

Meeting Procedures

Outline of Meeting Procedures:

- ❖ The Chair will call the meeting to order, read the opening meeting statement, and then introduce the item.
- ❖ The typical order is for consent items, old business, and then any new business.
- ❖ Please respect the right of other participants to see, hear, and fully participate in the proceedings. In this regard, anyone who becomes disruptive, or refuses to follow the outlined procedures, is subject to removal from the meeting.

Role of Staff:

- ❖ Staff will review the staff report, address the approval criteria, and give a recommendation on the application.
- ❖ The Staff recommendation is based on conformance to the general plan and meeting the ordinance approval criteria.

Role of the Applicant:

- ❖ The applicant will outline the nature of the request and present supporting evidence.
- ❖ The applicant will address any questions the Planning Commission may have.

Role of the Planning Commission:

- ❖ To judge applications based upon the ordinance criteria, not emotions.
- ❖ The Planning Commission's decision is based upon making findings consistent with the ordinance criteria.

Public Comment:

- ❖ The meeting will then be open for either public hearing or comment. Persons in support of and in opposition to the application or item for discussion will provide input and comments.
- ❖ The commission may impose time limits for comment to facilitate the business of the Planning Commission.

Planning Commission Action:

- ❖ The Chair will then close the agenda item from any further public comments. Staff is asked if they have further comments or recommendations.
- ❖ A Planning Commissioner makes a motion and second, then the Planning Commission deliberates the issue. The Planning Commission may ask questions for further clarification.
- ❖ The Chair then calls for a vote and announces the decision.

Commenting at Public Meetings and Public Hearings

Public comment may NOT be heard during Administrative items, the Planning Division Project Manager may be reached at 801-399-8371 before the meeting if you have questions or comments regarding an item.

Address the Decision Makers:

- ❖ When commenting please step to the podium and state your name and address.
- ❖ Please speak into the microphone as the proceedings are being recorded and will be transcribed to written minutes.
- ❖ All comments must be directed toward the matter at hand.
- ❖ All questions must be directed to the Planning Commission.
- ❖ The Planning Commission is grateful and appreciative when comments are pertinent, well organized, and directed specifically to the matter at hand.

Speak to the Point:

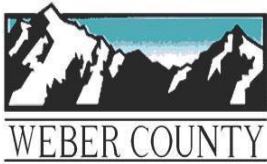
- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances.
- ❖ Don't repeat information that has already been given. If you agree with previous comments, then state that you agree with that comment.
- ❖ Support your arguments with relevant facts and figures.
- ❖ Data should never be distorted to suit your argument; credibility and accuracy are important assets.
- ❖ State your position and your recommendations.

Handouts:

- ❖ Written statements should be accurate and either typed or neatly handwritten with enough copies (10) for the Planning Commission, Staff, and the recorder of the minutes.
- ❖ Handouts and pictures presented as part of the record shall be left with the Planning Commission.

Remember Your Objective:

- ❖ Keep your emotions under control, be polite, and be respectful.
- ❖ It does not do your cause any good to anger, alienate, or antagonize the group you are standing in front of.



WESTERN WEBER PLANNING COMMISSION MEETING

MEETING AGENDA

November 12, 2024

Pre-meeting 4:30/Regular meeting 5:00 p.m.



- Pledge of Allegiance
- Roll Call:

1. Administrative Items:

- 1.1 File No. LVW101424** – Request for preliminary approval for Windmill West I Subdivision, consisting of 89 lots (63 detached single-family and 26 townhome units) in the R1-15 and R-3 Zones. Located at approximately 800 South 4700 West, Ogden, UT, 84401. This application is tied to a recorded development agreement (entry # 3334501 recorded 7/30/2024). Staff Presenter – Tammy Aydelotte
- 1.2 File No. CUP 2024-14:** A request for approval of a conditional use permit to operate a horse boarding business and riding commercial riding arena. Located at approximately 3928 N 3175 W, Ogden, UT, 84401, in the A-1 zone. Staff Presenter – Tammy Aydelotte

2. Legislative Items:

- 2.1 File #GPA2024-05** - a public hearing and possible decision regarding an application to amend the Future Land Use Map of the Western Weber General Plan to redesignate area between 4700 West and the Weber River north of 12th street from agriculture to rural residential lots, medium to large residential lots, mixed-use residential, mixed-use commercial, and vehicle-oriented commercial, and to make other future land use map adjustments to better plan for the future needs of the community. The primary purpose of the change is to plan for a master-planned development. Applicant: Black Pine Group. County Staff: Charlie Ewert.

2. Public Comment for Items not on the Agenda:
3. Remarks from Planning Commissioners:
4. Planning Director Report:
5. Remarks from Legal Counsel

Adjourn to Work Session

Worksession Items:

WS1: A discussion regarding a rezone that would change the zoning on a 40-acre parcel from Agricultural A-1 to Residential R1-15 at 4093 West 1400 South, named Brook View Development. Applicant: Dave Laloli

WS2: A discussion on a zoning map amendment that would change the zoning on a 25-acre parcel from Manufacturing M-1 to Residential R-3 at 1811 West 3300 South, named Midland Townhome Development. Applicant: Preston Mobius

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

Public comment may not be heard during administrative items. Please contact the Planning Division Project Manager at 801-399-8371 before the meeting if you have questions or comments regarding an item.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8371



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for preliminary approval of Windmill West 1 Subdivision consisting of 89 lots located at approximately 800 South 4700 W, Ogden.
Type of Decision:	Administrative
Agenda Date:	Tuesday, November 12, 2024
Applicant:	Phil Holland
File Number:	LVW101424

Property Information

Approximate Address:	800 S 4700 W
Project Area:	Approximately 25 acres
Zoning:	Residential (R1-15) Zone
Existing Land Use:	Agricultural
Proposed Land Use:	Residential
Parcel ID:	15-057-0006
Township, Range, Section:	T6N, R2W, Section 21

Adjacent Land Use

North:	Agricultural	South:	1800 South
East:	Residential/Agricultural	West:	Residential

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@co.weber.ut.us 801-399-8794
Report Reviewer:	SB

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 12, Residential (R1-15) Zone
- Weber County Land Use Code Title 106 (Subdivisions)

Background and Summary

3/19/2024 – Development agreement and zoning map amendment application was approved by the County Commission.

10/14/2024 – Subdivision application accepted by Weber County Planning Division.

