



## Staff Report to the Western Weber Planning Commission

Weber County Planning Division

### Synopsis

#### Application Information

**Application Request:** GPA2024-02 A public hearing on a request to amend the Future Land Use Map of the General Plan to change the land use designation from Open Space to Medium-Large Residential and Mixed Residential at approximately 3679 West 1800 South.

**Agenda Date:** Tuesday, February 13, 2024

**Applicant:** Wade Rumsey

**File Numbers:** GPA 2024-02

**Report Author:** Charlie Ewert  
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#### Property Information

**Approximate Address:** 3679 West 1800 South

**Current Land Use Designation:** Open Space

**Proposed Land Use Designation:** Medium-Large Single Family Dwelling Lots, and Mixed Residential

#### Adjacent Land Use Designations (on current Future Land Use Map)

<b>North:</b>	Medium-Large Single Family Dwelling Lots	<b>South:</b>	Medium-Large Single Family Dwelling
<b>East:</b>	Medium-Large Single Family Dwelling Lots	<b>West:</b>	Medium-Large Single Family Dwelling

### Applicable Ordinances

- § 101-1-8 – Amendments to Code
- § 102-2-4 – Powers and Duties of the Planning Commission
- § 102-5-2 – Development to be in Conformance to the General Plan

### Legislative Decisions

The decision on these items 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

This is a developer-driven request to amend the Future Land Use Map of the Western Weber General Plan at approximately 3679 West 1800 South. The currently adopted map shows that the property is designated for open space. At the time of the creation of the future land use map in the general plan, this designation was based on this property being preserved as permanent open space as a part of the Winston Park cluster subdivision.

The applicant is currently pursuing a rezone of the property, and is interested in the future land use map reflecting the requested rezone. To compensate for the loss in open space designation, the applicant is proposing to pay \$2,000 per lot, including the lots already platted in the existing Winston Park Subdivision. We have a letter from the Taylor West Weber Park District that indicates that they would like \$5,000 per lot, but this request is based only on potential new lots, and not on both new lots and pre-existing lots. \$2,000 per lot for both pre-existing and new lots will net the park district more than originally requested.

The applicant initially desired medium-to-large lot residential designation for the subject property. After discussion in work session with the planning commission, the applicant is willing to provide for some townhome development as well. If desired by the planning commission, the future land use map should be updated to provide for both.

Staff is recommending approval of the future land use map amendment. Additional information regarding the applicant's proposal can be reviewed in the Winston Park Rezone staff report.

