



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: A public hearing and consideration of File ZTA2023-03, an applicant-initiated request to amend the Form-Based Zoning ordinance to adjust the New Town Eden Street Regulating Plan and to provide alternative design standards, generally.

Applicant: Eric Langvardt

Agenda Date: Tuesday, December 05, 2023

File Number: ZTA 2023-03

Staff Information

Report Presenter: Charlie Ewert
cewert@co.weber.ut.us
(801) 399-8763

Report Reviewer: RG

Applicable Ordinances

§104-22: Form-Based Zone (FB)

Legislative Decisions

Decision on this item is a legislative action. When the Planning Commission is acting on a legislative item it is acting as a recommending body to the County Commission. Legislative decisions have wide discretion. Examples of legislative actions are general plan, zoning map, and land use code amendments. Typically, the criterion for providing a recommendation on a legislative matter suggests a review for compatibility with the general plan and existing ordinances.

Executive Summary and Background

The county adopted a street regulating plan for the Eden area in January 2022. The applicant is proposing development in an area that does not reflect what was adopted. The applicant is requesting an amendment to the street regulating plan, and is proposing alternative design standards for the Eden area, generally.

The Ogden Valley Planning Commission considered this item in work session on May 2, 2023. They then held a hearing for this item on May 23, 2023, in which staff offered a positive recommendation for any one of four alternatives, as can be reviewed in Attachment B. After the hearing the planning commission recommended denial on a 5-2 vote of all proposed amended street regulating plan alternatives offered to them by staff. The planning commission's motion for the denial recommendation can be read in its entirety in the planning commission recommendation section of this report.

In a June 12, 2023 work session, the County Commission considered the proposal and the planning commission's recommendation for denial. At this time the county commission requested that the street regulating plan and the design standards be divided into two separate items. The county commission then remanded the proposed architectural standards back to the planning commission to see if the planning commission would reconsider their recommendation specific to this item.

On November 14, 2023, the planning commission reconsidered the architectural standards and forwarded a unanimously positive recommendation for them to the County Commission. The Planning Commission's staff report for this meeting can be read in Attachment C, and their motion for the approval recommendation can be read in its entirety in the planning commission recommendation section of this report.

Thus, part of the text amendment proposed in the attached ordinance (Attachment A) has a recommendation for denial from the planning commission, and part has a recommendation for approval.

After additional deliberation between the County Commissioners and staff, the street regulating plan in the proposal, and more specifically illustrated in Attachment D, may be more in accordance with the County Commission's

desires.

Policy Analysis

A complete policy analysis of the many variables of this request is provided by staff in the Planning Commission Staff Reports provided herein as Attachments B and C, and for further evaluation, the Commissioners may desire to study the most recent version of the proposed street regulating plan, as illustrated in Attachment D.

Planning Commission Recommendation – Street Regulating Plan

Ogden Valley Planning Commission – May 23, 2023

Motion made by Commissioner Wampler:

Motion: “I make a motion [...] that we forward a recommendation for denial to the County Commission for File #ZTA2023-03, the applicant initiated request to amend the Form-Based Zone and related amendments.

The motion was made with the following findings:

Findings:

- 1. That it is not supported by the general public.**
- 2. The area is not yet ready for the proposed changes to be implemented.**

The motion was seconded by Commissioner Torman.

Discussion on the motion:

Commissioner Barber: “Knowing what I know from watching that video and knowing that the actual underlying development proposal hasn’t ... [inaudible].... I think we should just understand how this will probably ... [inaudible] ... and that’s good, but it was very enlightening for me to watch [the County Commission] work session and see our ... [inaudible] ... public on TDRs totally set aside without further deliberation. This is a different situation and I personally think it will go the same ... [inaudible]....”

Vote on the motion:

The motion passed 5-2, with Commissioners Wampler, Barber, Torman, Montgomery, and Shuman voting in favor, and Commissioners Burton and Johnson voting against.

Explanation of votes:

Commissioner Johnson: “I voted not necessarily in favor of the project, but [...] in the discussion [...] we said clearly that where things go they may change. I wanted to see more discussion. Could the applicant go back to the community, and it feels like that did not happen from public comment. [...] That would have been what I would have liked to see. Not that I am necessarily in favor of, because I heard [the public], right? I think I would have liked to see more and that’s why I voted the way that I did.”

Commissioner Wampler: Because the proposal for the project has not come forward, that for me is a big thing. I am not in favor of changing things for something that we believe is coming down. To me that’s the cart and the horse. I do want to have, I like the idea of having a New Town Eden community meeting. It sounds like commercial is being planned, and road changes and things like that, it would be nice to have community involvement in that and if nothing else a lot more publicity to the public. And if it sounds like the project that will be coming forward is coming forward in the next month-or-so then that needs to be communicated to the public as well. Again, I had no problem with architectural changes. It was all put together. And at this time, specifically with the road changes, I think that it is not yet ready to be implemented.

Commissioner Burton: I voted against the motion for a couple of reasons. One, I really like the idea that these things be split up. The architecture and road things are totally different and they both deserve a look. I understand that this form-based is an alternate to development agreements where there would be much more focus on the development that’s coming forth and exactly what could be done. [...] The form-based seems to be a way to not have development agreements where you really look at the details. I would have voted to table and try to get some more information and split things up so we can really deal with the accurately.

Commissioner Barber: I would have voted to table it but I think the vote as we took it and it passed is essentially the same thing. I think both of these matters will come back and at that point we will have a more capable look, a more full look at [inaudible].

Planning Commission Recommendation – Architectural Standards

Ogden Valley Planning Commission – November 14, 2023

Motion by Commissioner Johnson:

Motion: “I move that we forward a positive recommendation to the County Commission for File #ZTA2023-03, an applicant initiated request to amend the form-based zone as provided in Exhibit A.

The motion was made with the following findings.

Findings:

- 1. These changes are supported by the Ogden Valley General Plan.**
- 2. This furthers the vision and goals and principles of the Ogden Valley General Plan.**
- 3. It enhances the general health and welfare of the Ogden Valley residents and is not detrimental to the health, safety, or welfare of the general public.**

Discussion on the motion:

Commissioner Burton asked whether the motion is intended to include a determination on whether the general plan is intended to restrict architectural design to only those styles listed in the plan, or if the plan is intended to be open-ended and permissive, to mean “...may include, but is not limited to...”

Commissioner Johnson agreed that it should be permissive, and requested to amend his motion to include the following:

Amended motion: Amend the motion to [include that] “may,” is [not intended to mean] “shall.”

The amended motion was seconded by Commissioner Barber.

Vote:

Motion passes with all planning commissioners voting in favor of the motion (7-0).

Exhibits

- A. Proposed Amendments to the Form-Based (FB) zoning ordinance (Redlined Copy).
- B. May 23, 2023 Ogden Valley Planning Commission Staff Report.
- C. November 14, 2023 Ogden Valley Planning Commission Staff Report.

WEBER COUNTY
ORDINANCE NUMBER 2023-

AN AMENDMENT TO THE FORM-BASED (FB) ZONE TO ADD ALLOWABLE ARCHITECTURAL STANDARDS

WHEREAS, the Board of Weber County Commissioners has heretofore adopted land use regulations governing uses of land in unincorporated Weber County; and

WHEREAS, those land use regulations include a Form-Based Zone; and

WHEREAS, the Form-Based Zone governs the architectural styling of buildings and provide standards and regulations intended to create a community building theme; and

WHEREAS, the Form-Based Zone includes a street regulating plan that, among other things, governs the location and designation of certain streets and the allowed buildings and uses adjacent to them; and

WHEREAS, the County has received an application to amend the Form-Based Zone to provide changes to the architectural styling standards and regulations as well as to the Eden Street regulating plan; and

WHEREAS, on May 23, 2023, the Ogden Valley Planning Commission, after appropriate notice, held a public hearing to consider public comments regarding the proposed amendments to the Weber County Land Use Code, offered a recommendation to the County Commission; and

WHEREAS, on November 14, 2023, the Ogden Valley Planning Commission again, after appropriate notice, held a public hearing to consider public comments regarding the proposed amendments to the Weber County Land Use Code, offered another recommendation to the County Commission; and

WHEREAS, on December 5, 2023, the Weber County Board of Commissioners, after appropriate notice, held a public hearing to consider public comments on the same; and

WHEREAS, the Weber County Board of Commissioners find that the proposed amendments herein substantially advance many goals and objectives of the Ogden Valley General Plan; and

WHEREAS, the Weber County Board of Commissioners find that the proposed amendments serve to create the necessary regulatory framework that will guide future development of neighborhoods and communities;

NOW THEREFORE, be it ordained by the Board of County Commissioners of Weber County, in the State of Utah, as follows:

SECTION 1: AMENDMENT. The Weber County Code is hereby *amended* as follows:

Part II Land Use Code

...

TITLE 104 ZONES

...

Chapter 104-22 Form-Based Zone FB

...

Sec 104-22-6 Building Design Standards

Sec 104-22-6.010 Building Design Standards ~~Per By~~ Street Type

Sec 104-22-6.020 ~~Architecture Matrix~~ Building Design Standards ~~By Area~~

Sec 104-22-6.030 ~~Old West Town Eden Area~~ Building Design Standards

Sec 104-22-6.040 ~~Agrarian New Town Eden Area~~ Building Design Standards

Sec 104-22-6.050 ~~Mountain Modern Nordic Valley Area~~ Building Design Standards

...

Sec 104-22-6.020 ~~Architecture Matrix~~ Building Design Standards ~~By Area~~

(a) Architectural compliance required. Each building, ~~E~~except for single-family ~~and~~, two-family dwellings, ~~three family and four family dwellings, the following regulations shall follow the architecture standards listed in this section. (Sections 104-22-6.3 through 104-22-6.5) are applicable to the architecture and design of buildings in each area.~~ Each area, as depicted in the applicable street regulating plan, has ~~a unique~~one or more unique architectural theme(s) allowed as provided ~~herein~~in the following table and in accordance with the following sections in this section.

(b) Licensed architect required. Each building, except those aforementioned in Subsection (a) of this section, is required to be designed by a licensed architect. After receiving recommendation from a licensed architect, the ~~planning commission~~Land Use Authority may, but is not obligated to, allow minor modifications to the applicability of the standards in this section as long as it results in a design that better aligns with the intent of the design theme and blends well with the design features of adjacent buildings.

4.(c) Allowed architecture. The follow table lists the type of architecture that is allowed within a specific village area. The letter "A" represents a style that is allowed in the respective area. A "N" represents a style that is not allowed in that area. Other styles may, but are not required to, be considered by the Land Use Authority at their discretion.

			<u>Old West</u>	<u>Agrarian</u>	<u>Mountain Rustic</u>	<u>Mountain Modern</u>	<u>Modern Alpine</u>
<u>EDEN</u>	<u>OLD TOWN</u>	<u>5500 E and streets surrounding Old Town Eden Park.</u>	<u>A</u>	<u>A</u>	<u>N</u>	<u>N</u>	<u>N</u>
		<u>The rest of Old Town.</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>N</u>	<u>N</u>
	<u>NEW TOWN</u>	<u>Within 20 feet of public street¹</u>	<u>N</u>	<u>N</u>	<u>A</u>	<u>A</u>	<u>A</u>
		<u>The rest of New Town.</u>	<u>N</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
<u>NORDIC VALLEY</u>			<u>N</u>	<u>N</u>	<u>N</u>	<u>A</u>	<u>A</u>
<u>WEST WEBER VILLAGE</u>			<u>N</u>	<u>A</u>	<u>N</u>	<u>N</u>	<u>N</u>

¹ A public street in this case means any public street right-of-way, existing and planned.

...

Sec 104-22-6.030 ~~Old WestTown Eden Area~~ Building Design Standards

~~In addition to applicable standards in this chapter, the following standards apply to all buildings in the Old Town Eden Area:~~

- 1.(a) **Design theme.** All ~~b~~Buildings shall have architectural styling and materials that resemble historic commercial main-street buildings in the Western United States that were in existence between 1880 and 1910. Each new building shall provide diversity and variety in building design, architectural features, and building material that set each building apart from adjacent buildings.
- 2.(b) **Building form.** A building's street-facing façade shall be designed to have a base, body, and cap, each of varying design features and building material. The base of the building shall be no less than one-sixth and no greater than one-third the height of the building. The cap shall be no less than one-twentieth the height of the building.
- 3.(c) **Rooflines.** Rooflines shall be broken every 50 feet, with no less than a 12-inch shift between adjacent rooflines. If the building will have a sloped roof, parapet walls shall be constructed to hide the roof slope.
- 4.(d) **Building massing.** The horizontal wall massing of building facades shall be broken at least every 20 feet with no less than a six-inch shift in the plain of adjacent walls. The building shall appear to be post and beam construction, with vertical columns rising from the base to the cap of the building, and with windows or other openings located to not interrupt the vertical rise of the columns. ~~Each street-facing façade shall be designed and constructed to have a building base, building body, and varying building roofline, each having varying building materials or design techniques.~~
- 5.(e) **Building material.** Each building facade that faces the street shall consist of brick, or wood, or a faux material that is hard to distinguish from real brick, or wood. Metal may be used for accent material. At least one of the building materials used on the building façade shall also be used on all other sides of the building.
- 6.(f) **Colors.** Natural colors of wood and brick, as well as natural metals with an aged patina, are allowed. Other muted earth-tone ~~paints~~ colors generally visible from the site may be used as long as they complement the age period. No more than 70 percent of a building's facade shall be white.
- 7.(g) **Examples.** Examples of generally acceptable architectural features are depicted in the following images. Any conflict between details in the images and regulations in this chapter shall be interpreted in favor of the regulations in the chapter.

...

Sec 104-22-6.040 Agrarian New Town Eden Area Building Design Standards

~~In addition to applicable standards in this chapter, the following standards apply to all buildings in the New Town Eden Area:~~

- 1.(a) **Design theme.** All ~~b~~Buildings shall have architectural styling and materials that implement agrarian-style architecture. ~~Agrarian-style architecture~~ Each building shall incorporate at least two of the following four options:
 - 1.(1) _____ Either a gable roof at a 6/12 or greater slope, a gambrel roof, or a monitor roof.
 - 2.(2) _____ ~~An attached shed roof at a 4/12 or greater slope that is not attached to the main roof structure.~~ A shed roof at a 4/12 or greater slope that is attached to the side of the building but not attached to the main roof structure.
 - 3.(3) _____ A clerestory or cupola.
 - 4.(4) _____ Gable-style dormer windows.
- 2.(b) **Building form.** ~~A building's~~ Each street-facing building façade shall be designed and constructed to have a building base, building body, and varying building roofline, each ~~of having~~ varying building materials or design techniques ~~design features and building material~~. The base of the building shall be no less than one-tenth and no greater than one-third the height of the building.
- 3.(c) **Rooflines.** Rooflines shall be broken every 50 feet, with no less than a 12 inch shift between adjacent rooflines.
- 4.(d) **Building massing.** The wall massing of building facades shall be broken at least every 40 feet with

no less than a six inch shift in the plain of adjacent walls. ~~Each street-facing façade shall be designed and constructed to have a building base, building body, and varying building roofline, each having varying building materials or design techniques.~~

~~5.~~(e) **Building material.** Building façade walls shall be finished with no less than two diverse types of material. The primary building material shall be wood siding or similar appearing siding. At least one of the building materials used on the building façade shall also be used on all other sides of the building.