The applicant is requesting preliminary approval of Windmill West 1 subdivision consisting of 89 lots (63 detached units and 26 townhome units), located at approximately 800 S 4700 W, Ogden. This proposal meets the lot standards requirements of a connectivity-incentivized subdivision. The lot widths range from 60'- 145'. The area of lots range from 6,300-14,515 square feet, with the townhome footprints at 1190 square feet.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by proposing street and pathway/trail connectivity (2022 Western Weber General Plan, Pages 46 - 47). The developer has met with the Western Weber Parks District and offered to donate funds toward park improvements, in an amount previously stated of \$2,500/dwelling unit) (Parks and Recreation Principle 1.1, See Western Weber General Plan, pg 129).

Zoning: The R1-15 zone allows for Connectivity-Incentivized Subdivision Development. This ordinance also includes provisions in the lot-averaged subdivisions section of the Weber County Land Use Code. The overall average must be a minimum 15,000 square feet. The developer shall provide a table of lot averages for each phase as well as for the overall development that shall be shown on the plat. for lot sizes as small as 6,000 square feet, as well as minimum lot width to be 60 feet. The area of lots range from 6,000-14,515 square feet.

Culinary water and sanitary sewage disposal: A will-serve letter has been provided for the sanitary sewer from Central Weber Sewer, for the proposed subdivision (see Exhibit B). A preliminary will-serve letter for culinary water, dated 4/11/2024, (see Exhibit B) has been provided by Taylor West Weber Water Improvement District. Per Taylor West Weber, a requirement for final approval for culinary water, is that pressurized secondary water must be provided to each lot. Hooper Irrigation has provided a preliminary will-serve letter (see Exhibit B), dated 8/18/2023. The culinary water will-serve letter states that the applicant must provide pressurized secondary water to each lot. A condition of approval has been added to the staff recommendation that requires a final approval letter from Hooper Irrigation be submitted prior to receiving final approval from the County Commission.

Review Agencies: The subdivision application will be required to comply with all review agency requirements, including County Engineering's requirements to annex into Central Weber Sewer District, and address any potential wetlands issues, prior to receiving final approval from the County Commission.

Additional Design Standards: The applicant shall comply with the recorded development agreement, and additional requirements from Planning and Engineering regarding street standards, and pathways throughout the development. A 10' wide pathway along the northern boundary of the development, adjacent to the canal shall be installed, per the recorded development agreement. This shall be shown on the final plat.

The applicant is proposing a standard urban roadway cross section within the internal roads of the subdivision. A secondary egress is required and currently shows on the plat as stubbing to the north, however, the Developer is in discussions with landowners to the south to possibly re-route the secondary egress to the south and east to 4700 North. A final location for the secondary egress shall be secured prior to final approval.

Street cross sections shall be approved by Planning and Engineering prior to final approval. Currently, the Street Section for 4700 West street shows a 4' sidewalk. The recorded development agreement calls for a 10' concrete pathway within the dedicated ROW area. Other street sections show 4' sidewalks on either side. 5' sidewalks are required. Streets A & D are required to be 66', while the remaining streets within the subdivision are required to have a 60' width. The Developer shall dedicate up to a 66' half-width along 4700 West Street, as per the recorded development agreement.

The improvement plans shall be approved by all applicable agencies prior to final approval (LUC 106-1-5 (a)(11)).

Concept Plan in Approved Development Agreement



Submitted Subdivision Layout



In addition to the street layout proposed, pathways are proposed throughout this subdivision, in order to qualify as a connectivity-incentivized subdivision. At a minimum, this shall include a 10-foot wide paved (concrete or asphalt) pathway along the north side from the western extent of the Project to the eastern extent of the Project, as well as a 10' wide concrete pathway along 4700 West Street.

Street trees are part of this development, per the approved development agreement. Developer shall install shade trees, the species of which shall be of the developer's choosing, as long as the County determines the selected species and does not create an unreasonable or unmitigatable conflict with public infrastructure. Developer shall install the required trees in such a way that at full maturity the crowns of the trees have a high likelihood of converging. The developer agrees to submit with each

development application a review and recommendations from a professional arborist or landscape architect regarding the types of trees proposed and their appropriate planting and maintenance schedules. This shall be required prior to recording the final plat.

The architectural theme of the project is agrarian. These standards are outlined in the recorded development agreement, and shall be reviewed with each building permit application submitted.

Staff Recommendations

Staff recommends preliminary approval of Windmill West 1 Subdivision consisting of 89 lots. This recommendation is based on all review agency requirements, including those outlined in this staff report, and the following conditions:

1. Payment of the \$2,500 per lot will be made to the Western Weber Parks District before the subdivision plat records.
2. An unconditional final approval letter from the culinary and secondary water provider will be submitted before final approval.
3. All improvements shall be installed, escrowed for, or a combination of both, prior to final approval.
4. This development will need to annex into Central Weber Sewer District prior to final approval.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the West Central Weber General Plan.
2. The proposed subdivision complies with applicable county ordinances.

Exhibits

- A. Preliminary subdivision plat
- B. Application & Feasibility Letters

Area Map



Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAINTAINING BI-MONTHLY CHECKS OF THE CONSTRUCTION EROSION CONTROL MEASURES TO ENSURE PROPER REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

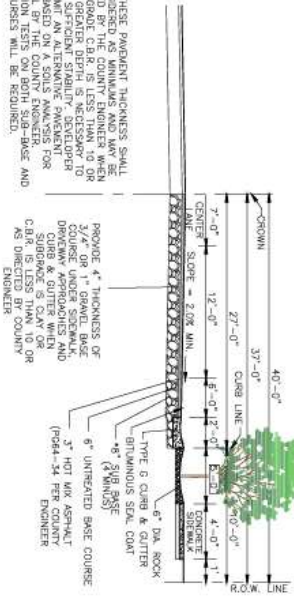
SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE TRACKED MATERIAL SHALL BE PLACED IN A CONTAINED AREA AND DEPOSITED TO A CONTAINED AREA.

EXPOSED SLOPES:

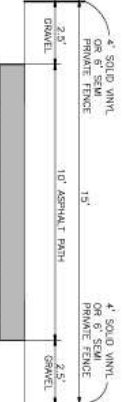
ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

- 1) SWAYING DISTURBED AREAS WITH A TROPICAL VEG HYDROSEED
- 2) PLANTING OF APPROPRIATE VEGETATION
- 3) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET



Street Section (80' R.O.W.)