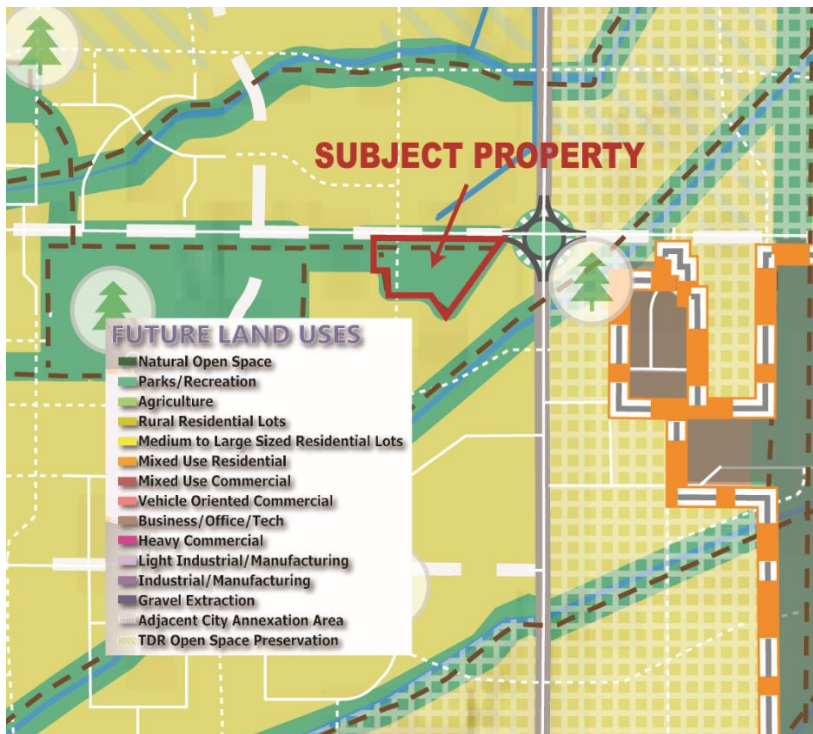
## Policy Analysis

The planning staff has provided an analysis of the Western Weber General Plan to provide some references that help facilitate the creation of medium-to-large lot and mixed residential in this area. Please refer to the information below and review the analysis of the applicable General Plan sections.

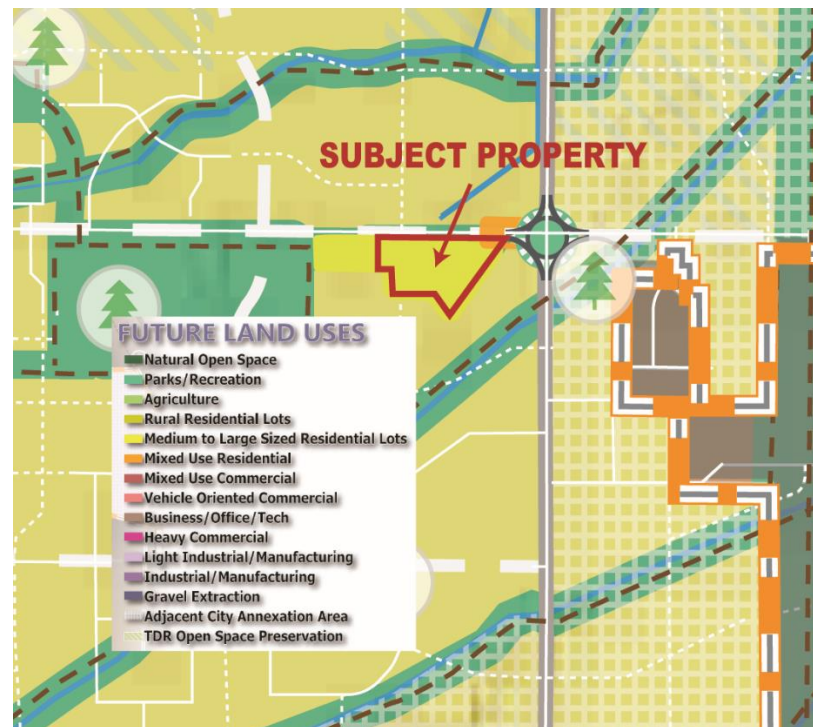
## Area Map



### Future Land Use Map (Existing)



### Future Land Use Map (Proposed)



### Planning Staff Analysis

The Western Weber General Plan includes information about the “Mixed Use Residential and Missing Middle Housing” that would support the creation of townhomes or multi-family dwellings within areas designated on the future land use map. Page 38 of the plan provides for the need for a variety of housing types for families across a wider spectrum of household incomes.



Given that the future land use map was given the open space designation as a result of the Winston Park cluster subdivision's open space area, the planning commission may find that reasoning irrelevant if the property is to be rezoned for residential uses.

The change will result in the loss of open space designated on the map. However, the planning commission may determine that the applicant is compensating for the loss with the donation to the parks district. The donation may be used by the district as they deem fit, but should be viewed by the planning commission as the applicant's method of helping relocate the open space to a more appropriate location, as determined by the park district.