~~1.~~(1) Brick or stone may be used in place of wood if approved by the Land Use Authority.

~~2.~~(2) Metal siding may be used on the building's body, as long as the building's base is made of brick or stone, and as long as the metal siding is broken horizontally by brick or stone every twenty feet, and is treated to create a natural-appearing aged patina.

~~6.~~(f) **Colors.** Muted earth-tone colors [generally visible from the site](#) are required. No more than 70 percent of a building's facade shall be white.

~~7.~~(g) **Examples.** Examples of generally acceptable architectural features are depicted in the following images. Any conflict between details in the images and regulations in this chapter shall be interpreted in favor of the regulations in the chapter.

...

Sec 104-22-6.050 [Modern Alpine](#) ~~Nordic Valley Area~~ Building Design Standards

~~In addition to applicable standards in this chapter, the following standards apply to all buildings in the Nordic Valley Area:-~~

~~1.~~(a) **Design theme.** All buildings shall have architectural styling and materials that implement a modern interpretation of [European](#) alpine design. A modern interpretation of [European](#) alpine design includes a balance between modern alpine and classical [European](#) alpine design features. The following design features are intended to provide minimum stylistic requirements to implement this design theme.

...

~~2.~~(b) **Colors.** Muted earth-tone colors [generally visible from the site](#) are required. No more than 30 percent of a building's facade shall be white.

...

[Sec 104-22-6.060 Mountain Modern Architecture](#)

(a) **Design theme.** All buildings shall have architectural styling and materials that implement mountain modern-style architecture. Mountain modern-style architecture shall incorporate at least three of the following five options:

(1) Either a gable roof at a 6/12 or greater slope, a flat roof, a shed roof, or a combination of the roof types.

(2) A shed-roof at a 2/12 or greater slope that is attached to the side of the building but not attached to the main roof structure.

(3) A prominent covered porch, deck element, chimney, or other unique architectural feature or features approved by the Land Use Authority.

(4) Vertical rectangular windows, single, paired, or in triples. Paired and tripled windows shall all be the same dimensions. The composition of all windows on a building's façade shall be balanced.

(5) Appurtenances such as exposed roof rafter tails, decorative kickers, and exposed beams or column detailing.

(b) **Building form.** Each street-facing façade shall be designed and constructed to have a building base, building body, and varying building roofline, each having varying building materials or design techniques.

(c) **Rooflines.** Rooflines shall be broken every 50 feet, with no less than a 12 inch shift between adjacent rooflines.

- (d) **Building massing.** The wall massing of building facades shall be broken at least every 40 feet with no less than a six inch shift in the plain of adjacent walls. Each street-facing façade shall be designed and constructed to have a building base, building body, and varying building roofline, each having varying building materials or design techniques.
- (e) **Building material.** Building façade walls shall be finished with no less than two diverse types of material. The primary building material shall be wood siding or similar appearing siding. At least one of the building materials used on the building façade shall also be used on all other sides of the building.
- (1) Brick or stone may be used in place of wood if approved by the Land Use Authority.
 - (2) Metal siding may be used on the building's body, as long as the building's base is made of brick or stone, and as long as the metal siding is broken horizontally by brick or stone every twenty feet, and is treated to create a natural-appearing aged patina.
 - (3) Stucco may be used as an accent material, but may not comprise more than 30% of a building's facade
- (f) **Colors.** Warm muted earth-tone colors generally visible from the site are required. No more than 70 percent of a building's facade shall be white.
- 4.(g) **Examples.** Examples of generally acceptable architectural features are depicted in the following images. Any conflict between details in the images and regulations in this chapter shall be interpreted in favor of the regulations in the chapter.







- (a) **Design theme.** All buildings shall have architectural styling and materials that implement mountain rustic architecture. Mountain rustic architecture shall incorporate the following
 - (1) A gabled roof at a 6/12 or greater slope. An attached shed roof is permissible at a lower slope if it covers a porch, patio, window pop-out, or similar.
 - (2) Exposed beams and columns made of large rough-cut timbers; the columns having a stone base.
 - (3) A prominent covered porch, deck, or balcony, or a large prominent stone chimney.
- (b) **Building form.** Each street-facing façade shall be designed and constructed to have a building base, building body, and varying building roofline, each having varying building materials or design techniques.
- (c) **Rooflines.** Rooflines shall be broken every 50 feet, with no less than a 12 inch shift between adjacent rooflines.
- (d) **Building massing.** The wall massing of building facades shall be broken at least every 40 feet with no less than a six inch shift in the plain of adjacent walls.
- (e) **Building material.** Building façade walls shall be finished with no less than two diverse types of material. Building material shall appear distressed. The primary building material shall be either wood, log, or similar appearing siding, or natural stone. At least one of the building materials used on the building façade shall also be used on all other sides of the building.
 - (1) The building's base shall be natural stone
 - (2) Metal accents or trim may be used if it has been aged to have a patina.
- (f) **Colors.** Muted earth-tone colors generally visible from the site are required.

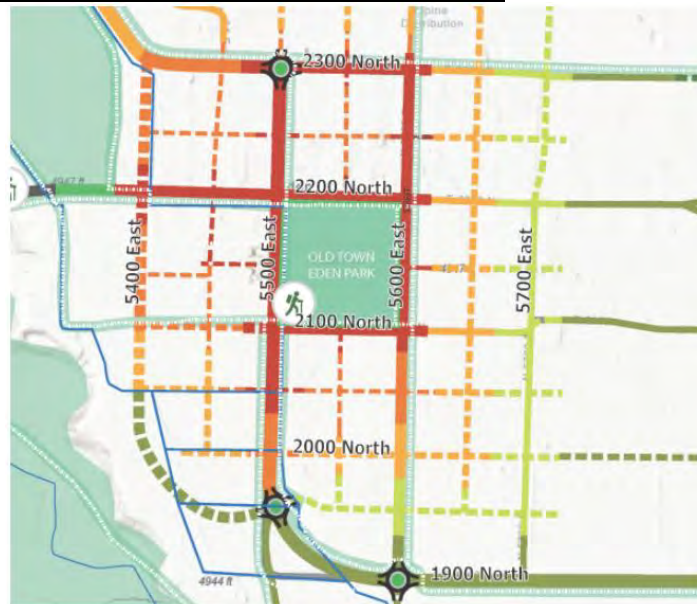
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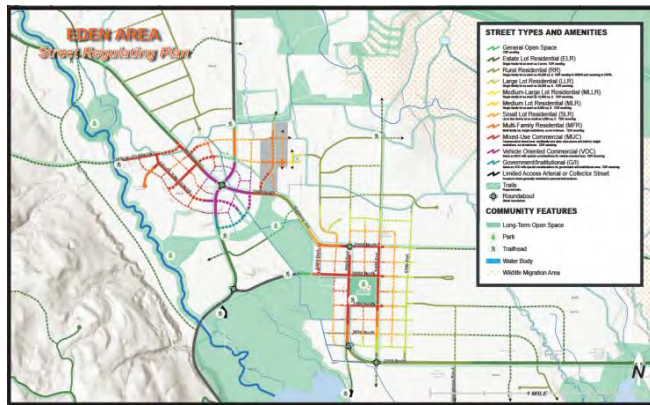
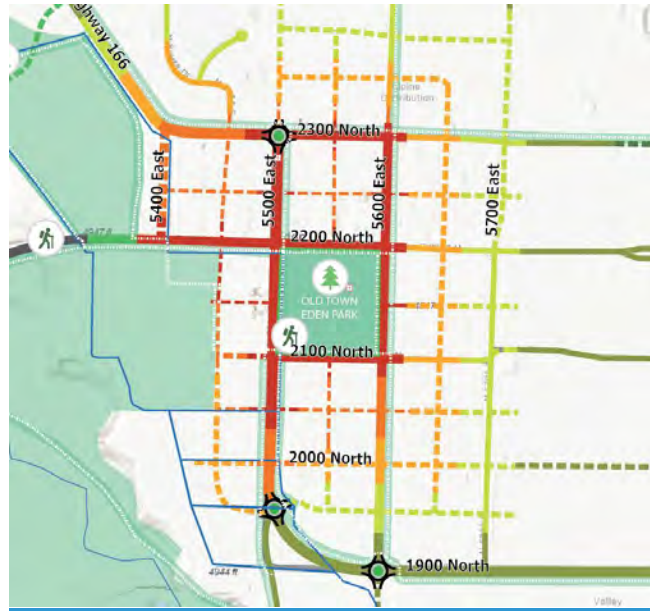
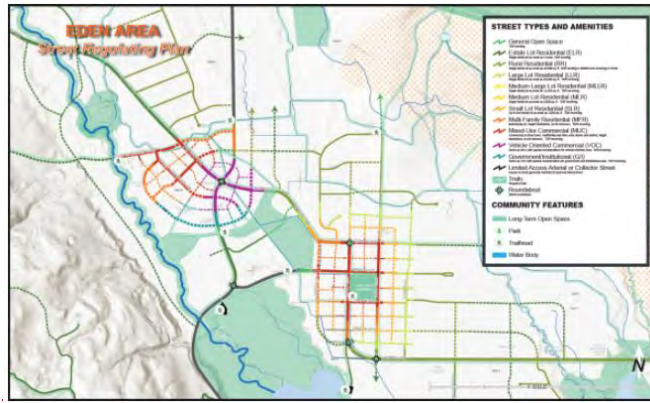
Sec 104-22-8 Street Regulating Plans

The following maps depict the adopted Street Regulating Plans for their respective areas. The plans illustrate the intended street layout of the area and the designated street types. The plan is intended to be a guide for the placement of streets and mid-block alleys, and is not designed to survey-level accuracy. A mid-block alley shall be as close to the middle of the block as is practicable, and the street placement shall be within 200 feet of the location depicted on these maps. A land owner proposing development in an area that a street or alley is planned shall be responsible for dedicating the land and constructing the street or alley improvements.

...

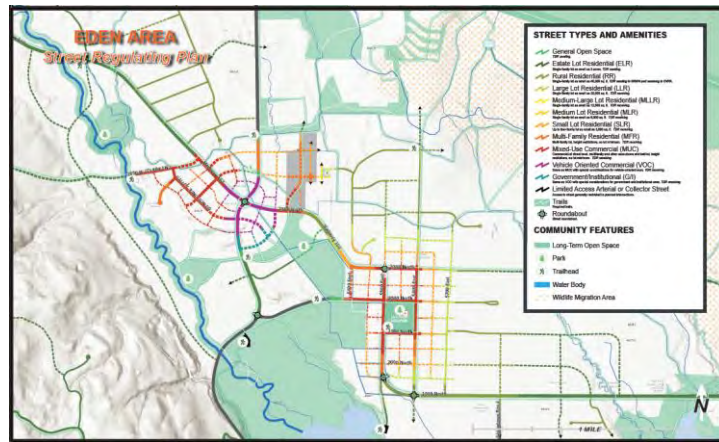
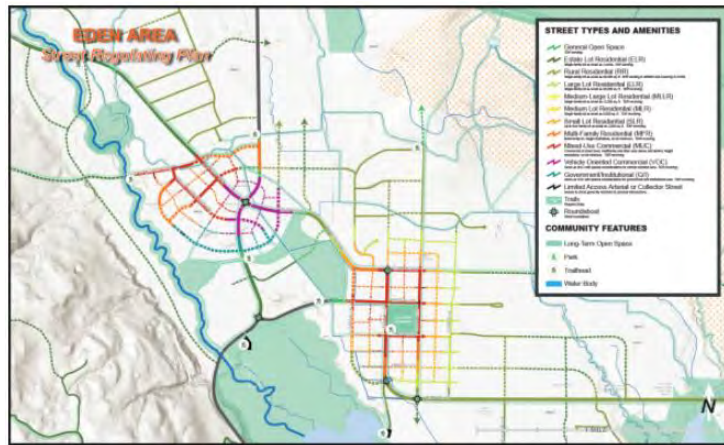
Sec 104-22-8.010 Old Town Eden Street Regulating Plan Map





Sec 104-22-8.020 New Town Eden Street Regulating Plan Map

ATTACHMENT A: PROPOSED ORDINANCE





PASSED AND ADOPTED BY THE WEBER COUNTY BOARD OF COUNTY COMMISSIONERS ON THIS ____TH DAY OF _____, 2023.

AYE NAY ABSENT ABSTAIN

Gage Froerer
Jim "H" Harvey
Sharon Arrington Bolos

Presiding Officer

Attest

Gage Froerer, Chair

Ricky D. Hatch, CPA, Clerk/Auditor



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: A public hearing and consideration of File ZTA2023-03, an applicant-initiated request to amend the Form-Based Village zoning ordinance to adjust the New Town Eden Street Regulating Plan and to provide alternative design standards for New Town Eden.

Applicant: Eric Langvardt

Agenda Date: Tuesday, May 23, 2023

File Number: ZTA 2023-03

Staff Information

Report Presenter: Charlie Ewert
cewert@co.weber.ut.us
(801) 399-8763

Report Reviewer: RG

Applicable Ordinances

§104-22: Form-Based Zone (FB)

Legislative Decisions

Decision on this item is a legislative action. When the Planning Commission is acting on a legislative item it is acting as a recommending body to the County Commission. Legislative decisions have wide discretion. Examples of legislative actions are general plan, zoning map, and land use code amendments. Typically, the criterion for providing a recommendation on a legislative matter suggests a review for compatibility with the general plan and existing ordinances.

Summary and Background

The county adopted a street regulating plan for the Eden area in January 2022. The applicant is proposing development in an area that does not reflect what was adopted. The applicant is requesting an amendment to the street regulating plan, and is proposing alternative design standards for the Eden area, generally.

The planning commissions considered this item in work session on May 2, 2023. The planning commission gave both the applicant and staff general guidance.

Staff is recommending approval of the proposal.

