



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: GPA2024-01 A public hearing on a request to amend the Future Land Use Map of the General Plan to allow for a designation change to the property located at 3300 South and 3900 West.

Agenda Date: Tuesday, February 13, 2024

Applicant: Doug Hamblin (owner) Jason Hamblin (Representative)

File Numbers: GPA 2024-01

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Property Information

Approximate Address: 3300 South 3900 West

Current Zoning: Agricultural A-2

Existing Land Use: Agricultural/Vacant

Proposed Land Use: Medium-Large Single Family Dwelling Lots, Townhomes

Adjacent Land Use

North:	Agriculture	South:	Agriculture
East:	Agriculture	West:	Agriculture

Planned Land Use (General Plan)

North:	Medium-Large Residential Lots	South:	Medium-Large Residential Lots
East:	Mixed use residential	West:	Medium-Large Residential Lots

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. Minutes from the Western Weber Planning Commission meeting held on December 13, 2022, are attached herein as Exhibit D. Discussion on this item begins on page 7.

Summary and Background

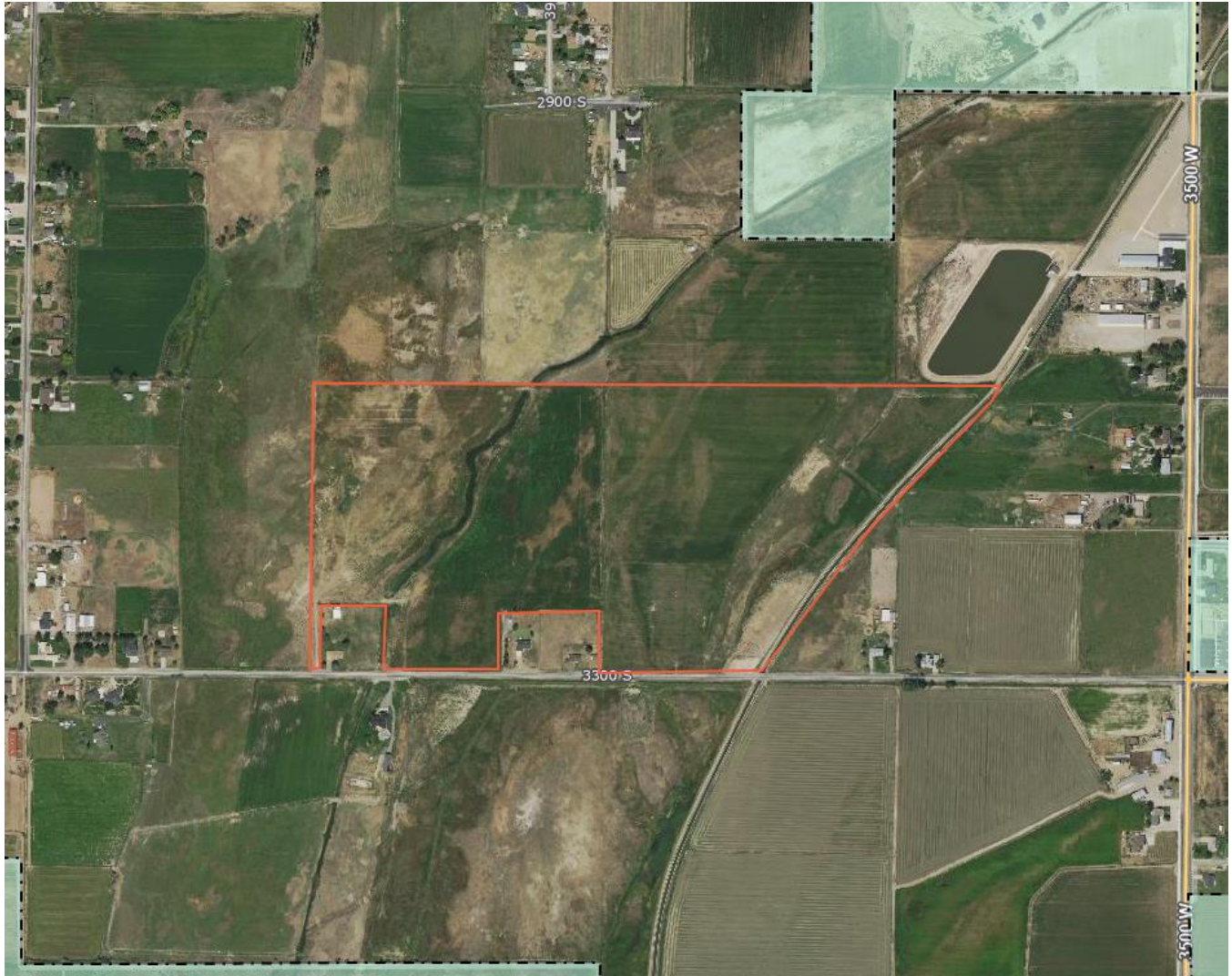
This is a developer-driven request to amend the Future Land Use Map of the Western Weber General Plan. The currently adopted map shows that the property is designated as medium to large-lot residential, R1-15 zoning, for the creation of single-family dwellings. The developer requests to amend the Future Land Use Map to expand the area planned for mixed-use residential, thereby allowing for the developer to place multi-family dwellings within the southeast corner of the Navy Meadows development. This request comes after the Navy Meadows rezone was presented before the Planning Commission on January 9th, 2024, when the Planning Commission unanimously motioned to table the request to rezone until the developer also included a request to amend the general plan. The planning staff have prepared this report to assist in providing the Planning Commission with map exhibits and analysis related to the general plan amendment request.