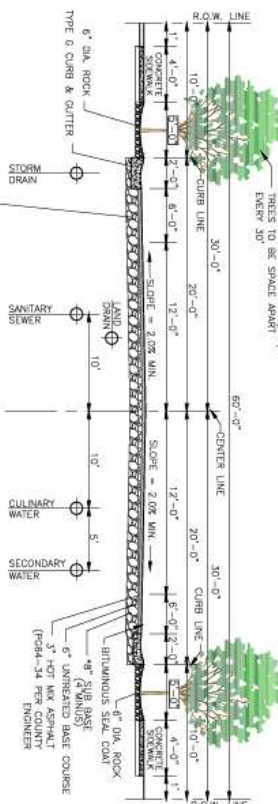
SCALE: NONE
 *VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.



15' Trail Easement Detail

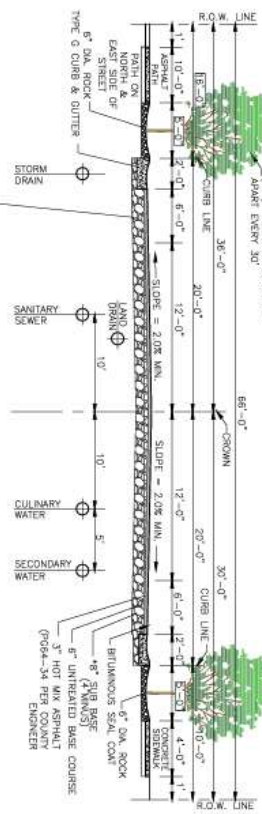
SCALE: NONE

- = PLUG # BLACK
- = AIR VAC ASSEMBLY
- = DUAL SECONDARY METER



Street Section (60' R.O.W.)

SCALE: NONE
 *VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.



Street Section (66' R.O.W.)

SCALE: NONE
 *VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

- = POWER/UTILITY POLE
- = POINT OF RETURN CURVATURE
- = POINT OF TANGENCY
- = PUBLIC UTILITY BASINEMENT
- = REINFORCED CONCRETE PIPE
- = RIM OF MANHOLE

NOTE: THESE PAVEMENT THICKNESS SHALL BE INCREASED BY THE COUNTY ENGINEER WHEN THE SUBGRADE C.B.R. IS LESS THAN 10 OR COURSE UNDER SIDEWALK, CURB & GUTTER WITH SUBSEQUENT STABILITY DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A STABILITY ANALYSIS FOR APPROVAL BY THE COUNTY ENGINEER. FOR COMPACTION TESTS ON BOTH SUB-BASE AND BASE COURSES WILL BE REQUIRED.

NOTE: THESE PAVEMENT THICKNESS SHALL BE INCREASED BY THE COUNTY ENGINEER WHEN THE SUBGRADE C.B.R. IS LESS THAN 10 OR COURSE UNDER SIDEWALK, CURB & GUTTER WITH SUBSEQUENT STABILITY DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A STABILITY ANALYSIS FOR APPROVAL BY THE COUNTY ENGINEER. FOR COMPACTION TESTS ON BOTH SUB-BASE AND BASE COURSES WILL BE REQUIRED.

Exhibit B- Application & Feasibility Letters

Windmill West 1-Preliminary Subdivision

+ Add Follower

✎ Change Status

✎ Change Review Due Date

✎ Edit Project

Address: 800 South 4700 West, Taylor, UT, 84404
Maps: [County Map](#), [Google Maps](#)
Project Type: Subdivisions
Sub Type: Preliminary Subdivision
Created By: [chris cave](#)
Created On: 5/23/2024

Project Status: Accepted
Status Date: 10/14/2024
File Number: LWW101424
Project Manager: [Tammy Aydelotte](#)

Application

Documents 25

Comments 1

Reviews 7

Followers 19

History

Reminder 0

Payments 1

Area Fees

Internal 0

Application

+ Add Building

+ Add Parcel

+ Add a Contractor

✎ Edit Application

Print

Building Permit

Project Description

The zoning and connectivity incentive have been approved for the development. This is the preliminary plan submittal for Windmill West I (formerly Ali Farms)

Property Address

800 South 4700 West
Taylor, UT, 84404

Property Owner

Phil Holland
801-868-1565
Phil@hgroupventures.com

Representative

Trek Loveridge
801-824-8768
trek@hgroupventures.com

Accessory Dwelling Unit

False

Current Zoning

RE-15

Subdivision Name

West Windmill I (formerly Ali Farms)

Number of new lots being created

89

Number of lots affected

0

Number of lots approved

0

Lot Number

Lot Size

Frontage

Culinary Water Authority

Bona Vista Water Improvement District

Secondary Water Provider

Hooper Irrigation Company

Sanitary Sewer Authority

Central Weber Sewer

Nearest Hydrant Address

Signed By

Owner, Phil Holland

Parcel Number

[✖ Remove](#) 150500032 - [County Map](#)



**2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668
4/11/2024**

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Preliminary Will Serve** approval has been given and Taylor West Weber Water District has the capacity to provide **only** culinary water for Windmill West Subdivision, a 89-lot subdivision. The address is approx. 900 S. 4700 W. West Weber UT. Plan review will be required. This subdivision must have a pressurized secondary water system for outdoor use. Plan review, plan review fees and water right impact fees must be paid before subdivision approval is granted. A pressurized secondary water system must be functional before final approval to build will be granted.

Requirements:

- Plan review fee=**\$200 per lot total= \$17,800**
- Water Right Impact fee= **\$7,842 x 89 per ERU total = \$697,938**
- Complete plan reviews.
- Will serve letter from Hooper Irrigation.
- Impact fees=\$6,856.00 per lot. This fee includes the cost of the meter. This fee will be collected at the time building permits are requested. Fees are subject to change.
- Installation of the water line and services. Taylor West Weber will need to be notified prior to work on the water lines. Taylor West Weber standards must be followed in all installation procedures.
- Construction of the pipelines must pass all inspections.
- Taylor West Weber Water reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.

FINAL SUBDIVISION APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. A SIGNATURE BLOCK FOR TAYLOR WEST WEBER WATER MUST BE ON THE FINAL RECORDED MYLAR AND SIGNED BY A REPRESENTATIVE OF THE DISTRICT.

Sincerely, 
Ryan Rogers-Manager
Taylor West Weber Water District

Expires 10/11/2024



PO Box 184	Phone: (801)985-8429
5375 S 5500 W	Fax: (801)985-3556
Hooper, Utah 84315	hooperirrigationco@msn.com

August 18, 2023

Weber County Planning Commission
2380 Washington Blvd, #240
Ogden, Utah 84401

RE: PRELIMINARY WILL SERVE LETTER – Ali Farms

Ali Farms subdivision is located at approximately 800 South and 4700 West and consists of a proposed 65 building lots for single family residences and 26 Townhome lots. The subdivision is in the boundaries of the Hooper Irrigation Company service area. A formal application has been made to our office and an escrow for application has been paid.