Policy Analysis

Policy Considerations:

Proposed Text Amendment (Exhibit A)

The proposed text amendment is fairly straightforward, but the application of the amendment has broader effects on the New Town Eden Area.

The amendment creates alternative architectural design standards for the New Town Eden Area, and a revised street regulating plan map that includes additional streets in the northeastern quadrant of the New Town Eden Area (northeast of the intersection of Hwy 158 and Hwy 162. To help ease the effect of the new streets requested, staff has provided four alternative street regulating plans that represent changes to most if not all of the streets on the periphery of the New Town Eden village area. As always, there is a fifth alternative which is to make no changes.

Proposed new architectural design theme.

The applicant is proposing a second set of architectural design standards that can be used for commercial and multifamily buildings in the New Town Eden area. If approved, a landowner within the New Town Eden area can choose between the existing architectural theme (Agricultural) or the new theme (Mountain Modern). The applicant has suggested that a mix of these themes within one village area may make for an overall complimentary community outcome that celebrates the history of the area while also looking to the future; and doing so without inducing so many different themes that the community looks hodge-podge.

When reviewing the proposed new them with the planning commission, it seemed the planning commission supported it. The planning commission also expressed concern over the current agricultural theme, suggesting perhaps that it is an ill-conceived style for street-front commercial buildings.

To explore a way to allow multiple themes within one area, staff assembled an architectural matrix. It is included in the attached proposal. In the matrix, each village area has at least one theme allowed. In the Eden area, staff is suggesting perhaps allowing multiple themes to blend. However, in certain areas, such as the square around Eden Park, the matrix only lists one appropriate theme.

The matrix enables ease of amendment as new themes are considered in the future. It also allows multiple themes to be shared by multiple village areas.

In the proposal, staff included both the applicants requested "mountain modern" theme as well as a new theme titled "mountain rustic." The differences between the two can be reviewed in exhibit.

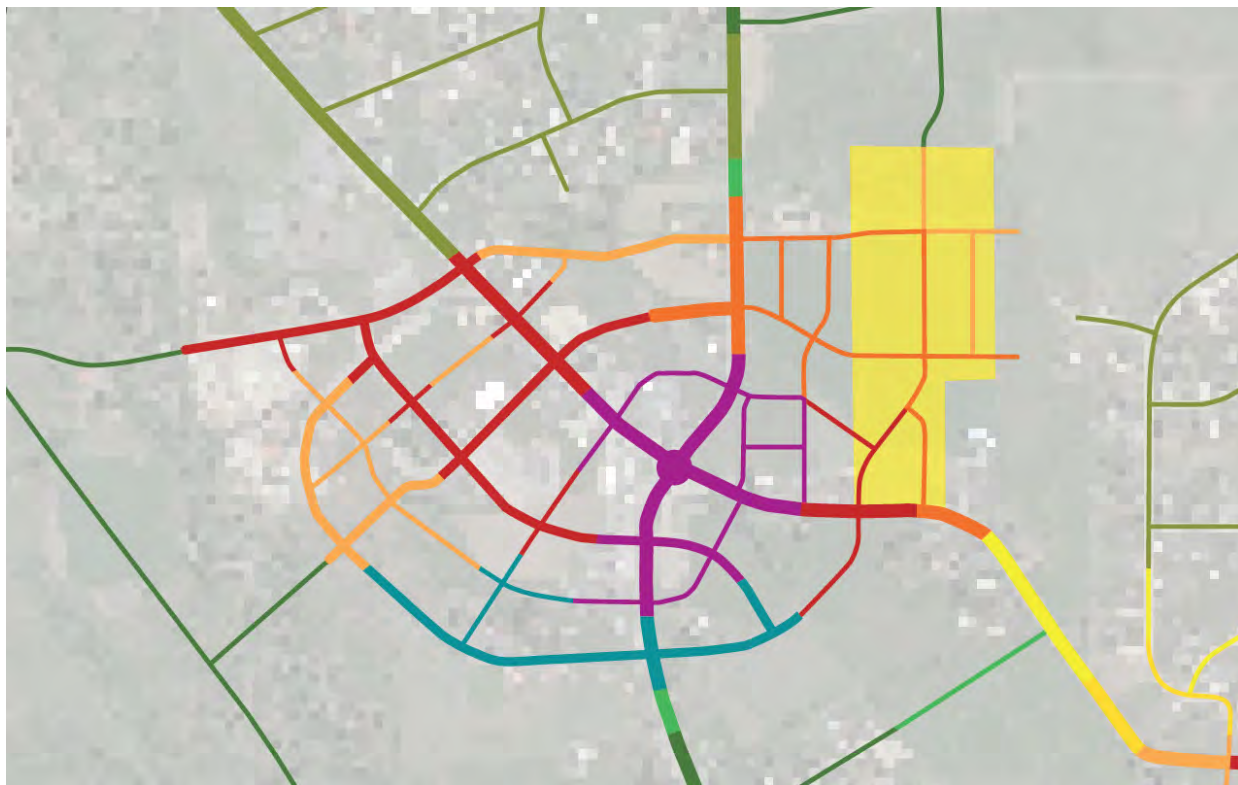
Illustrations of the Mountain Modern design theme being proposed:





Current street regulating plan.

To facilitate the potential amendments, staff requested that the applicant provide their desired street regulating plan specific to their intended project, but also include other street connections that show how their proposed streets can eventually connect to other existing or planned streets. Their proposed street regulating plan is as follows, with their property in yellow:



In reviewing the applicant's proposed street regulating plan, and hearing prior concerns expressed by the planning commission regarding "village creep," staff has explored the possibility of reconfiguring the New Town Eden area's street regulating plan with four alternative options that the Planning Commission may desire to consider. Each alternative attempts to offset the "creep" effect of adding the applicant's new higher-intensity streets. While there are a few specific reasons streets are laid out as they are in each alternative, the Planning Commission should feel at liberty to explore other ways streets can be configured and designated that might make for a better future village area.

Based solely on the following proposals, staff recommends Alternative D. It has the greatest ability to cluster mixed use commercial streets both where commercial opportunities currently exist, as well as where the applicant is proposing.

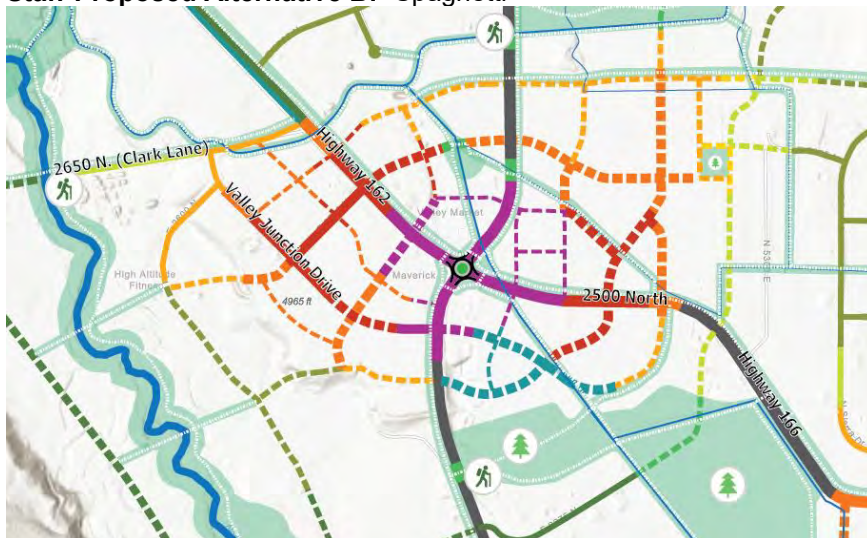
Staff-Proposed Alternative A: "Reduce River Bottom Impact"



Notes:

- Removes the G/I ring road in the river bottoms below the bluff.
- Reduces density along Clark Lane
- Reduces density from MFR to SLR on proposed street bounding north side of village.
- Keeps vehicle oriented commercial near the four-way intersection
- Provides alternative route to applicant's proposed street from Highway 158.
- Transition connections to Old Town Eden streets.

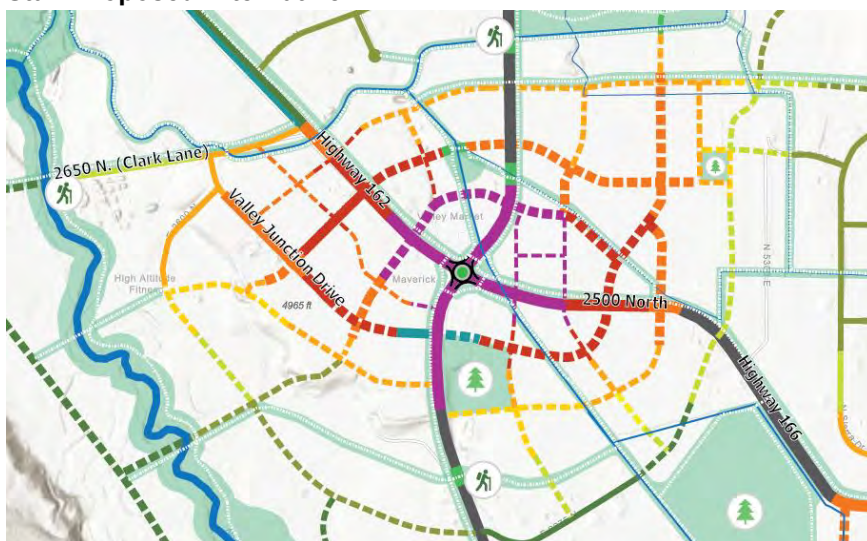
Staff-Proposed Alternative B: "Spaghetti"



Notes:

- Removes the G/I ring road in the river bottoms below the bluff.
- Places more SLR on the northern, western, and southern edges of the village.
- Reduces density along Clark Lane even more. Eliminates Clark Lane as a through street that connects western part of village to eastern.
- Provides alternative route to applicant's proposed street from Highway 158.
- Keeps vehicle oriented commercial near the four-way intersection

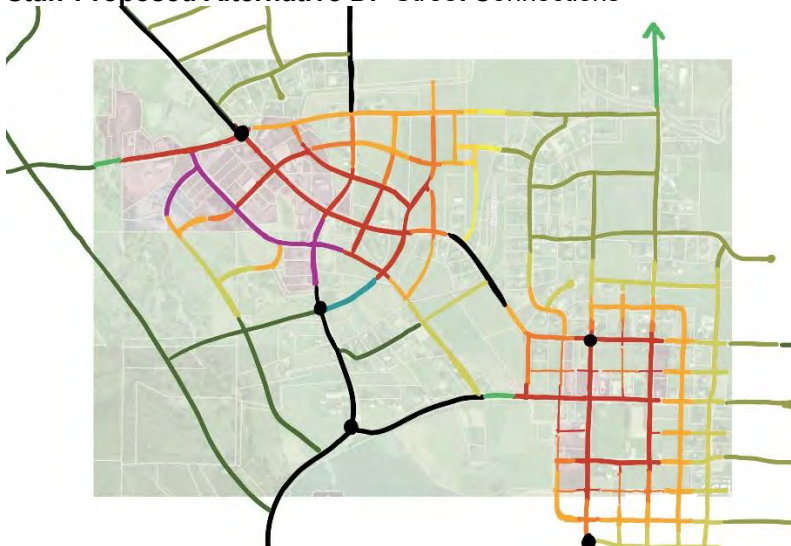
Staff-Proposed Alternative C: "Shift East"



Notes:

- Removes the G/I ring road in the river bottoms below the bluff.
- Significantly reduces density impact on south-east side of village.
- Reduces density along Clark Lane even more. Eliminates Clark Lane as a through street that connects western part of village to eastern.
- Reduces use of Valley Junction Drive as "Main Street."
- Limits G/I streets
- Keeps vehicle oriented commercial near the four-way intersection

Staff-Proposed Alternative D: "Street Connections"



Notes:

- Follows more of a grid pattern.
- Removes the G/I ring road in the river bottoms below the bluff.
- Significantly reduces density impact on south-east side of village.
- Keeps existing manufacturing area as vehicle oriented commercial.
- Moves Vehicle Oriented Commercial to Valley Junction Drive (in keeping with the existing storage units, car wash, car repair building, and similar).
- Focuses Mixed Use Commercial along Highway 162. Encourages moving round-a-bout southward (could make for a great gateway feature).
- Limits G/I streets.
- Eliminate street(s) running through Sunnyfield Farms properties in Old Town.
- Transition connections to Old Town Eden streets.

General Plan Review

When reviewing the proposed amendments, it is important to keep the considerations within the context of the General Plan. The land-use vision written in the general plan is as follows:

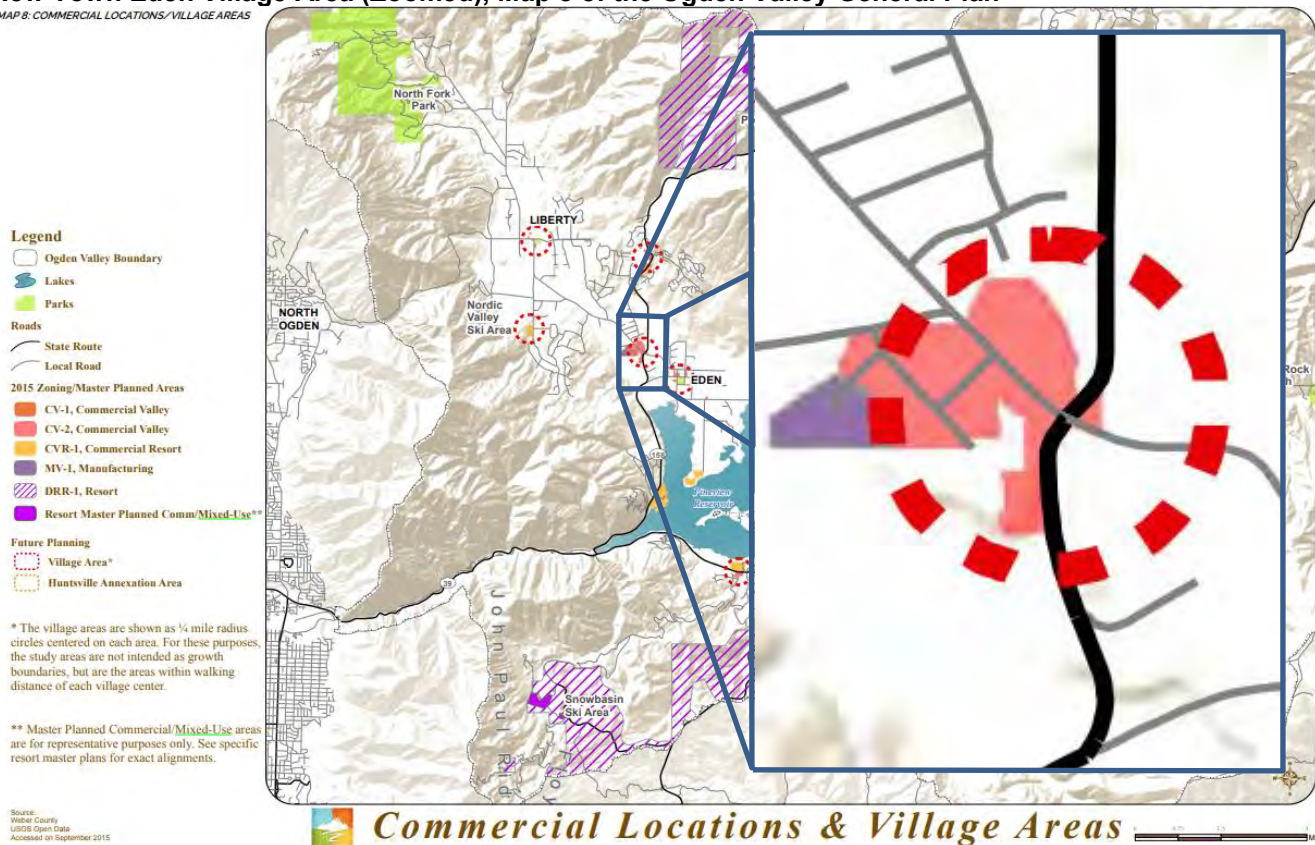
*Vision: The Ogden Valley community desires a variety of housing types to meet the needs of a diverse population of various income levels, ages and stages of life. Neighborhoods should have convenient access to community amenities¹ and be designed in a manner that protects the valley's character. Residential development should be centered around **villages** and town centers and designed to provide open spaces and efficient uses of the land.*

All of the other land-use goals, policies, and implementation strategies should be reviewed within the context of this vision.

