

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Western Weber Planning Commission will hold a public hearing on **April 11, 2023**. The meeting will begin at **5:00 PM** and will be held in the **County Commission Chambers, 1st Floor, Weber Center, 2380 Washington Blvd., Ogden, Utah**. The hearing is regarding the following:

- Public hearing to discuss and/or take action on an application to amend the Weber County Land Use Code to help implement the new Western Weber General Plan. Specifically, the subject amendments pertain to processes, standards, requirements, and/or restrictions regarding the following subjects: creating a new zone and amending the R-1-12 and R-1-10 zones to provide flexible lot area standards; amending regulations for flag lots; changing rezone application requirements; adding shared private lanes and private streets provisions; reorganizing development on a substandard streets provisions; providing new street access and street design and right-of-way standards; amending access to land-locked parcels, access to a lot or parcel other than across the front lot line; amending exactions for park space and improvements, amending the dark sky committee composition; and providing other related clerical and administrative edits to enable the proposed amendments.
- Public hearing to discuss and/or take action on an application to amend the Form-Based zone of the Weber County Land Use Code to implement a West Weber Village Street Regulating Plan. Specifically, the subject amendments pertain to processes, standards, requirements, and/or restrictions regarding the following subjects as they will apply to property in the Form-Based zone: creating a new street type to be used in street regulating plans and the associated amendments; adjusting short-term rental use allowances in the Form-Based zone to reflect the recently adopted short-term rental ordinance; regulating front-facing garage doors on narrow lots; regulating front yard setbacks and setbacks for accessory buildings; reducing the maximum height allowance in the zone; amending allowed colors of commercial buildings; adding a typical 3-lane village street design; amending mid-block access and crossing requirements; inserting graphics to help illustrate standards; creating pathway location, connectivity, and design standards; standardizing line work, symbology, and colors for all maps, and providing for the new street type; clarifying transferable development rights provisions; enabling banking of transferable development rights on parcels within the zone; amending workforce housing requirements to reduce requirements for workforce housing, eliminate them from larger-lot developments, set a maximum amount of workforce housing allowed per development, and restrict where workforce housing can be located; and providing related clerical and administrative edits to enable these amendments.

Copies of the proposal(s) may be reviewed in the Weber County Planning Division Office located in Suite #240 of the Weber Center. Please call 801-399-8461 ahead of time to confirm participation details. Any other questions about the proposal(s) may be directed to Charlie Ewert at cewert@webercountytutah.gov or 801-399-8763.