The subdivision plat plan has been reviewed by Hooper Irrigation. The preliminary plans have been conditionally approved for the above subdivision. There are sufficient shares affiliated with the property to connect to the secondary pressurized system for the building lots and the shares are in good standing.

There may be private ditches, tailwater, drain, and/or waste ditches, on the property that would need to be piped to ensure a continuation of water flow for irrigation users. Any existing ditches which require piping, must be a minimum of 18" RCP pipe according to Hooper Irrigation standards and specs. This project alone is in consideration and guaranteed service and the plan review are good only for a period of one year from the date of this letter, if not constructed. A final will serve letter will follow this letter after all plans have received final approval, fees have been paid, and water shares have been turned in to Hooper Irrigation.

Hooper Irrigation's specifications are available at the Company office.

If you have questions, please call 801-985-8429.

Sincerely,



Central Weber Sewer Improvement District

April 11, 2024

Bill Cobabe

Weber County Planning Commission
2380 Washington Blvd #240, Ogden, UT 84401

SUBJECT: Windmill West
Sanitary Sewer Service
Will Serve Letter

Bill:

At the request of The Holland Group, for Windmill West proposed 89 residences located at the approximate address of 900 S. 4700 W. West Weber. We offer the following comments regarding Central Weber providing sanitary sewer service.

1. At this time, Central Weber has the capacity to treat the sanitary sewer flow from this subdivision. The inasmuch as system demand continuously changes with growth, this assessment is valid for three (3) years from the date issued on this letter.
2. If any connection is made directly into Central Weber's line the connection must be inspected by Central Weber while the work is being done. A minimum of 48-hour notice for inspection shall be given to Central Weber prior to any work associated with the connection.
3. Central Weber will not take ownership or responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that will be installed to serve this subdivision.
4. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. Central Weber's Wastewater Control Rules and Regulations state:

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allow to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

5. The entire parcel of property to be served will need to be annexed into the district prior to any



Central Weber Sewer Improvement District

sewer service or connection to the district. This annexation must be complete before the sale of any lots in the subdivision if sewer service is to be provided.

6. Impact fees will need to be paid to Central Weber Sewer Improvement District no later than the issuance of any building permits.

If you have any further questions or need additional information, please let us know.

Sincerely,


Clayton Marriott
Digitally signed by Clayton Marriott
DN: cn=Clayton Marriott, o=Central Weber Sewer Improvement District, ou=Central Weber Sewer Improvement District, email=clayton.marriott@cwsi.org, c=US
Date: 2024.04.11 07:33:17 -0500

Clay Marriott

Project Manager

CC: Chad Meyerhoffer, Weber County
Kevin Hall, Central Weber Sewer
Paige Spencer Central Weber Sewer
Trek



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a conditional use permit application for a horse boarding and training facility operation in the A-1 zone. Located at approximately 3928 N 3175 W, Ogden, UT, 84401
Agenda Date:	Tuesday, November 12, 2024
Type of Decision:	Administrative
Applicant:	Nathan & Rebecca Scott
File Number:	CUP# 2024-14

Property Information

Approximate Address:	3928 N 3175 W, Ogden, UT, 84401
Project Area:	5.15 Acres
Zoning:	Agricultural (A-1)
Existing Land Use:	Residential/Agricultural
Proposed Land Use:	Commercial Agricultural
Parcel ID:	19-216-0004
Township, Range, Section:	Township 7 North, Range 2 West, Section 22 NW Qtr

Adjacent Land Use

North:	Residential	South:	Agricultural
East:	Residential/Agrocultural	West:	3175 West Street (Private ROW)

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@webercountyutah.gov 801-399-8794
Report Reviewer:	FL

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 2 Agricultural Zones (A-1)
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 7 Supplementary and Qualifying Regulations
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and access Regulations
- Title 110, Chapter 1 Western Weber Signs

Summary and Background

The applicant is requesting approval of a conditional use permit for an equestrian training and stable facilities operation known as "Rail Trail Ranch - Equestrian". This operation will take place within a 2.6-acre area inside of a 5.15-acre parcel located at 3928 N 3175 W, Ogden, UT, 84401. Equestrian training and stable facilities is considered a conditional use in the A-1 zone, with a limit of no more than 10 horses per acre of land use for the horses. With 2.6 acres of land dedicated to the horses, this would allow for up to 26 horses on this parcel.

The applicant has indicated that no new building will be constructed, and that the existing barn (6,000 sq. ft) has the capacity for 11 stalls.

Applicant has an indoor riding arena, as well as a large pasture (2+ acres) and a horse paddocks area to the rear of the property.

Parking is shown on the submitted site plan. Applicant has indicated area for up to 10 parking stalls, but does not anticipate more than just a few cars on site at a time.

Landscaping requirements are already met, due to an existing conditional use permit tied to this parcel for the purposes of a kennel.

Conditional use permits should be approved as long as any harmful impact is mitigated. The LUC already specifies certain standards necessary for mitigation of harmful impact to which the proposal must adhere. The proposed application meets these standards. The following is the staff's evaluation of the request.

Analysis

General Plan: The Western Weber General Plan identifies several goals that support this proposal. Goan 4 states "Agriculture uses should be located in appropriate areas that are harmonious with adjacent land uses."

Goal 20 states: "Continue to support agriculture, mining, tourism, and recreation as important components of the County's economy, as otherwise provided in this general plan."

Zoning: The subject property is located within the A-1 zone which is categorized as "Agricultural" and further described in LUC §104-2-1 as follows:

"The AV-3 Zone and A-1 Zone are both an agricultural zone and a low-density rural residential zone. The purpose of the AV-3 Zone and A-1 Zone is to:

1. *Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;*
2. *Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and*
3. *Direct orderly low-density residential development in a continuing rural environment."*

Design Review: A review of the general layout and appearance is complete to ensure that the equestrian and training operation would not impair the orderly and harmonious development of the neighborhood. The applicable design review criteria that are not covered by a conditional use review are as follows:

Outdoor advertising: The applicant is not proposing additional signage at this point. There is an existing sign, tied to the previously approved commercial use for a dog kennel, for parking purposes.

Landscaping: Applicant has ample landscaping along their frontage. The parcel consists of mature trees, grass lawn, and fencing. Pastures will be over-seeded, fertilized and sprayed for weed maintenance.