Map 8 of the general plan illustrates the general location of intended Village Areas. The following graphic illustrates a zoomed version of Map 8 that focuses on the area that the current Form-Based zone calls New Town Eden.

New Town Eden Village Area (Zoomed), Map 8 of the Ogden Valley General Plan

MAP 8: COMMERCIAL LOCATIONS/VILLAGE AREAS



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.

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 multi-modal 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.

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.

Commercial Development Implementation 1.2.1: As also provided in the Transportation Element Streetscape implementation 1.1.1, develop and adopt multimodal streetscape cross sections for village areas, and implement key elements during programmed road maintenance and upgrade projects. Evaluate current commercial development standards in Ogden Valley to ensure opportunities for internal walkability and connections to the trail system.

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 #ZTA2023-03, an applicant-initiated request to amend the Form-Based zone, as provided in Exhibit A, specifically choosing Alternative D, staff recommendation, for the applicable Eden area street regulating plan. I do so with the following findings:

Example findings:

1. *The changes are supported by the Ogden Valley General Plan.*
2. *The proposal serves as an instrument to further implement the vision, goals, and principles of the Ogden Valley General Plan*
3. *The changes will enhance the general health and welfare of Ogden Valley residents.*
4. *The changes are not detrimental to the general health, safety, and welfare of the public.*
5. add any other desired findings here].

Exhibit A:

Proposed Amendments to the Form-Based (FB) zoning ordinance (Redlined Copy).

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WEBER COUNTY
ORDINANCE NUMBER 2023-_____

AN AMENDMENT TO THE FORM-BASED (FB) ZONE TO CREATE AN “EDEN CROSSING” STREET REGULATING PLAN MAP AND RELATED ARCHITECTURAL STANDARDS FOR THE OGDEN VALLEY PLANNING AREA.

WHEREAS, the Board of Weber County Commissioners has heretofore adopted land use regulations governing uses of land in unincorporated Weber County; and

WHEREAS, _____; and

WHEREAS, _____; and

WHEREAS, on _____, the Ogden Valley Planning Commission, after appropriate notice, held a public hearing to consider public comments regarding the proposed amendments to the Weber County Land Use Code, offered a positive recommendation to the County Commission; and

WHEREAS, on _____, the Weber County Board of Commissioners, after appropriate notice, held a public hearing to consider public comments on the same; and

WHEREAS, the Weber County Board of Commissioners find that the proposed amendments herein substantially advance many goals and objectives of the Western Weber General Plan and the Ogden Valley General Plan; and

WHEREAS, the Weber County Board of Commissioners find that the proposed amendments serve to create the necessary regulatory framework that will guide future development of neighborhoods and communities;

NOW THEREFORE, be it ordained by the Board of County Commissioners of Weber County, in the State of Utah, as follows:

SECTION 1: AMENDMENT. The Weber County Code is hereby *amended* as follows:

Part II Land Use Code

...

TITLE 104 ZONES

...

Chapter 104-22 Form-Based Zone FB

...

Sec 104-22-6 Building Design Standards

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- ~~Sec 104-22-6.010 Building Design Standards Per-By Street Type~~
- ~~Sec 104-22-6.020 Architecture Matrix Building Design Standards By Area~~
- ~~Sec 104-22-6.030 Old West Town Eden Area Building Design Standards~~
- ~~Sec 104-22-6.040 Agrarian New Town Eden Area Building Design Standards~~
- ~~Sec 104-22-6.050 Mountain Modern Nordic Valley Area Building Design Standards~~

...

Sec 104-22-6.020 Architecture Matrix Building Design Standards By Area Edit

- (a) Architectural compliance required. Each building, ~~E~~except for single-family ~~and~~, two-family dwellings, ~~three-family and four-family dwellings, the following regulations shall follow the architecture standards listed in this Section 6. (Sections 104-22-6.3 through 104-22-6.5) are applicable to the architecture and design of buildings in each area.~~ Each area, as depicted in the applicable street regulating plan, has ~~a unique~~ one or more unique architectural theme(s) allowed as provided ~~herein~~ in the following table and in accordance with the following sections in this Section 6.
- (b) Licensed architect required. Each building, except those aforementioned in Subsection (a) of this section, is required to be designed by a licensed architect. After receiving recommendation from a licensed architect, the ~~planning commission~~ Land Use Authority may allow minor modifications to the applicability of the standards in this section as long as it results in a design that better aligns with the intent of the design theme and blends well with the design features of adjacent buildings.
- (c) Allowed architecture. The follow table lists the type of architecture that is allowed within a specific village area. The letter “X” represents a style that is allowed in the respective area. A “-” represents a style that is not allowed in that area.

			<u>Old West</u>	<u>Agrarian</u>	<u>Mountain Rustic</u>	<u>Mountain Modern</u>	<u>Modern Alpine</u>
EDEN	<u>OLD TOWN</u>	<u>5500 E and streets surrounding Old Town Eden Park.</u>	X	-	-	-	-
		<u>The rest of Old Town.</u>	X	X	X	-	-
	<u>NEW TOWN</u>	<u>Within 20 feet of public street¹</u>	X	-	X	X	-
		<u>The rest of New Town.</u>	X	X	X	X	-
NORDIC VALLEY			-	-	-	-	X
WEST WEBER VILLAGE			-	X	-	-	-

¹ A public street in this case means any public street right-of-way, existing and planned.

...

Sec 104-22-6.030 Old ~~West Town Eden Area Building~~ Design Standards

~~In addition to applicable standards in this chapter, the following standards apply to all buildings in the Old Town Eden Area:~~

- (a) **Design theme.** ~~All~~ Buildings shall have architectural styling and materials that resemble historic commercial main-street buildings in the Western United States that were in existence between 1880 and 1910. Each new building shall provide diversity and variety in building design, architectural features, and building material that set each building apart from adjacent buildings.
- (b) **Building form.** A building’s street-facing façade shall be designed to have a base, body, and cap, each of varying design features and building material. The base of the building shall be no less than one-sixth and no greater than one-third the height of the building. The cap shall be no less than one-twentieth the height of the building.
- (c) **Rooflines.** Rooflines shall be broken every 50 feet, with no less than a 12-inch shift between adjacent rooflines. If the building will have a sloped roof, parapet walls shall be constructed to hide the roof slope.

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- (d) **Building massing.** The horizontal wall massing of building facades shall be broken at least every 20 feet with no less than a six-inch shift in the plain of adjacent walls. The building shall appear to be post and beam construction, with vertical columns rising from the base to the cap of the building, and with windows or other openings located to not interrupt the vertical rise of the columns. ~~Each street-facing façade shall be designed and constructed to have a building base, building body, and varying building roofline, each having varying building materials or design techniques.~~
- (e) **Building material.** Each building facade that faces the street shall consist of brick, or wood, or a faux material that is hard to distinguish from real brick, or wood. Metal may be used for accent material. At least one of the building materials used on the building façade shall also be used on all other sides of the building.
- (f) **Colors.** Natural colors of wood and brick, as well as natural metals with an aged patina, are allowed. Other muted earth-tone ~~paints~~ colors generally visible from the site may be used as long as they complement the age period. No more than 70 percent of a building's facade shall be white.
- (g) **Examples.** Examples of generally acceptable architectural features are depicted in the following images. Any conflict between details in the images and regulations in this chapter shall be interpreted in favor of the regulations in the chapter.

...

Sec 104-22-6.040 Agrarian New Town Eden Area Building Design Standards

~~In addition to applicable standards in this chapter, the following standards apply to all buildings in the New Town Eden Area:~~

- (a) **Design theme.** ~~All b~~ Buildings shall have architectural styling and materials that implement agrarian-style architecture. ~~Agrarian style architecture~~ Each building shall incorporate at least two of the following four options:
 - (1) Either a gable roof at a 6/12 or greater slope, a gambrel roof, or a monitor roof.
 - (2) ~~An attached shed roof at a 4/12 or greater slope that is not attached to the main roof structure.~~ A shed roof at a 4/12 or greater slope that is attached to the side of the building but not attached to the main roof structure.
 - (3) A clerestory or cupola.
 - (4) Gable-style dormer windows.
- (b) **Building form.** ~~A building's~~ Each street-facing building façade shall be designed and constructed to have a building base, building body, and varying building roofline, each ~~of having~~ varying building materials or design techniques ~~design features and building material~~. The base of the building shall be no less than one-tenth and no greater than one-third the height of the building.
- (c) **Rooflines.** Rooflines shall be broken every 50 feet, with no less than a 12 inch shift between adjacent rooflines.
- (d) **Building massing.** The wall massing of building facades shall be broken at least every 40 feet with no less than a six inch shift in the plain of adjacent walls. ~~Each street-facing façade shall be designed and constructed to have a building base, building body, and varying building roofline, each having varying building materials or design techniques.~~
- (e) **Building material.** Building façade walls shall be finished with no less than two diverse types of material. The primary building material shall be wood siding or similar appearing siding. At least one of the building materials used on the building façade shall also be used on all other sides of the building.
 - (1) Brick or stone may be used in place of wood if approved by the Land Use Authority.
 - (2) Metal siding may be used on the building's body, as long as the building's base is made of brick or stone, and as long as the metal siding is broken horizontally by brick or stone every twenty feet, and is treated to create a natural-appearing aged patina.
- (f) **Colors.** Muted earth-tone colors generally visible from the site are required. No more than 70 percent of a building's facade shall be white.

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- (g) **Examples.** Examples of generally acceptable architectural features are depicted in the following images. Any conflict between details in the images and regulations in this chapter shall be interpreted in favor of the regulations in the chapter.

...

Sec 104-22-6.050 Modern Alpine Nordic Valley Area Building Design Standards

~~In addition to applicable standards in this chapter, the following standards apply to all buildings in the Nordic Valley Area:-~~

- (a) **Design theme.** All buildings shall have architectural styling and materials that implement a modern interpretation of European alpine design. A modern interpretation of European alpine design includes a balance between modern alpine and classical European alpine design features. The following design features are intended to provide minimum stylistic requirements to implement this design theme.

...

- (b) **Colors.** Muted earth-tone colors generally visible from the site are required. No more than 30 percent of a building's facade shall be white.

...

Sec 104-22-6.060 Mountain Modern Architecture

- (a) **Design theme.** All buildings shall have architectural styling and materials that implement mountain modern-style architecture. Mountain modern-style architecture shall incorporate at least three of the following five options:

- (1) Either a gable roof at a 6/12 or greater slope, a flat roof, a shed roof, or a combination of the roof types.
- (2) A shed-roof at a 2/12 or greater slope that is attached to the side of the building but not attached to the main roof structure.
- (3) A prominent covered porch, deck element, chimney, or other unique architectural feature or features approved by the Land Use Authority.
- (4) Vertical rectangular windows, single, paired, or in triples. Paired and tripled windows shall all be the same dimensions. The composition of all windows on a building's façade shall be balanced.
- (5) Appurtenances such as exposed roof rafter tails, decorative kickers, and exposed beams or column detailing.

- (b) **Building form.** Each street-facing façade shall be designed and constructed to have a building base, building body, and varying building roofline, each having varying building materials or design techniques.

- (c) **Rooflines.** Rooflines shall be broken every 50 feet, with no less than a 12 inch shift between adjacent rooflines.

- (d) **Building massing.** The wall massing of building facades shall be broken at least every 40 feet with no less than a six inch shift in the plain of adjacent walls. Each street-facing façade shall be designed and constructed to have a building base, building body, and varying building roofline, each having varying building materials or design techniques.

- (e) **Building material.** Building façade walls shall be finished with no less than two diverse types of material. The primary building material shall be wood siding or similar appearing siding. At least one of the building materials used on the building façade shall also be used on all other sides of the building.

- (1) Brick or stone may be used in place of wood if approved by the Land Use Authority.
- (2) Metal siding may be used on the building's body, as long as the building's base is made of brick or stone, and as long as the metal siding is broken horizontally by brick or stone every twenty feet, and is treated to create a natural-appearing aged patina.
- (3) Stucco may be used as an accent material, but may not comprise more than 30% of a building's facade

- (f) **Colors.** Warm muted earth-tone colors generally visible from the site are required. No more than 70 percent of a building's facade shall be white.

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(a)(g) Examples. Examples of generally acceptable architectural features are depicted in the following images. Any conflict between details in the images and regulations in this chapter shall be interpreted in favor of the regulations in the chapter.