Policy Analysis

The planning staff has performed some additional analysis of existing infrastructure and of the Western Weber General Plan to provide some references in facilitating the creation of townhomes and mixed residential in this area. Please refer to the information below and review the analysis of the applicable General Plan sections.

General Plan. As noted above, the West Weber General Plan currently envisions this property to be developed as a medium-large lot single-family residential area with a pedestrian corridor on 3300 South, Hooper Slough, and the Hooper Canal.

Area Map

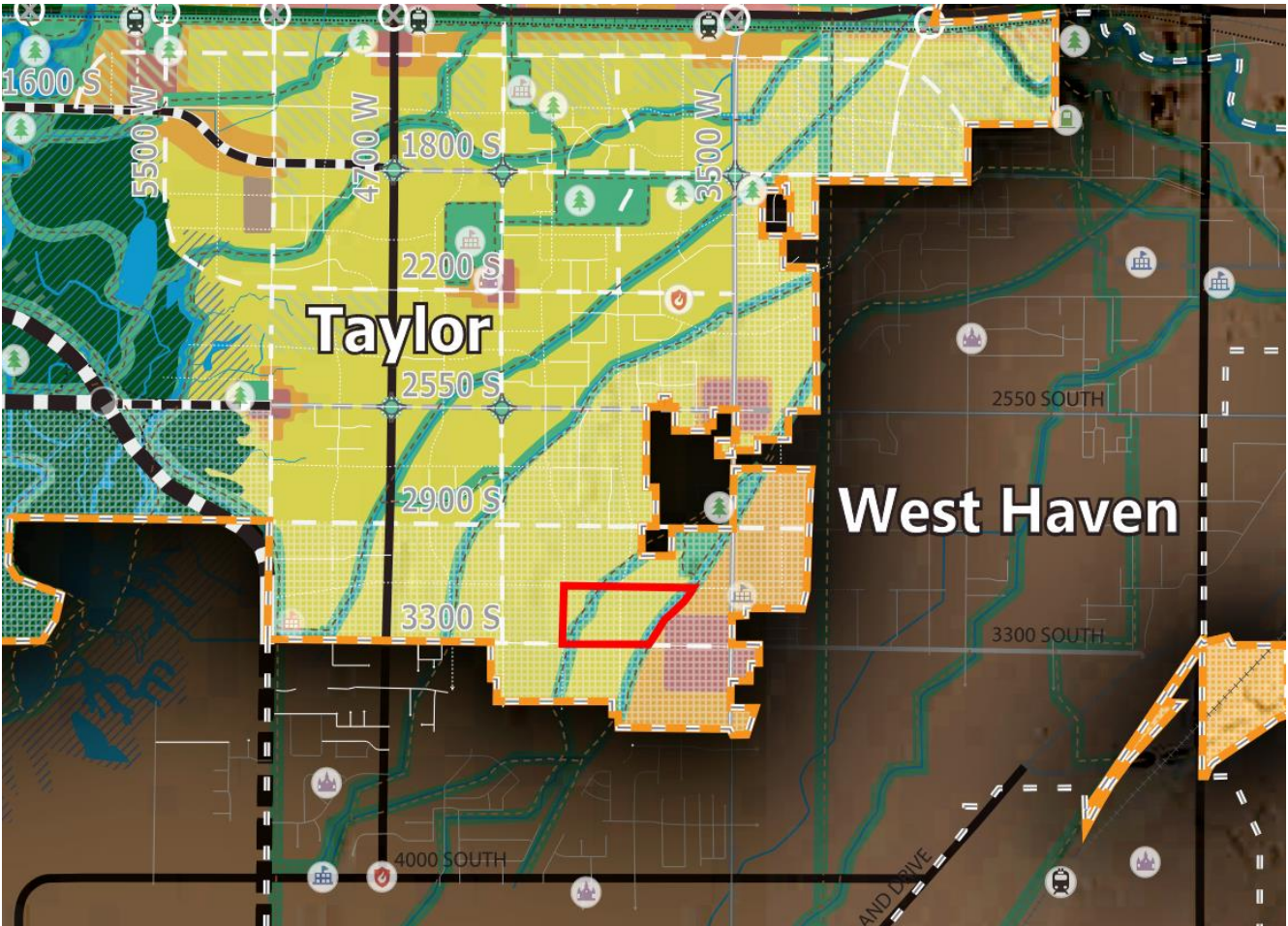


The concept plan is designed for a total of 98 townhouse units which would require at least 5.87 acres in the R-3 zone. The concept plan designates 374,268 square feet or 8.59 acres for R-3 zoning. The remaining area that would be rezoned to R1-15 equates to 64.16 acres which would allow for the potential of 186 single-family dwelling units.