Building and Site Layout: The owner intends to use an existing riding arena (6,000 sq. ft. built in 1983), and the existing barn (5,040 sq. ft. built in 1983), which has 11 stalls, for the boarding of horses. Before operating any additional commercial activities, further requirements may be added by Weber County Building Inspection. A business license is required prior to operation of this proposed equestrian training and stable facility. Per Weber County LUC 108-7-8 "No animals or fowl shall be kept or maintained closer than 40 feet from any dwelling and not closer than 75 feet from any dwelling on an adjacent lot. Any barn, stable, coop, pen, corral, or enclosure for the housing or keeping of animals or fowl shall be kept, constructed, or maintained not less than 100 feet from a property line adjacent to a street and not less than 25 feet from any lot line." Submitted site plan shows compliance with the setback requirement from 3175 West Street (100'), as well as the minimum setback from the existing dwelling on the same lot (40').

Conditional Use Review: Equestrian training and stable facilities are a conditional use in the A-1 Zone. A Planning Division review has been conducted to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects.

Conditional Use Standards: The planning commission shall consider the following points as a basis for issuing additional conditions that would mitigate harmful impacts to the surrounding area:

Considerations relating to traffic safety and traffic congestion: There is an existing commercial use on site. Applicant indicates not more than two additional vehicles parked on site, at a time. 3175 West is a private roadway maintained by property owners within the larger subdivision of Bayview Ranchettes.

Standards relating to infrastructure, amenities, and services. Weber County Engineering and Weber Fire District have no concerns with this proposal.

Standards relating to the environment. The proposed use is a continuation/expansion of an existing use on the property.

Standards relating to the current qualities and characteristics of the surrounding area and compliance with the intent of the general plan. This proposal is congruous with surrounding ag uses in the area. This proposal does not conflict with the Western Weber General Plan for this area.

Review Agencies: The County Engineering Department and Weber Fire District have reviewed this application, with no concerns.

Staff Recommendation

The Planning Division recommends approval of file# CUP 2024-14, a conditional use permit for an equestrian training and stable facilities located at 3928 N S 3175 W, Ogden, UT 84401. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. Any signs related to this proposed use shall be submitted to Weber County Planning for approval (application for a land use permit shall be submitted).
2. If applicable, the Weber County Building Official shall inspect the agricultural building for related uses.
3. The owner applies for and keeps a valid business license

his recommendation is based on the following findings:

1. The proposed use conforms to the Western Weber General Plan.
2. The proposed use will protect and preserve agricultural property in Weber County.
3. The proposed use will not be detrimental to public health, safety, or welfare.
4. The proposed use will comply with applicable County ordinances.
5. The proposed use will not deteriorate the environment or the general area to negatively impact surrounding properties and uses.

Exhibits

- A. Application with the project narrative
- B. Site Plan
- C. Applicant response to planning staff comments

Area Map



Exhibit A – Application and Narrative

Scott-Rebecca-Conditional Use Permits

- [+ Add Follower](#)
- [Change Status](#)
- [Change Review Due Date](#)
- [Edit Project](#)

Address: 3928 N 3175 W, Ogden, UT, 84404	Project Status: Accepted
Maps: County Map , Google Maps	Status Date: 9/11/2024
Project Type: Conditional Use Permits	File Number: CUP 2024-14
Sub Type: Conditional Use Permits	Project Manager: Tammy Aydelotte
Created By: Rebecca Scott	
Created On: 9/4/2024	

- Application
- Documents 4
- Comments 2
- Reviews 2
- Followers 3
- History
- Reminder 0
- Payments 1
- Internal 0

Application

- [+ Add Building](#)
- [+ Add Parcel](#)
- [+ Add a Contractor](#)
- [Edit Application](#)
- [Print](#)
- [Building Permit](#)

Project Description Horse boarding business and riding facility

Property Address 3928 N 3175 W
Ogden, UT, 84404

Property Owner Rebecca Scott
385-246-5851
rebecca@railtrailranch.com

Representative --

Accessory Dwelling Unit False

Current Zoning A-1

Subdivision Name Bay View Ranchettes

Number of new lots being created 0

Lot Number 192180004

Lot Size 5.15 Acres

Frontage 339.75'

Culinary Water Authority Bona Vista Water Improvement District

Secondary Water Provider Not Applicable

Sanitary Sewer Authority Not Applicable

Nearest Hydrant Address on same lot

Signed By Owner, Rebecca Scott

Parcel Number

[Remove](#) 192180004 - [County Map](#)

Rail Trail Ranch

Narrative

We are seeking a conditional use permit to operate a horse boarding business including the rental of our indoor riding arena. No buildings are being constructed or modified. We will abide by the limit of 10 horses per acre with 2.6 acres of the property considered useable for horses. The pasture space will potentially be leased for other livestock as well.

We currently use other portions of the property for a dog boarding business. We intend to keep these two businesses as separate entities: "Rail Trail Ranch – Pets" and "Rail Trail Ranch – Equestrian."

Site Plan

Our barn is about 140 ft. from the street. (3175 W is a private road, property line is at the middle of the road). Paddocks are located in the south east corner of the property. The riding arena is in the barn. Pasture space will be used for grazing.



Signage Plan

We do not intend to add any additional signage on the property. There is currently a metal sign hanging at the middle entrance that says "Rail Trail Ranch".

Exterior Lighting Plan

We do not intend to add any additional exterior lighting. There is currently a dim flood light at the west end of the barn to illuminate the parking area.

Waste Plan

Waste removal: There will be compost piles in the rear of the property for manure from the arena and pastures. Pastures will also be dragged to break up and scatter manure.

Parking Plan

We have ample parking space in front of and near the barn in addition to our driveway where people can park their passenger cars and/or horse trailers. There is a parking sign at the 2nd property entrance gate. Up to 10 vehicles could be parked at the property without ingress/egress issues. We don't anticipate any reason for more than a couple customers' vehicles to be on the premises at a time.



Landscape Plan

The property is fully landscaped already with mature trees, gravel drives, grass lawns and fencing. We don't have any plans to change the general landscaping. Pastures will be over-seeded, fertilized, and sprayed for weeds to maintain.



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: File #GPA2024-05, an application to amend the Western Weber General Plan's future land use map to better contemplate and guide a potential development proposal between 4700 West and the Weber River, north of 1150 South, and to provide other land use map adjustments.