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Sec 104-22-6.060 Mountain Rustic Architecture

- (h) **Design theme.** All buildings shall have architectural styling and materials that implement mountain rustic architecture. Mountain rustic architecture shall incorporate the following
- (1) A gabled roof at a 6/12 or greater slope. An attached shed roof is permissible at a lower slope if it covers a porch, patio, window pop-out, or similar.
 - (2) Exposed beams and columns made of large rough-cut timbers; the columns having a stone base.
 - (3) A prominent covered porch, deck, or balcony, or a large prominent stone chimney.
- (i) **Building form.** Each street-facing façade shall be designed and constructed to have a building base, building body, and varying building roofline, each having varying building materials or design techniques.
- (j) **Rooflines.** Rooflines shall be broken every 50 feet, with no less than a 12 inch shift between adjacent rooflines.
- (k) **Building massing.** The wall massing of building facades shall be broken at least every 40 feet with no less than a six inch shift in the plain of adjacent walls.
- (l) **Building material.** Building façade walls shall be finished with no less than two diverse types of material. Building material shall appear distressed. The primary building material shall be either wood, log, or similar appearing siding, or natural stone. At least one of the building materials used on the building façade shall also be used on all other sides of the building.

DRAFT – Last edited 5/16/2023

- (1) The building's base shall be natural stone
- (2) Metal accents or trim may be used if it has been aged to have a patina.
- (m) Colors. Muted earth-tone colors generally visible from the site are required.
- (n) Examples. Examples of generally acceptable architectural features are depicted in the following images. Any conflict between details in the images and regulations in this chapter shall be interpreted in favor of the regulations in the chapter.

...

Sec 104-22-8 Street Regulating Plans

The following maps depict the adopted Street Regulating Plans for their respective areas. The plans illustrate the intended street layout of the area and the designated street types. The plan is intended to be a guide for the placement of streets and mid-block alleys, and is not designed to survey-level accuracy. A mid-block alley shall be as close to the middle of the block as is practicable, and the street placement shall be within 200 feet of the location depicted on these maps. A land owner proposing development in an area that a street or alley is planned shall be responsible for dedicating the land and constructing the street or alley improvements.

(b) New Town Eden Street Regulating Plan

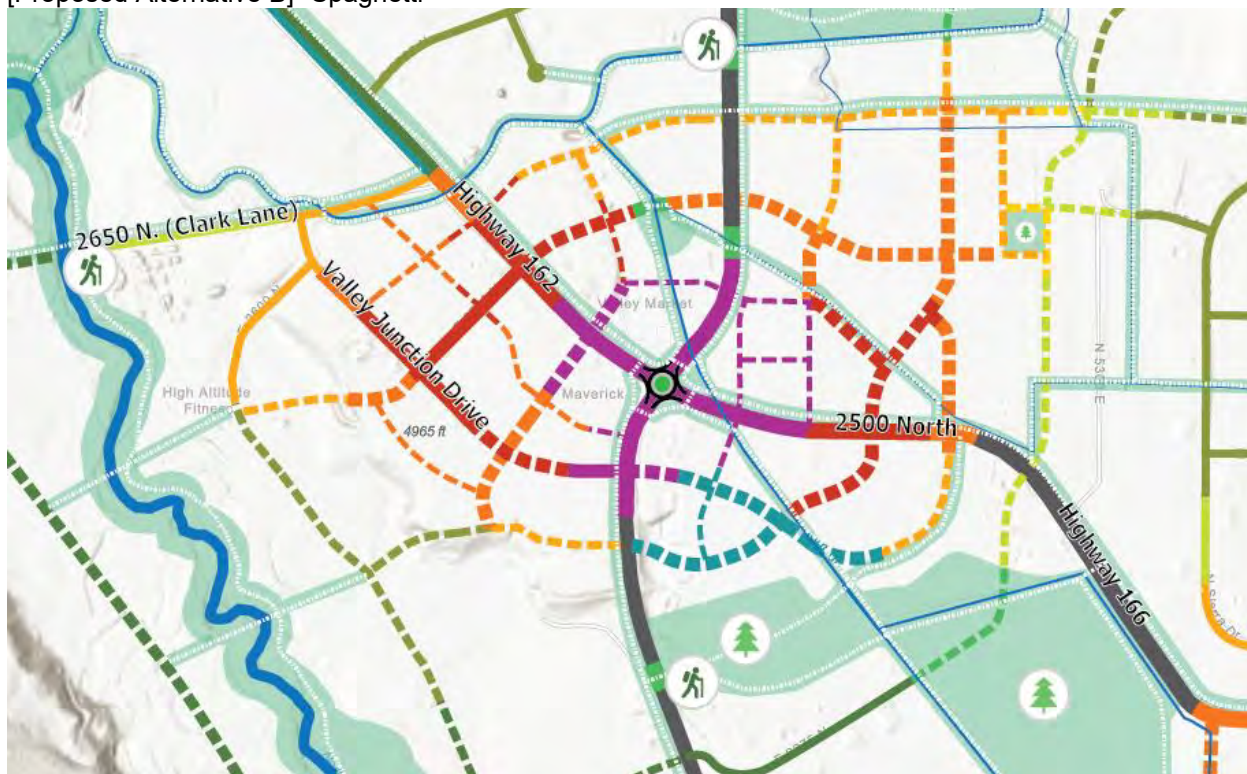


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[Proposed Alternative A]

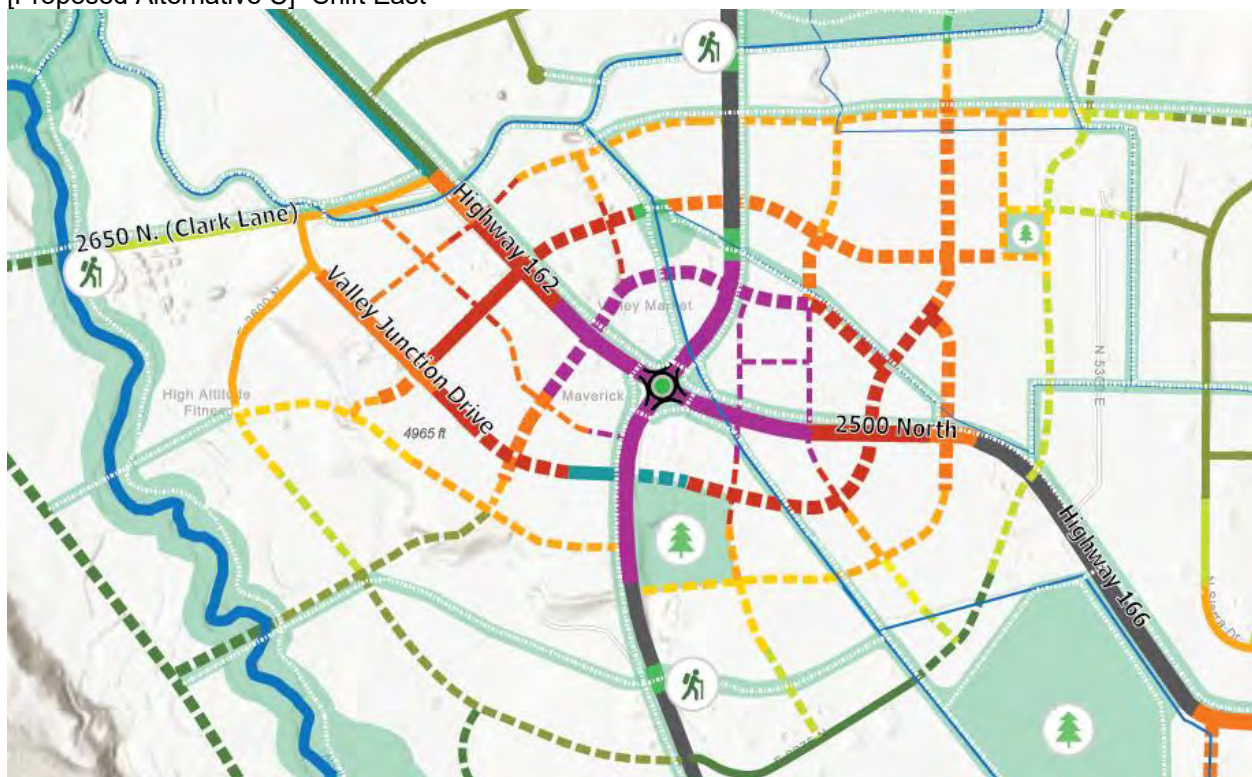


[Proposed Alternative B] "Spaghetti"

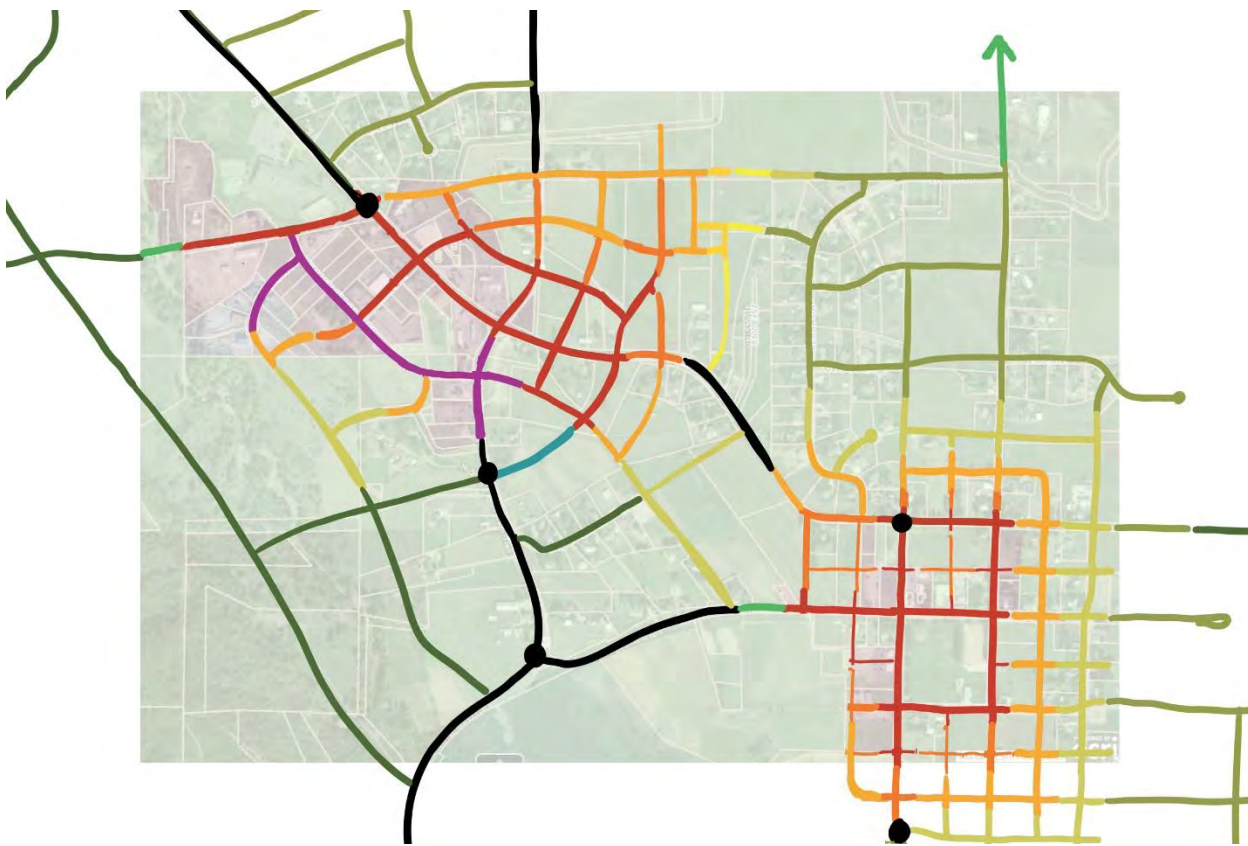


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[Proposed Alternative C] “Shift East”



[Proposed Alternative D] “Street Connections”



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PASSED AND ADOPTED BY THE WEBER COUNTY BOARD OF COUNTY COMMISSIONERS ON THIS 16TH DAY OF MAY, 2023.

	AYE	NAY	ABSENT	ABSTAIN
Gage Froerer				
Jim “H” Harvery				
Sharon Arrington Bolos				

Presiding Officer

Attest

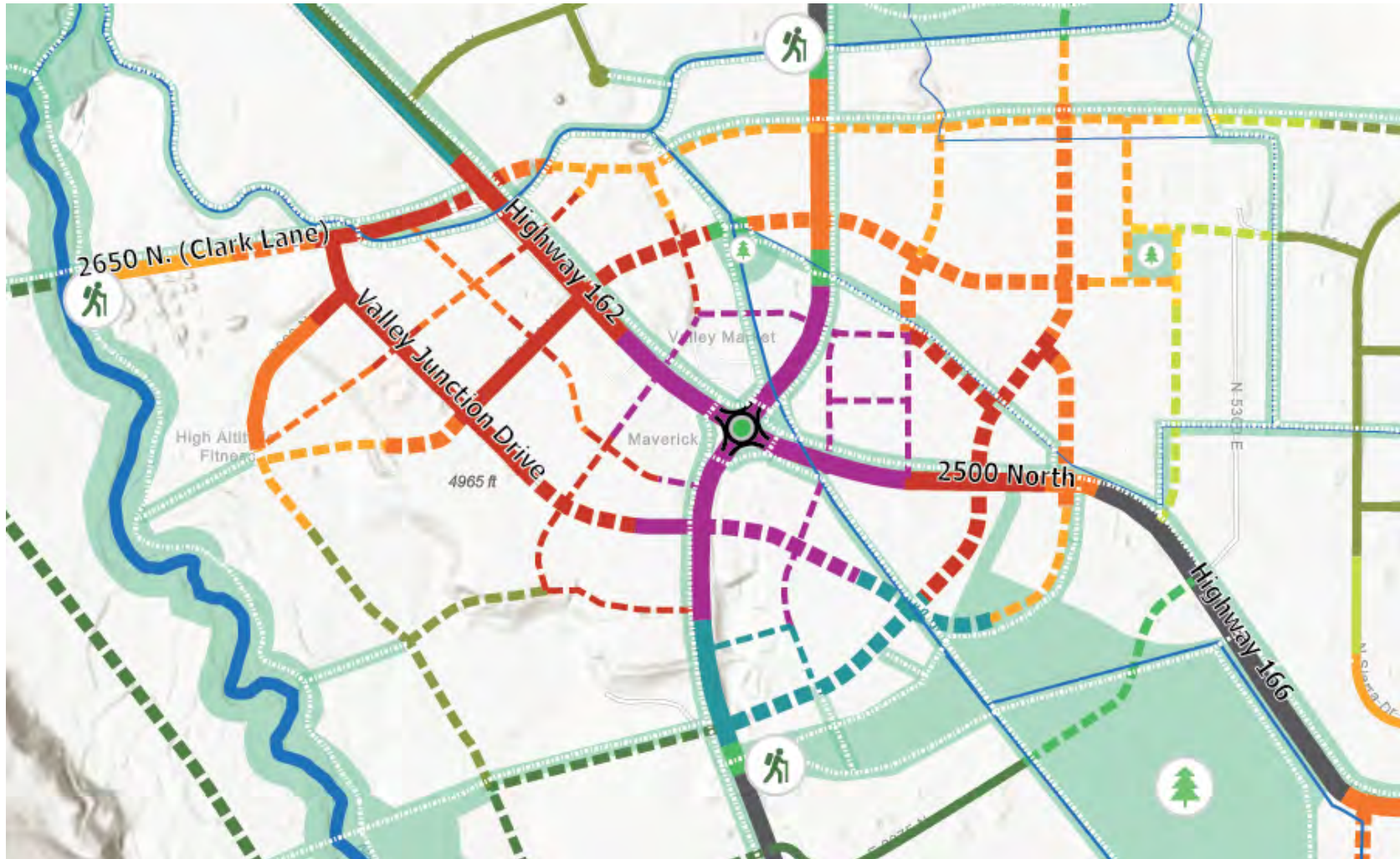
Gage Froerer, Chair

Ricky D. Hatch, CPA, Clerk/Auditor

Exhibit B:

New Town Eden Street Regulating Plan Maps – Four Alternatives.