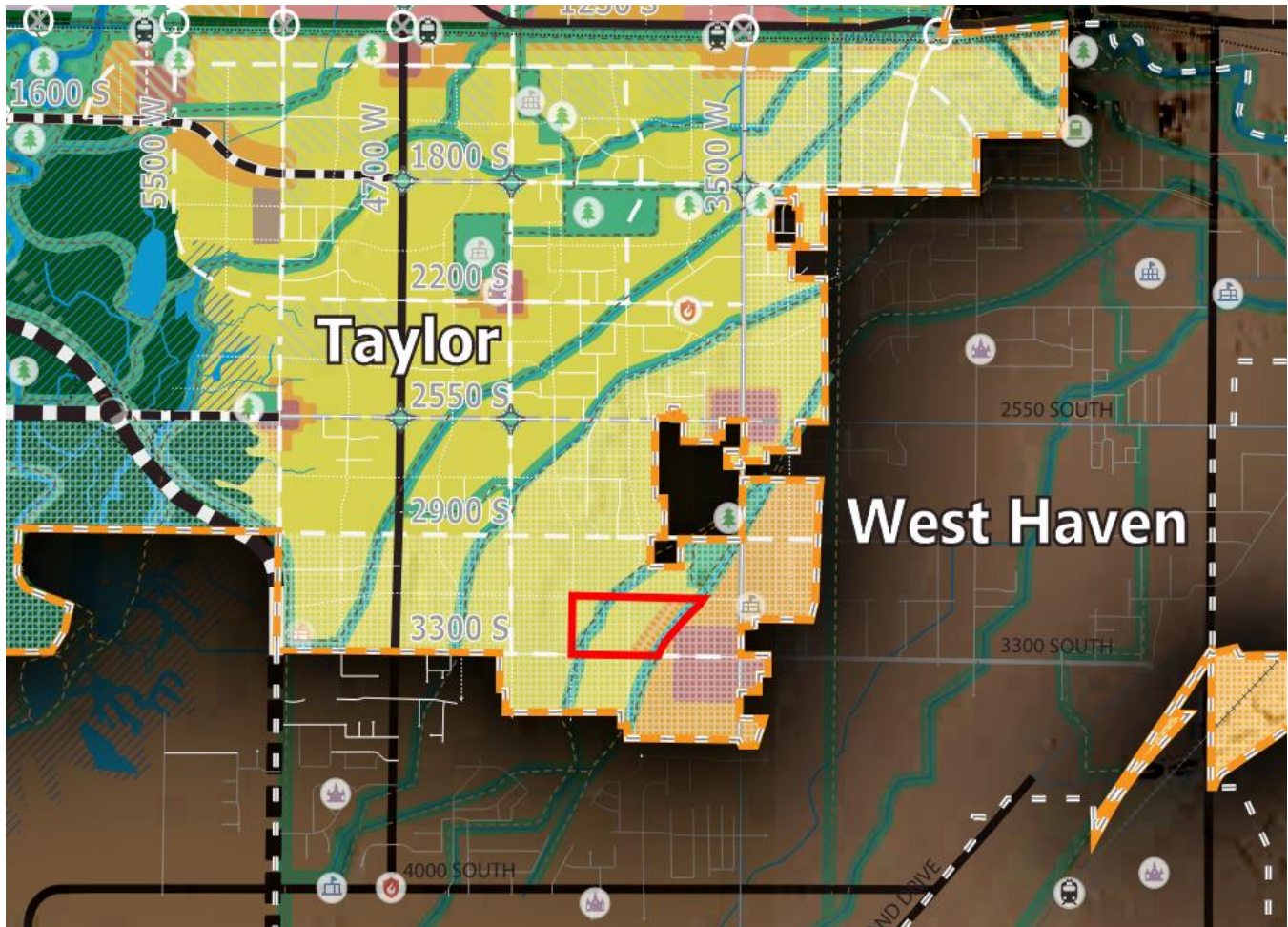
Concept Plan



Future Land Use Map Existing



Future Land Use Map Proposed

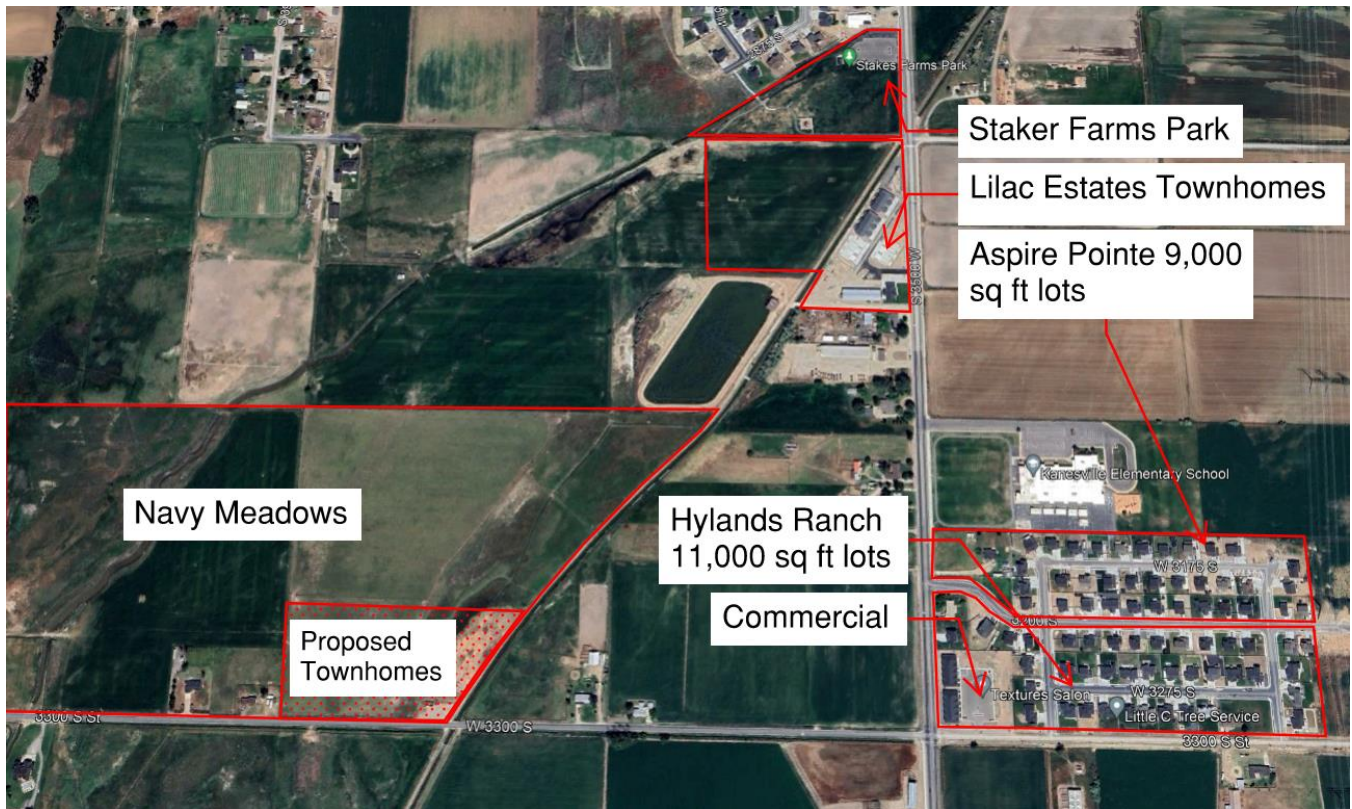


Planning Staff Analysis

The Western Weber General Plan includes some 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 expounds upon the need for a variety of housing types for families across a wider spectrum of household incomes. The housing types that are specifically mentioned would fill in the gap between single-family lots and high density apartments.