Agenda Date: November 12, 2024
Report Date: November 5, 2024

Applicant: Black Pine Group. Agents: Genevea Blanchard and Jeff Beck
File Number: GPA2024-05
Frontier Project Link: <https://frontier.co.weber.ut.us/p/Project/Index/20894>

Staff Information

Report Presenter: Charlie Ewert
cewert@webercountyutah.gov
801-399-8763

Report Reviewer: RG

Legislative Decisions

When the Planning Commission is acting as a recommending body to the County Commission, it is acting in a legislative capacity and has wide discretion. Examples of legislative actions are general plan, zoning map, and land use code amendments. Legislative actions require that the Planning Commission give a recommendation to the County Commission. For this circumstance, criteria for recommendations in a legislative matter require a review for compatibility with the general plan, existing ordinances, and community circumstances.

Summary and Background

This is an application for an amendment to the future land use map of the Western Weber General Plan. The requested amendment is intended to support a master planned mixed-use walkable community.

To implement the applicant's requested changes, if found desirable, a few other adjustments to the map are necessary, and proposed by staff herein. Staff have also included a handful of other optional map adjustments that are not related to this application should the planning commission determine this is a good opportunity to make the changes.

Policy Analysis

This item is a proposed amendment to the Western Weber General Plan's Future Land Use Map. It is intended as a means of supporting a forthcoming master planned development rezone of property between 4700 West and the Weber River to the west, and north of 12th Street.

Regulatory requirements –

Regarding general plan amendments, Weber County Code Section 102-2-4 Powers and Duties of the Planning Commission states the following:

The planning commission shall review the general plans and make recommendations to the county commission, as deemed necessary, to keep the general plan current with changing conditions, trends, and planning needs of the county.

Utah Code Annotated Section 17-27a-403 Plan Preparation states:

The planning commission shall make and recommend to the legislative body a proposed general plan for the unincorporated area within the county...

This provision applies to amendments to the general plan as well.

Considerations generally –

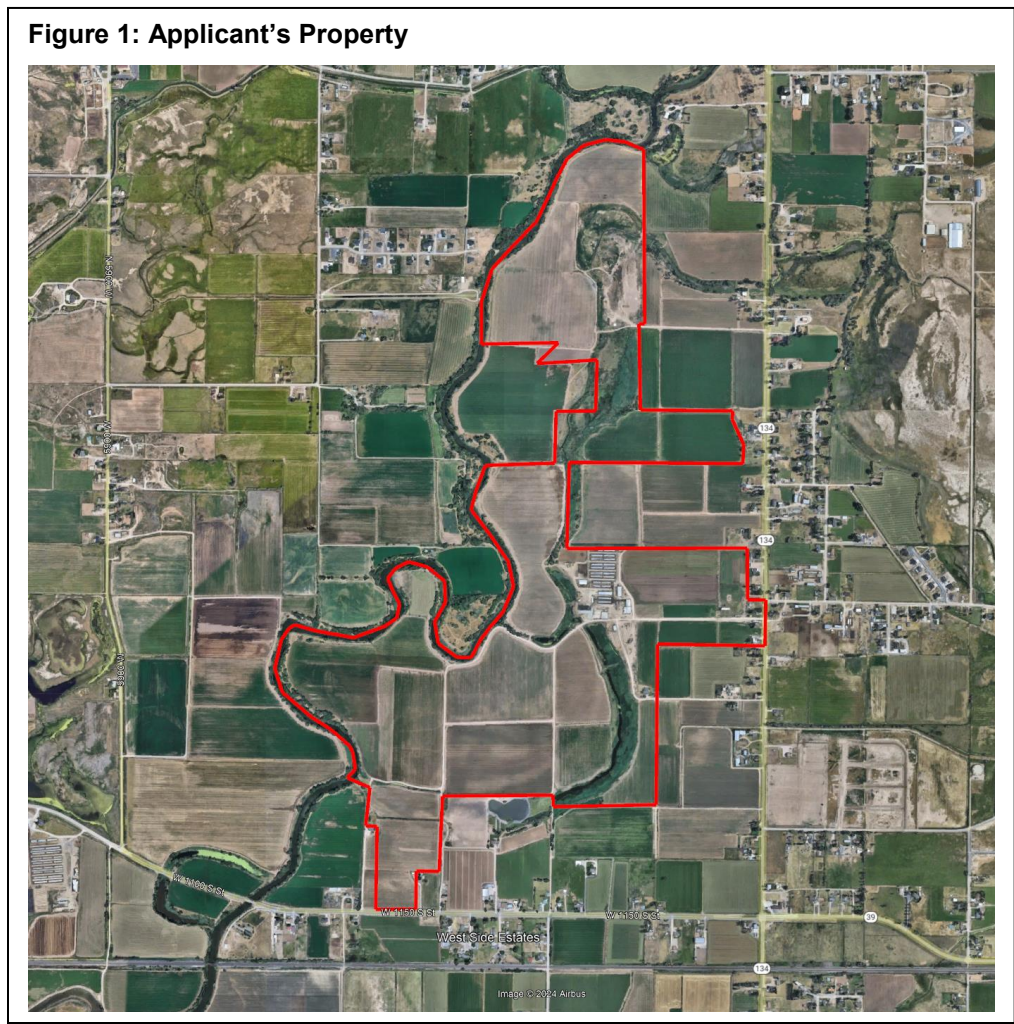
When reviewing the proposed future land use map amendments, the planning commission should consider how they might be applied to the properties affected. It is important to note that the future land use map is an aspirational map that sets forth a general direction on how to shape development. It is not a regulatory document, and as such is wholly discretionary and does not entitle any landowner to any given outcome. This means that the map can be general in nature. Landowner entitlements are given at the time of rezoning.

A rezone is intended to generally follow the guidance of the future land use map, but a rezone is intended to offer more specifics to what types of uses and land development can and cannot occur. A rezone will, in part, set the amount of development density and intensity. This means that the planning commission has quite a bit of latitude in the creation/amendment of the future land use map – knowing that most of the unknown specifics will be required when the property is rezoned.

The applicant is planning to rezone the property and provide those future specifics after the future land use map amendment is adopted.