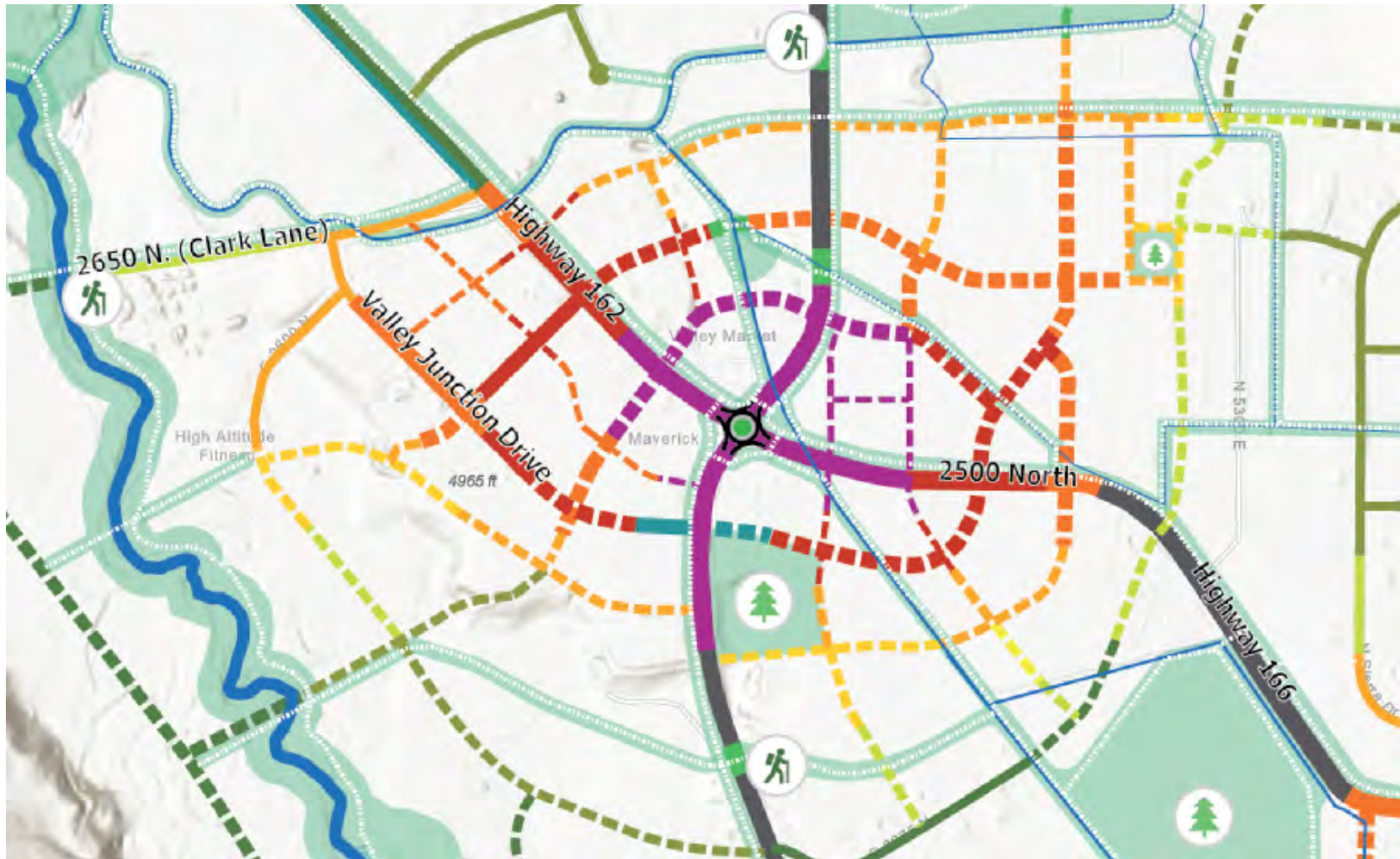
Proposed Alternative A: "Reduce River Bottom Impact"



Proposed Alternative B: "Spaghetti"



Proposed Alternative C: "Shift East"



Proposed Alternative D: "Street Connections"

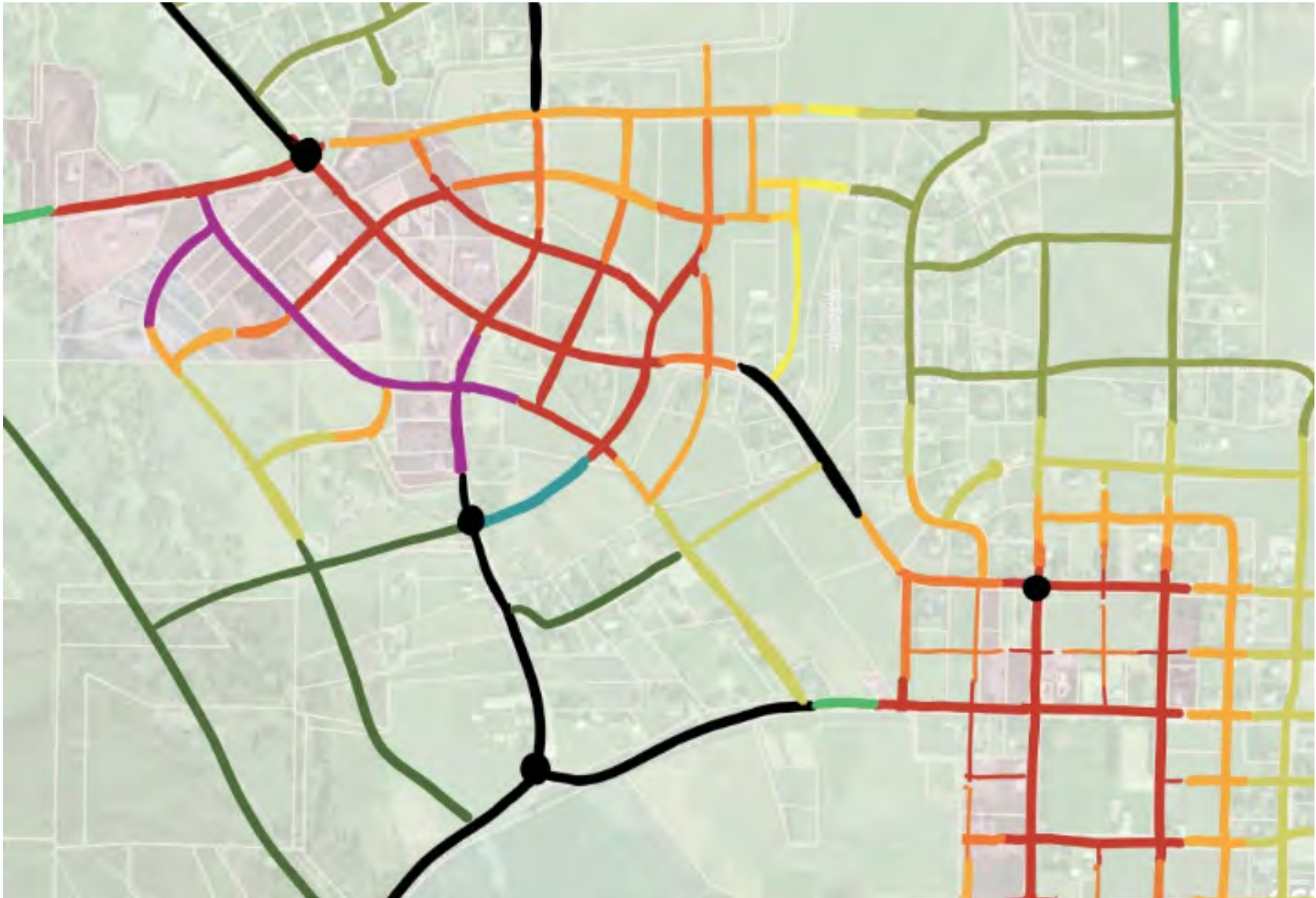


Exhibit C:

Application Information.

Sec 104-22-6.4 New Town Eden Area Building Design Standards

In addition to applicable standards in this chapter, the following standards apply to all buildings in the New Town Eden Area:

1. **Design theme.** All buildings shall have architectural styling and materials that implement mountain-style architecture. Mountain-style architecture shall incorporate at least three of the following five options:
 1. Either a gable roof at a 6/12 or greater slope, a flat roof, a shed roof or a combination of the roof types.
 2. An attached shed-roof at a 2/12 or greater slope that is not attached to the main roof structure.
 3. A prominent porch, deck element, chimney or other approved unique architectural feature or features.
 4. Vertical rectangular windows, single, paired or in triples and with balanced composition.
 5. Appurtenances such as exposed roof rafter tails, decorative kickers, exposed beams or column detailing.
2. **Building form.** A building's street-facing façade shall be designed to have a base, body, and varying roofline, each of varying design features and building material.
3. **Rooflines.** Rooflines shall be broken every 50 feet, with no less than a 12 inch shift between adjacent rooflines.
4. **Building massing.** The wall massing of building facades shall be broken at least every 40 feet with no less than a six inch shift in the plain of adjacent walls. Each street-facing façade shall be designed and constructed to have a building base, building body, and varying building roofline, each having varying building materials or design techniques.
5. **Building material.** Building façade walls shall be finished with no less than two diverse types of material. The primary building material shall be wood siding or similar appearing siding. At least one of the building materials used on the building façade shall also be used on all other sides of the building.
 1. Brick or stone may be used in place of wood if approved by the Land Use Authority.
 2. Metal siding may be used on the building's body, as long as the building's base is made of brick or stone, and as long as the metal siding is broken horizontally by brick or stone every twenty feet, and is treated to create a natural-appearing aged patina.
 3. Stucco may be used as an accent material but may not comprise more than 40% of a building elevation.
6. **Colors.** Warm earth-tone colors are required. No more than 70 percent of a building's facade shall be white.

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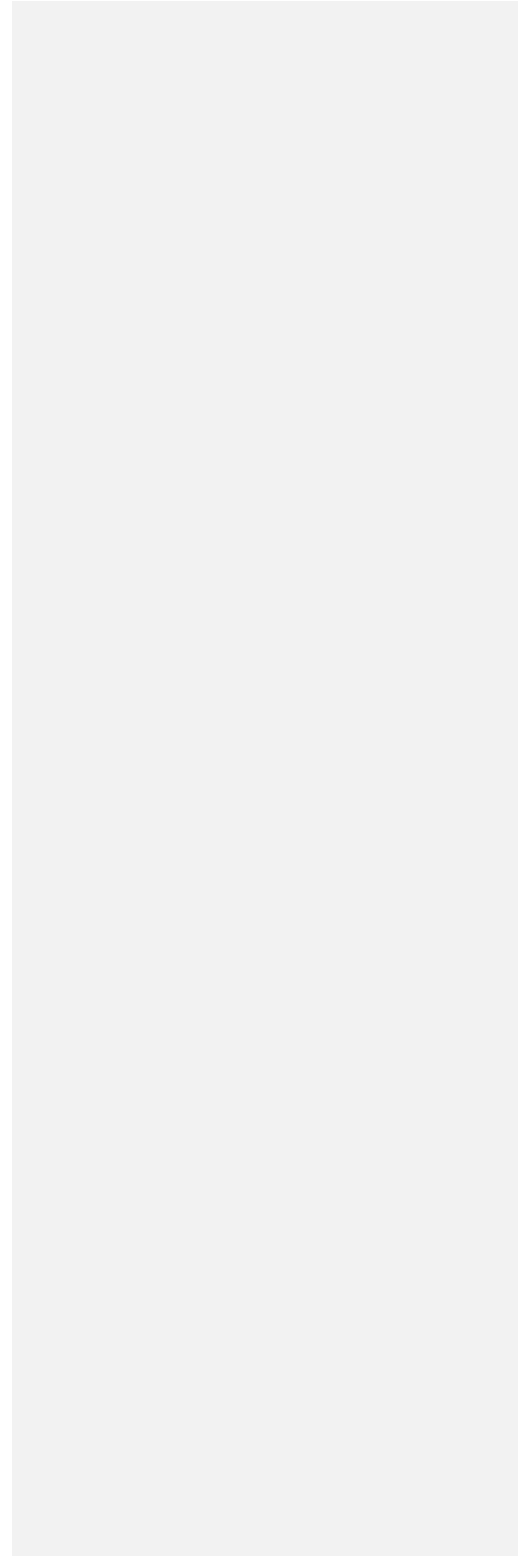
Deleted: 4

Deleted: clerestory or cupola

Deleted: Gable-style dormer

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7. **Examples.** Examples of generally acceptable architectural features are depicted in the following images. Any conflict between details in the images and regulations in this chapter shall be interpreted in favor of the regulations in the chapter.