The expansion of the mixed-use residential zoning surrounding the areas planned for mixed use commercial zoning would mimic what is done in other areas to create a transition between commercial areas and single-family dwelling areas. The proposed future land use map above is used for general reference, the final edited map will be drawn with greater detail to follow the curve of the Hooper slough and reflect the general area within Navy Meadows.

Upon analysis of the uses in the surrounding area, staff would like to provide the planning commissioners with information regarding existing development in the vicinity, the map below points to these areas.



Goals, Principles, and Actions of the General Plan

Housing

Page 81 of the General Plan “encourages the development of low-to-moderate-income multiplexes, townhomes, and other missing middle housing types within or near established cities, towns, and walkable village areas in order to balance housing opportunities with the protection of agricultural lands and open spaces...”

Transportation

Transportation principle 2.1.2 (pg. 102) of the General Plan directs us to collaborate with UDOT to design a main street corridor. The Future Streets and Transit Map indicates that 3300 South Street will become a collector street eventually joining with Hinckley Drive, a major arterial, and ultimately connecting to Interstate 15.

Transportation Principle 3.2 (Pg. 104) supports the creation of corridors that will support and emphasize pedestrian uses. The area planned for R-3 zoning includes a system of pathways within the development that will ultimately connect to and through future developments resulting in a safe route for elementary students who choose to walk along 3300 South Street or the Hooper Slough pathway. Another aspect of this principle is to avoid an automobile-dependent system.

Parks and Recreation

Action Item 1.1.4 of the General Plan encourages us to pursue opportunities to create nature parks in floodplains in these areas. The Navy Meadows development concept plan includes one roughly 5-acre park, a pathway corridor along the Hooper Slough which aligns well with the planned 200' pathway corridor depicted on the annexation and land use map of West Haven City, and a pathway corridor along the Hooper Canal. The Western Weber Parks District will own and operate the park spaces and the pathways, which coincides with the Parks and Recreation Principal 1.2. With the donation of land area toward park space, pathways, and natural pathway buffers, action item 1.3.2 places the responsibility for the cost and installation of park improvements on the developer. Further, Pressurized secondary water shares should also be provided by the developer for each neighborhood park. The planning staff will include these types of special requirements in the development agreement to accompany the rezone ordinance.

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.

Planning Commission Model Motion

Staff provides to the planning commission the following model motions:

Motion for positive recommendation **as is**:

I move we forward a positive recommendation to the County Commission for File #GPA2024-01, a developer-initiated application to amend the future land use map of the Western Weber General Plan to expand the Mixed residential zone. The development is known as Navy Meadows, located at 4000 West 3300 South. I do so with the following findings:

Example findings:

1. *The amendment is 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 a positive recommendation **with changes**:

Forward a positive recommendation to the County Commission. Before consideration by the County Commission, the owner will voluntarily enter into a development agreement with the County; that development agreement will include provisions listed below:

1. The developer communicate with the Weber County Housing Authority to find acceptable means of contributions that would further the goals, principals, and actions of the Moderate Income Housing plan.

This recommendation comes with the following findings:

1. The proposal implements certain goals and policies of the West Central Weber General Plan.
2. The development is not detrimental to the overall health, safety, and welfare of the community.

Motion to table:

I move we table action on File #GPA2024-01, a developer-initiated application to amend the future land use map of the Western Weber General Plan to expand the Mixed Residential Zone. The development is known as Navy Meadows, located at 4000 West 3300 South to [state a date certain], so that:

Examples of reasons to table:

1. *We have more time to review the proposal.*
2. *Staff can get us more information to support this general plan amendment.*
3. *The applicant can get us more information on traffic impacts to 900 South Street.*
4. *More public noticing or outreach has occurred.*
5. [add any other desired reason here].

Motion to recommend denial:

I move we forward a recommendation for denial to the County Commission for File #GPA2024-01, a developer-initiated application to amend the future land use map of the Western Weber General Plan to expand the Mixed residential zone. The development is known as Navy Meadows, located at 4000 West 3300 South, with the following conditions. I do so with the following findings:

Examples findings for denial:

1. *The proposal is not adequately supported by the General Plan.*
2. *The area is not yet ready for the proposed changes to be implemented.*
4. [add any other desired findings here].