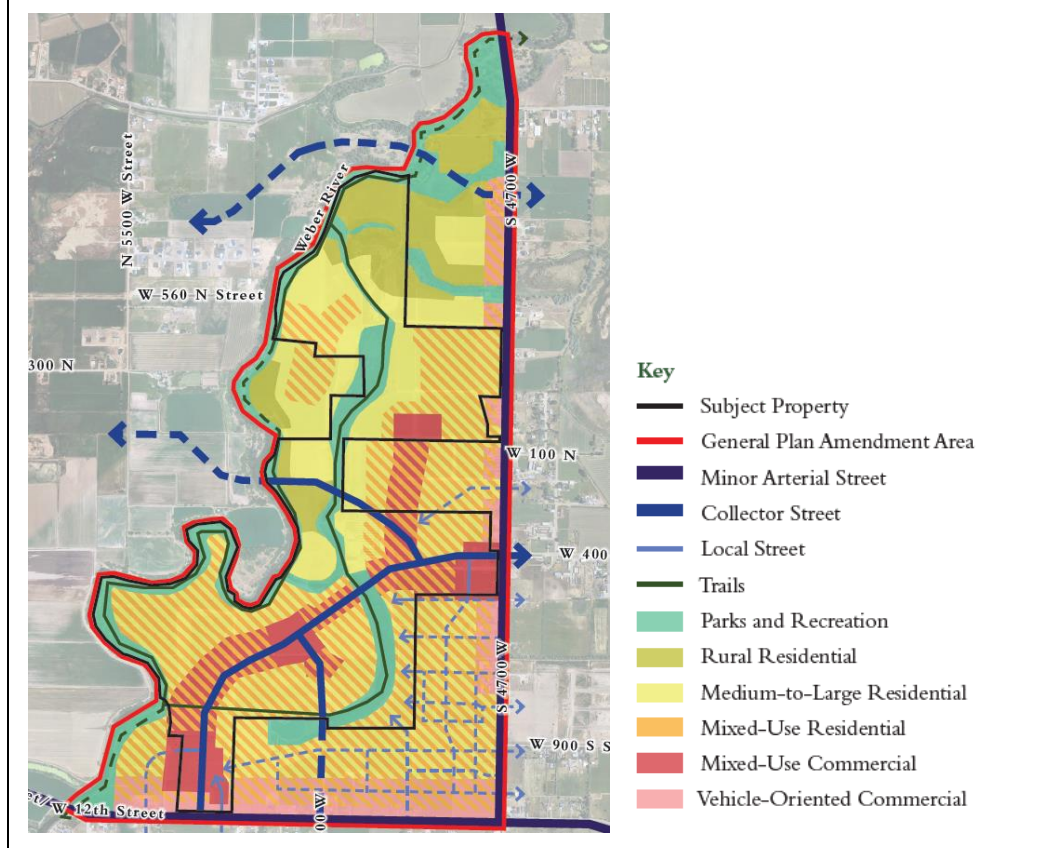
Plan amendment –

The applicant's property is depicted in **Figure 1**. After several discussions with the planning commission and county commission, it became clear that the county is not interested in creating a plan amendment of this scale for just the applicant's property. The applicant was advised that the broader area should be considered. In response to this, the applicant has proposed an amendment to the future land use map as provided in **Figure 2**.



When stitching the applicant's proposed amendment into the broader context of the future land use map staff determined that a few adjustments are necessary to ensure mapping consistency. If the planning commission desires to forward a positive recommendation for this proposal, staff recommends using the future land use map prepared by staff, as illustrated in **Figure 3**.

Figure 2: Applicant's Proposed General Plan Amendment



Generally, the adjustments between the applicant's version and staff's version as it relates to the property are as follows:

- The applicant proposed a mixed-use residential overlay designation over some areas of medium-to-large residential. Their intention was to make it clear that a variety of housing types can occur within that overlay including single-family detached, single-family attached, and two-, three-, four- and multi-family dwellings.



Staff's suggested adjustment is to simply designate all of the area within this overlay as mixed-use residential. This will help offer simplicity in map viewing while providing for the same effect. The plan explains the following about this designation:

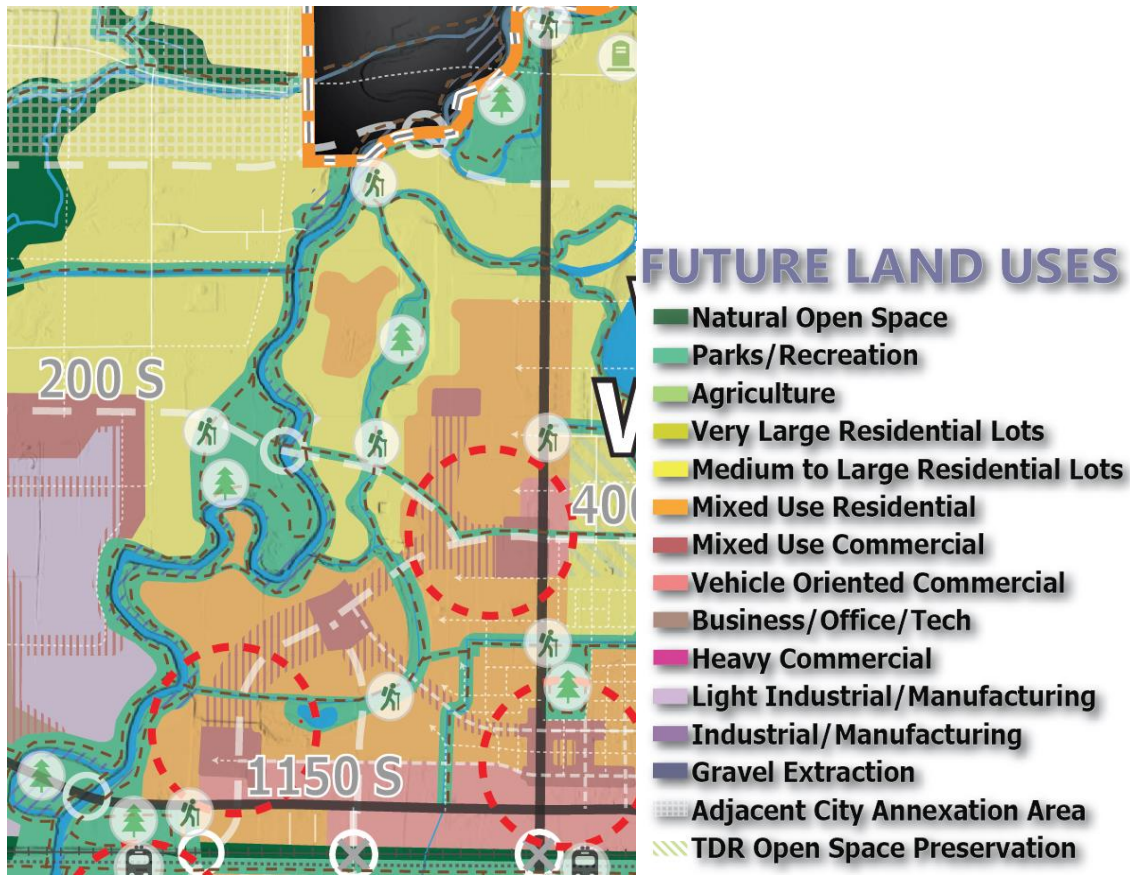



The areas on the future land use map designated as mixed-use residential, are intended to create opportunities for a wide variety of housing options. The desire is to allow and encourage the market to provide for the current housing scarcity that is currently driving up housing and real estate costs. 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. (Pg. 38, Western Weber General Plan)

Thus, it can be observed that the mixed-use residential is intended to accommodate all housing types based on what the market demands. This gives the applicant wide latitude to create anything from large single-family lots to small condos. Under this designation, the composition of the actual housing types and the housing density will be better determined during rezone, development agreement, and concept development planning.