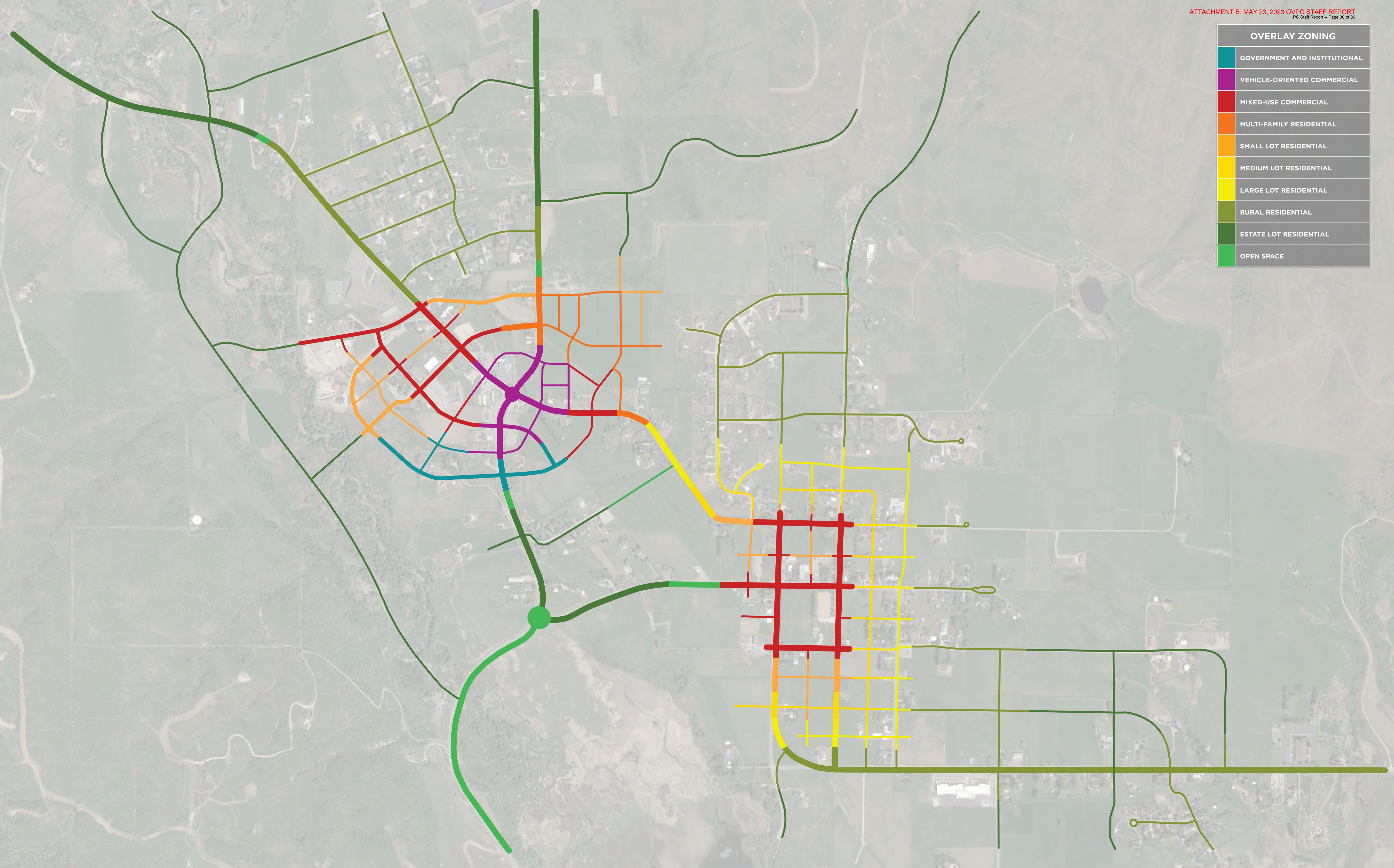




**EDEN CROSSING
VILLAGE**
*Mixed-Use Commercial
Multi-Family Residential*



OVERLAY ZONING	
	GOVERNMENT AND INSTITUTIONAL
	VEHICLE-ORIENTED COMMERCIAL
	MIXED-USE COMMERCIAL
	MULTI-FAMILY RESIDENTIAL
	SMALL LOT RESIDENTIAL
	MEDIUM LOT RESIDENTIAL
	LARGE LOT RESIDENTIAL
	RURAL RESIDENTIAL
	ESTATE LOT RESIDENTIAL
	OPEN SPACE





Staff Report to the Ogden Valley Planning Commission
Weber County Planning Division

Synopsis

Application Information

Application Request: A public hearing and consideration of File ZTA2023-03, an applicant-initiated request to amend the Form-Based Zone ordinance to adjust provide alternative architectural design allowances.

Applicant: Eric Langvardt
Agenda Date: Tuesday, November 07, 2023
File Number: ZTA 2023-03

Staff Information

Report Presenter: Charlie Ewert
cewert@co.weber.ut.us
(801) 399-8763

Report Reviewer: RG

Applicable Ordinances

§104-22: Form-Based Zone (FB)

Legislative Decisions

Decision on this item is a legislative action. When the Planning Commission is acting on a legislative item it is acting as a recommending body to the County Commission. Legislative decisions have wide discretion. Examples of legislative actions are general plan, zoning map, and land use code amendments. Typically, the criterion for providing a recommendation on a legislative matter suggests a review for compatibility with the general plan and existing ordinances.

Summary and Background

The county adopted a Form Based zone in January 2022. The applicant is requesting to amend the zone to allow architectural standards that are different than was adopted. The text amendment and proposed example images are provided herein.

The Planning Commission considered this item in work session on May 2, 2023. After due consideration, the Planning Commission desired to make larger amendments to the architectural standards of the FB zone. The amendments include allowance for the applicant's theme, but also extends additional design flexibility for others developing in the FB zone.

The Planning Commission then heard the item in a public hearing on May 23, 2023. At the time, this item was combined with a proposed amendment to New Town Eden's street regulating plan. The Planning Commission recommended denial of the proposal primarily based on the street regulating plan proposal.

On June 12, 2023, the County Commission considered the Planning Commission's negative recommendation. At that time, the County Commission requested the two components of the proposal be divided into two separate amendments. The County Commission then remanded the proposed architectural standards back to the Planning Commission for further consideration.

On August 22, 2023, the Planning Commission considered the architectural amendments again. In that meeting the Planning Commission desired to table it until after the street regulating plan amendments are made, if ever.

On October 8, 2023, the applicant, through a representative, requested a final decision on the proposed architectural standards.

Under State law,¹ if a reasonable amount of time has lapsed since the submittal of an application, then the applicant may request a final decision be made within 45 days of the request for the decision. The County has received a request for final decision from this applicant. This request was received on October 28, 2023. This text amendment application was initially received by the County on April 5, 2023 and the application fee was received on the same day. In other words, this application was received approximately seven months ago, which should be a reasonable amount of time to make a final decision.

As a result, the final decision on this rezone from the County Commission must be given by December 12, 2023. Given the Planning Commission's calendared meetings, in order to meet this 45-day period the Planning Commission will only have one meeting in which it can consider this item, so the decision on November 14th cannot result in the item being tabled.

Policy Analysis

Policy Considerations:

Proposed Text Amendment (Exhibit A)

The proposed text amendment is fairly straightforward, but the application of the amendment has broader effects on the New Town Eden Area.

Proposed new architectural design theme.

The applicant is proposing a second set of architectural design standards that can be used for commercial and multifamily buildings in the New Town Eden area. If approved, a landowner within the New Town Eden area can choose between the existing architectural theme (Agricultural) or the new theme (Mountain Modern). The applicant has suggested that a mix of these themes within one village area may make for an overall complimentary community outcome that celebrates the history of the area while also looking to the future; and doing so without inducing so many different themes that the community looks hodge-podge.

When reviewing the proposed new theme with the planning commission, it seemed the planning commission supported it. The planning commission also expressed concern over the current agricultural theme, suggesting perhaps that it is an ill-conceived style for street-front commercial buildings.

To explore a way to allow multiple themes within one area, staff assembled an architectural matrix. It is included in the attached proposal. In the matrix, each village area has at least one theme allowed. In the Eden area, staff is suggesting perhaps allowing multiple themes to blend. However, in certain areas, such as the square around Eden Park, the matrix only lists one theme as appropriate.

The matrix enables ease of amendment as new themes are considered in the future. It also allows multiple themes to be shared by multiple village areas.

In the proposal, staff included both the applicant's requested "mountain modern" theme as well as a new theme titled "mountain rustic." The differences between the two can be reviewed in the exhibit.

Illustrations of the Mountain Modern design theme being proposed:

¹ UCA 17-27a-509.5





General Plan Review

When reviewing the proposed amendments, it is important to keep the considerations within the context of the General Plan. The land-use vision written in the general plan is as follows:

Commercial Development Goal 2: A goal of Weber County is to ensure that the design of retail and commercial development is consistent with Ogden Valley's rural character.

Commercial Development Principle 2.1: Require new commercial development to conform to community design standards to ensure compatibility with the character of Ogden Valley and to provide for aesthetic and functional transition to surrounding residential and agricultural areas.

Commercial Development Implementation 2.1.1: As part of small area planning, revise County design standards to adopt more detailed and specific commercial design standards that specify building materials, style elements, colors, dark sky lighting, walkability, landscaping, signage, open spaces, public features, and building height and orientation. Acceptable style elements may include agrarian architecture, Old West or mine-town architecture, or mountain rustic architecture elements that are prevalent in Ogden Valley (Figure 16).

Implementation 2.1.1 specifically lists “agrarian, old west or mine-town, and mountain rustic architectural elements. Mountain modern is not listed on this list. It is also important to note that this sentence uses the permissive “may.” The Planning Commission should determine whether “may include” is intended to be permissive and open ended in this context, as in “may include, but may not be limited to...” Or if it should be restrictive, as in “may only include...”

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.

ATTACHMENT C: NOVEMBER 14, 2023 OVPC STAFF REPORT

- A. Proposed Amendments to the Form-Based (FB) zoning ordinance (Redlined Copy).

DRAFT – Last edited 8/15/2023

**WEBER COUNTY
ORDINANCE NUMBER 2023-_____**

**AN AMENDMENT TO THE FORM-BASED (FB) ZONE TO ADD ALLOWABLE ARCHITECTURAL
STANDARDS**

WHEREAS, the Board of Weber County Commissioners has heretofore adopted land use regulations governing uses of land in unincorporated Weber County; and

WHEREAS, _____; and

WHEREAS, _____; and

WHEREAS, on _____, the Ogden Valley Planning Commission, after appropriate notice, held a public hearing to consider public comments regarding the proposed amendments to the Weber County Land Use Code, offered a positive recommendation to the County Commission; and

WHEREAS, on _____, the Weber County Board of Commissioners, after appropriate notice, held a public hearing to consider public comments on the same; and

WHEREAS, the Weber County Board of Commissioners find that the proposed amendments herein substantially advance many goals and objectives of the Western Weber General Plan and the Ogden Valley General Plan; and

WHEREAS, the Weber County Board of Commissioners find that the proposed amendments serve to create the necessary regulatory framework that will guide future development of neighborhoods and communities;

NOW THEREFORE, be it ordained by the Board of County Commissioners of Weber County, in the State of Utah, as follows:

SECTION 1: AMENDMENT. The Weber County Code is hereby *amended* as follows:

Part II Land Use Code

...

TITLE 104 ZONES

...

Chapter 104-22 Form-Based Zone FB

...

Sec 104-22-6 Building Design Standards

Sec 104-22-6.010 Building Design Standards ~~Per~~ By Street Type

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- ~~Sec 104-22-6.020 Architecture Matrix Building Design Standards By Area~~
- ~~Sec 104-22-6.030 Old West Town Eden Area Building Design Standards~~
- ~~Sec 104-22-6.040 Agrarian New Town Eden Area Building Design Standards~~
- ~~Sec 104-22-6.050 Mountain Modern Nordic Valley Area Building Design Standards~~

...

Sec 104-22-6.020 Architecture Matrix Building Design Standards By Area

- (a) Architectural compliance required. Each building, ~~Except for single-family and two-family dwellings, three-family and four-family dwellings, the following regulations shall follow the architecture standards listed in this section. (Sections 104-22-6.3 through 104-22-6.5) are applicable to the architecture and design of buildings in each area.~~ Each area, as depicted in the applicable street regulating plan, has ~~a unique~~ one or more unique architectural theme(s) allowed as provided ~~herein~~ in the following table and in accordance with the following sections in this section.
- (b) Licensed architect required. Each building, except those aforementioned in Subsection (a) of this section, is required to be designed by a licensed architect. After receiving recommendation from a licensed architect, the ~~planning commission~~ Land Use Authority may, but is not obligated to, allow minor modifications to the applicability of the standards in this section as long as it results in a design that better aligns with the intent of the design theme and blends well with the design features of adjacent buildings.
- ~~1-~~(c) Allowed architecture. The follow table lists the type of architecture that is allowed within a specific village area. The letter "A" represents a style that is allowed in the respective area. A "N" represents a style that is not allowed in that area.

			<u>Old West</u>	<u>Agrarian</u>	<u>Mountain Rustic</u>	<u>Mountain Modern</u>	<u>Modern Alpine</u>
<u>EDEN</u>	<u>OLD TOWN</u>	<u>5500 E and streets surrounding Old Town Eden Park.</u>	<u>A</u>	<u>A</u>	<u>N</u>	<u>N</u>	<u>N</u>
		<u>The rest of Old Town.</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>N</u>	<u>N</u>
	<u>NEW TOWN</u>	<u>Within 20 feet of public street¹</u>	<u>N</u>	<u>N</u>	<u>A</u>	<u>A</u>	<u>A</u>
		<u>The rest of New Town.</u>	<u>N</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
<u>NORDIC VALLEY</u>			<u>N</u>	<u>N</u>	<u>N</u>	<u>A</u>	<u>A</u>
<u>WEST WEBER VILLAGE</u>			<u>N</u>	<u>A</u>	<u>N</u>	<u>N</u>	<u>N</u>

¹ A public street in this case means any public street right-of-way, existing and planned.

...

Sec 104-22-6.030 Old West Town Eden Area Building Design Standards

~~In addition to applicable standards in this chapter, the following standards apply to all buildings in the Old Town Eden Area:~~

- ~~1-~~(a) Design theme. ~~All b~~ Buildings shall have architectural styling and materials that resemble historic commercial main-street buildings in the Western United States that were in existence between 1880 and 1910. Each new building shall provide diversity and variety in building design, architectural features, and building material that set each building apart from adjacent buildings.
- ~~2-~~(b) Building form. A building's street-facing façade shall be designed to have a base, body, and cap, each of varying design features and building material. The base of the building shall be no less than one-sixth and no greater than one-third the height of the building. The cap shall be no less than one-twentieth the height of the building.
- ~~3-~~(c) Rooflines. Rooflines shall be broken every 50 feet, with no less than a 12-inch shift between adjacent rooflines. If the building will have a sloped roof, parapet walls shall be constructed to hide the roof slope.