Changes to the general plan should not conflict with the primary vision of the plan. That vision is:

*While the pressure to grow and develop will persist, there is a clear desire for growth to be carefully and deliberately designed in a manner that preserves, complements, and honors the agrarian roots of the community. To do this, Weber County will promote and encourage the community's character through public space and street design standards, open space preservation, and diversity of lot sizes and property uses that address the need for places for living, working, and playing in a growing community.<sup>1</sup>*

Regarding medium-to-large residential lots, the plan has the following to say:

### MEDIUM-TO-LARGE RESIDENTIAL LOTS



When reviewing the future land use map, the biggest proposed land acreage change is in West Central Weber. Most of the area is proposed to become medium-to-large residential lots. In the Uintah Highlands, the area on the map with this designation is already mostly developed as 15,000 square-foot lots. The same or a similar development pattern should be expected for all areas with the medium-to-large residential lot designation.

Rezoning property to a zone more reflective of the medium-to-large residential lot designation is not intended to be freely available to any landowner within the designation. Rather, it should only be offered to land that provide commensurate public investment.

When granting a rezone to a zone that provides greater land-use rights, the outcome, whether intentional or not, is a greater or more marketable land value. One criticism of development is that it creates profits for the landowner or developer while adding costs to the community. To address this concern, a land owner or developer looking to rezone into this zone should be required to provide a public benefit that is commensurate with the benefits the landowner or developer will enjoy by developing.

<sup>1</sup> Western Weber General Plan, pg. 21

Regarding mixed-use residential, the plan says the following:

### MIXED-USE RESIDENTIAL & MISSING MIDDLE HOUSING



The areas on the future land use map designated as mixed-use residential, are intended to create opportunities for a wide variety of housing options. The desire is to allow and encourage the market to provide for the current housing scarcity that is currently driving up housing and real estate costs. Currently, there are more families than available housing across the Wasatch Front region. This scarcity, in turn, has created an affordable housing crisis in the planning area. Providing sufficient supply to balance the supply and demand forces will contribute to providing a better balance of housing affordability in the area.

One type of housing that is especially missing -- known as the "missing middle" -- is the type between higher density apartments/condos and single-family residences. Townhomes, connected patio homes, du-/tri-/quad-plexes, and similar housing styles may provide a more palatable option for families who cannot afford a single-family residence, but do not want the lifestyle of a higher density apartment complex. Encouraging regulations that support the creation of this housing option, and ensuring the viability of long-term maintenance, will be an important component of creating a community that can provide for all stages of life and family situations.

### Staff Recommendation

Staff recommends that the Planning Commission consider the General Plan Amendment request and offer staff feedback for additional consideration, if any. Alternatively, when/if the Planning Commission is comfortable with the proposal, a positive recommendation should be passed to the County Commission.

This general plan amendment should occur prior to final decision on the Winston Park rezone application.

### Planning Commission 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 # GPA2024-02, an application to change the future land use map of the general plan for land located at approximately 3679 West, 1800 South, from the open space designation to the medium-large lot and mixed residential designations, as illustrated in Exhibit C.

I do so with the following findings:

*Example findings:*

1. *The changes are supported by the Western Weber General Plan.*

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

#### **Motion for positive recommendation with changes:**

I move we forward a positive recommendation to the County Commission for File # GPA2024-02, an application to change the future land use map of the general plan for land located at approximately 3679 West, 1800 South, from the open space designation to the medium-large lot and mixed residential designations, as illustrated in Exhibit C., **but with the following additional edits and corrections:**

*Example of ways to format a motion with changes:*

1. *Example: Extend the mixed residential to all four sides of the 3500 West 1800 South intersection.*
2. *Example: Amend staff's consideration item # [ ]. It should instead read: [\_\_\_\_\_ desired edits here \_\_\_\_\_].*
3. *Etc.*

I do so with the following findings:

*Example findings:*

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

#### **Motion to recommend denial:**

I move we forward a recommendation for denial to the County Commission for File # GPA2024-02, an application to change the future land use map of the general plan for land located at approximately 3679 West, 1800 South, from the open space designation to the medium-large lot and mixed residential designations, as illustrated in Exhibit C. **I do so with the following findings:**

*Examples findings for denial:*

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

## **Exhibits**

Exhibit A: Currently adopted Future Land Use Map

**EXHIBIT A:**

**CURRENTLY  
ADOPTED  
FUTURE LAND  
USE MAP**



