested. Use of a Zoning Development Agreement to quantify and relocate the potential development on the property owned by Ogden City can help with watershed preservation and assist in better planned development in other areas of the valley.

What conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?

No zoning change is being requested and the parcels will remain CVR-1.

How does this proposal promote the health, safety and welfare of the inhabitants of Weber County?

No development is being proposed with this application.