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- 4.(d) **Building massing.** The horizontal wall massing of building facades shall be broken at least every 20 feet with no less than a six-inch shift in the plain of adjacent walls. The building shall appear to be post and beam construction, with vertical columns rising from the base to the cap of the building, and with windows or other openings located to not interrupt the vertical rise of the columns. ~~Each street-facing façade shall be designed and constructed to have a building base, building body, and varying building roofline, each having varying building materials or design techniques.~~
- 5.(e) **Building material.** Each building facade that faces the street shall consist of brick, or wood, or a faux material that is hard to distinguish from real brick, or wood. Metal may be used for accent material. At least one of the building materials used on the building façade shall also be used on all other sides of the building.
- 6.(f) **Colors.** Natural colors of wood and brick, as well as natural metals with an aged patina, are allowed. Other muted earth-tone ~~paints~~ colors generally visible from the site may be used as long as they complement the age period. No more than 70 percent of a building's facade shall be white.
- 7.(g) **Examples.** Examples of generally acceptable architectural features are depicted in the following images. Any conflict between details in the images and regulations in this chapter shall be interpreted in favor of the regulations in the chapter.

...

Sec 104-22-6.040 Agrarian New Town Eden Area Building Design Standards

~~In addition to applicable standards in this chapter, the following standards apply to all buildings in the New Town Eden Area:~~

- 4.(a) **Design theme.** ~~All~~ BBuildings shall have architectural styling and materials that implement agrarian-style architecture. ~~Agrarian-style architecture~~ Each building shall incorporate at least two of the following four options:
- 1.(1) Either a gable roof at a 6/12 or greater slope, a gambrel roof, or a monitor roof.
 - 2.(2) ~~An attached shed roof at a 4/12 or greater slope that is not attached to the main roof structure.~~ A shed roof at a 4/12 or greater slope that is attached to the side of the building but not attached to the main roof structure.
 - 3.(3) A clerestory or cupola.
 - 4.(4) Gable-style dormer windows.
- 2.(b) **Building form.** ~~A building's~~ Each street-facing building façade shall be designed and constructed to have a building base, building body, and varying building roofline, each ~~of having~~ varying building materials or design techniques ~~design features and building material.~~ The base of the building shall be no less than one-tenth and no greater than one-third the height of the building.
- 3.(c) **Rooflines.** Rooflines shall be broken every 50 feet, with no less than a 12 inch shift between adjacent rooflines.
- 4.(d) **Building massing.** The wall massing of building facades shall be broken at least every 40 feet with no less than a six inch shift in the plain of adjacent walls. ~~Each street-facing façade shall be designed and constructed to have a building base, building body, and varying building roofline, each having varying building materials or design techniques.~~
- 5.(e) **Building material.** Building façade walls shall be finished with no less than two diverse types of material. The primary building material shall be wood siding or similar appearing siding. At least one of the building materials used on the building façade shall also be used on all other sides of the building.
- 1.(1) Brick or stone may be used in place of wood if approved by the Land Use Authority.
 - 2.(2) Metal siding may be used on the building's body, as long as the building's base is made of brick or stone, and as long as the metal siding is broken horizontally by brick or stone every twenty feet, and is treated to create a natural-appearing aged patina.
- 6.(f) **Colors.** Muted earth-tone colors generally visible from the site are required. No more than 70 percent of a building's facade shall be white.

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~~7.(g) **Examples.** Examples of generally acceptable architectural features are depicted in the following images. Any conflict between details in the images and regulations in this chapter shall be interpreted in favor of the regulations in the chapter.~~

...

Sec 104-22-6.050 ~~Modern Alpine Nordic Valley Area Building Design Standards~~

~~In addition to applicable standards in this chapter, the following standards apply to all buildings in the Nordic Valley Area:~~

~~4.(a) **Design theme.** All buildings shall have architectural styling and materials that implement a modern interpretation of European alpine design. A modern interpretation of European alpine design includes a balance between modern alpine and classical European alpine design features. The following design features are intended to provide minimum stylistic requirements to implement this design theme.~~

...

~~2.(b) **Colors.** Muted earth-tone colors generally visible from the site are required. No more than 30 percent of a building's facade shall be white.~~

...

Sec 104-22-6.060 Mountain Modern Architecture

~~(a) **Design theme.** All buildings shall have architectural styling and materials that implement mountain modern-style architecture. Mountain modern-style architecture shall incorporate at least three of the following five options:~~

~~(1) Either a gable roof at a 6/12 or greater slope, a flat roof, a shed roof, or a combination of the roof types.~~

~~(2) A shed-roof at a 2/12 or greater slope that is attached to the side of the building but not attached to the main roof structure.~~

~~(3) A prominent covered porch, deck element, chimney, or other unique architectural feature or features approved by the Land Use Authority.~~

~~(4) Vertical rectangular windows, single, paired, or in triples. Paired and tripled windows shall all be the same dimensions. The composition of all windows on a building's facade shall be balanced.~~

~~(5) Appurtenances such as exposed roof rafter tails, decorative kickers, and exposed beams or column detailing.~~

~~(b) **Building form.** Each street-facing facade shall be designed and constructed to have a building base, building body, and varying building roofline, each having varying building materials or design techniques.~~

~~(c) **Rooflines.** Rooflines shall be broken every 50 feet, with no less than a 12 inch shift between adjacent rooflines.~~

~~(d) **Building massing.** The wall massing of building facades shall be broken at least every 40 feet with no less than a six inch shift in the plain of adjacent walls. Each street-facing facade shall be designed and constructed to have a building base, building body, and varying building roofline, each having varying building materials or design techniques.~~

~~(e) **Building material.** Building facade walls shall be finished with no less than two diverse types of material. The primary building material shall be wood siding or similar appearing siding. At least one of the building materials used on the building facade shall also be used on all other sides of the building.~~

~~(1) Brick or stone may be used in place of wood if approved by the Land Use Authority.~~

~~(2) Metal siding may be used on the building's body, as long as the building's base is made of brick or stone, and as long as the metal siding is broken horizontally by brick or stone every twenty feet, and is treated to create a natural-appearing aged patina.~~

~~(3) Stucco may be used as an accent material, but may not comprise more than 30% of a building's facade~~

~~(f) **Colors.** Warm muted earth-tone colors generally visible from the site are required. No more than 70 percent of a building's facade shall be white.~~

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4.(g) Examples. Examples of generally acceptable architectural features are depicted in the following images. Any conflict between details in the images and regulations in this chapter shall be interpreted in favor of the regulations in the chapter.



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Sec 104-22-6.060 Mountain Rustic Architecture

- (a) **Design theme.** All buildings shall have architectural styling and materials that implement mountain rustic architecture. Mountain rustic architecture shall incorporate the following
 - (1) A gabled roof at a 6/12 or greater slope. An attached shed roof is permissible at a lower slope if it covers a porch, patio, window pop-out, or similar.
 - (2) Exposed beams and columns made of large rough-cut timbers; the columns having a stone base.
 - (3) A prominent covered porch, deck, or balcony, or a large prominent stone chimney.
- (b) **Building form.** Each street-facing façade shall be designed and constructed to have a building base, building body, and varying building roofline, each having varying building materials or design techniques.
- (c) **Rooflines.** Rooflines shall be broken every 50 feet, with no less than a 12 inch shift between adjacent rooflines.
- (d) **Building massing.** The wall massing of building facades shall be broken at least every 40 feet with no less than a six inch shift in the plain of adjacent walls.
- (e) **Building material.** Building façade walls shall be finished with no less than two diverse types of material. Building material shall appear distressed. The primary building material shall be either wood, log, or similar appearing siding, or natural stone. At least one of the building materials used on the building façade shall also be used on all other sides of the building.

DRAFT – Last edited 8/15/2023

(1) The building's base shall be natural stone

(2) Metal accents or trim may be used if it has been aged to have a patina.

(f) Colors. Muted earth-tone colors generally visible from the site are required.

...

**PASSED AND ADOPTED BY THE WEBER COUNTY BOARD OF COUNTY COMMISSIONERS ON THIS
___TH DAY OF _____, 2023.**

AYE NAY ABSENT ABSTAIN

Gage Froerer

Jim "H" Harvery

Sharon Arrington Bolos

Presiding Officer

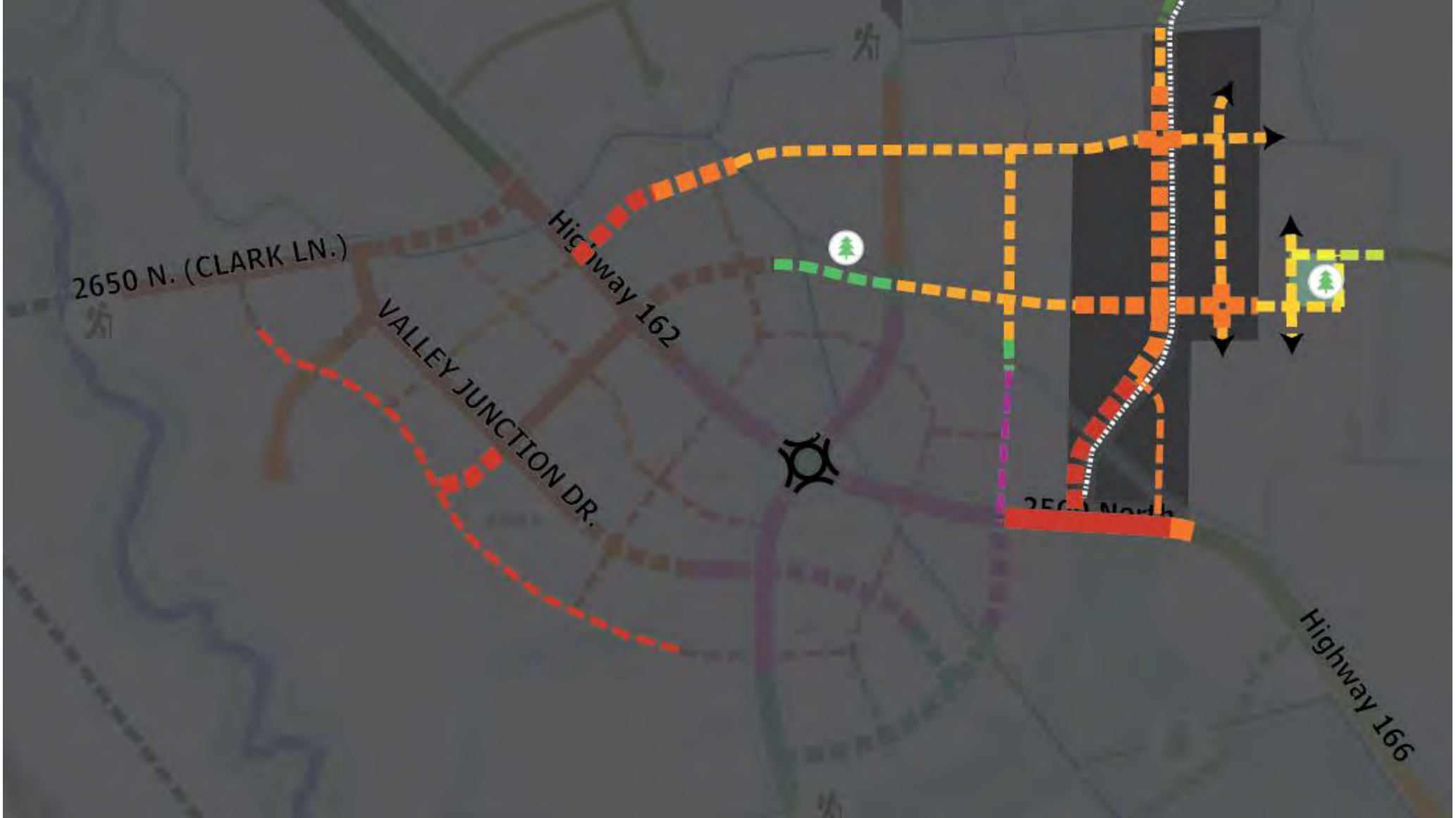
Attest

Gage Froerer, Chair

Ricky D. Hatch, CPA, Clerk/Auditor



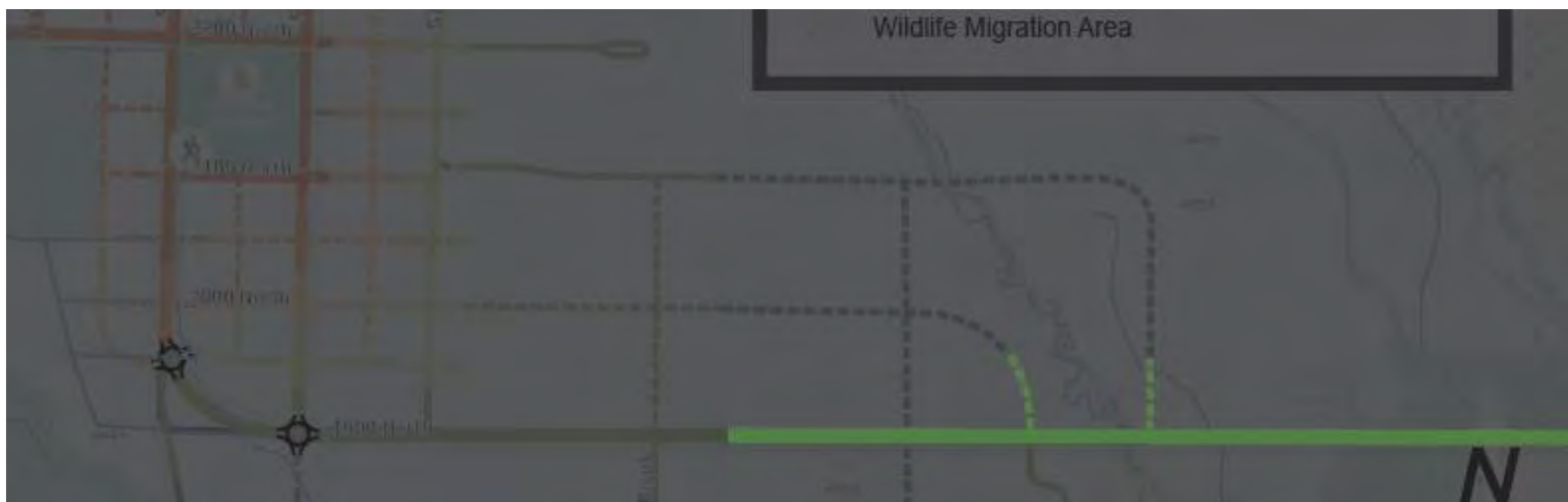
PROPOSED EDEN STREET REGULATING PLAN



CURRENT EDEN STREET REGULATING PLAN



PROPOSED EDEN STREET REGULATING PLAN



PROPOSED EDEN STREET REGULATING PLAN WITH EXISTING COMMERCIAL (CV-2) ZONE OVERLAY