Figure 3: Staff's Recommended Future Land Use Map Amendments – Area of Subject Property



- The applicant proposed a mixed-use residential overlay designation over some areas of mixed-use commercial. Staff is instead recommending the use of a mixed-use commercial overlay over the mixed-use residential. This will help convey that the intended default use of these areas is mixed-use residential, but that through rezoning and concept planning, some mixed-use commercial uses may be allowable therein. It is also an overlay type that is already used on the future land use map. 
- The applicant had originally proposed some areas in the development for the “rural residential” designation. This designation generally refers to half-acre lots. It is also a designation that was previously retitled in the general plan to “very large lot residential.” Upon additional consideration, the applicant would rather designate each of these areas as “medium-to-large residential lots,” and then flesh out where they will ultimately locate the estate lots through the rezone and concept plan process. Consequently, staff’s version does not show this designation.
- The applicant proposed more vehicle oriented commercial along 4700 West than staff is suggesting. This is, in part, because the plan advocates for the creation of commercial villages in mindfully selected areas along main street corridors areas instead of supporting strip commercial.
- In addition to the above, as it relates to the area of the applicant’s property, staff’s version:
 - Adds parks and trailhead icons in strategic locations.
 - Aligns streets to better reflect the 4700 West and 12th Street commercial node’s street regulating plan, as provided in the Form-Based zone.
 - Preserves a potential large park area in the northern part of the planning area next to 4700 West.
 - Extends similar land use designations to better consider the east side of 4700 West.
 - Adds trail connections that were omitted from the applicant’s version.

Weber River Corridor/Emerald Necklace Concept: Something worth considering at this time is the effect of this proposed general plan amendment on the Weber River corridor and the planned “Emerald Necklace” concept of a linear park area along the Weber River, with park nodes (emeralds). **Figure 4** generally illustrates the plan’s currently adopted emerald necklace configuration.

The plan directs the county to do the following:

PARKS & RECREATION PRINCIPLE 1.1: In tandem with *Land Use Goal 5*, Support the creation of a regional, community, and neighborhood parks and trails system along the Weber River.

- **Parks and Recreation Action Item 1.1.1:** Create an “Emerald Necklace” regional park system along the Weber River that includes a linear park system along the river and both natural and improved parks, or “emeralds,” along the linear park system.
- **Parks and Recreation Action Item 1.1.2:** Create Weber River Corridor Park that includes all land within 300 feet of the high-water mark of the Weber River. Exact this land from the landowner at the time of development where appropriate. Reserve an easement for the future park when exaction of the land is not appropriate. Establish a Weber River corridor setback where no permanent structures can be constructed within 300 feet of the high-water mark of the river.
- **Parks and Recreation Action Item 1.1.3:** In cooperation with the Park District, pursue opportunities to acquire park land along the Weber River. The areas shown on the Future Land Use Map present some opportunities, but pursue other opportunities with landowners as development along the river occurs.
- **Parks and Recreation Action Item 1.1.4:** Encourage areas in the floodplain to be held as public park land. Pursue opportunities to create nature parks in floodplains, unless a more formal park is more desirable in that area.

In response to this direction from the plan, in 2023 the county adopted a 300 foot setback from the Weber River. This setback is intended, in part, to help create the emerald necklace linear nature park. It is also intended to help provide area for better floodplain management, riparian protection, and a wildlife corridor.

The county is currently in negotiation for this 300 foot corridor with two other developers who are seeking a rezone. Together those developments comprise approximately two miles of riverfront properties.

For the applicant’s project, which comprises approximately another two miles of riverfront properties (two miles x 300 feet =

Figure 4: Current Plan’s Emerald Necklace Concept



Figure 5: Proposed Emerald Necklace Concept



approximately 84 acres), the applicant is seeking to reduce the 300 foot river buffer in favor of preserving alternative open space areas for the emerald necklace concept. The applicant has asserted that nature does not often conform to precise linear buffers, and as such the applicant is suggesting the county take a more nuanced approach to their property based on areas actually worth preserving as open space. The applicant is also requesting a future large regional park area on the property be removed from the future land use map. **Figure 5** generally illustrates this potential reconfiguration.

Staff requested that the applicant obtain and remit to the county best management practices specific to their desired alternative, but have not received it as of the writing of this report.

Staff did, however, reached out to the Utah Division of Wildlife Resources to get an expert opinion on best management wildlife practices, and whether this buffer is essential to wildlife management best practices. Their response states the following:

The DWR supports the Weber County General Plan's 300 ft setback from the Weber River to reduce impacts to riparian habitat, wildlife movement, and floodplain connectivity. The DWR supports consistency in imposing a 300 ft setback from the Weber River as per the County Development Ordinance.

While DWR is supportive of Weber County's established buffer, they did not provide specific scientific best practices that might help us better assess the benefits and protections that the buffer offers, or whether there are better and more supportable alternatives worth considering.

It is not absolutely imperative to address this topic at this time as the county and applicant can better negotiate the details during the rezone process. However, if the 300 foot buffer or the regional park area is something the planning commission deems necessary, then the applicant would be better off knowing before pursuing the rezone.

Regardless of whether the 300 foot buffer and/or the regional park area is applied or waived, the applicant has stated that they are committed to providing ten acres of open space for every 1,000 residents, as otherwise suggested by the general plan.

Other plan amendment opportunities –

As the county addresses the general plan's future land use map as it relates to this area, it may also be prudent to look for other areas on the map that may need some adjustments. With the exception of the 4700 W and 12th Street village area, none of these are directly related to the applicant's potential project, and as such should only be considered as part of this item so long as they do not delay a decision on this item. The planning commission may be interested in looking at the following possible amendments:

- Reconfiguring the 4700 West and 12th Street commercial node's land use designations (**Figures 6 and 7**) to more precisely reflect what was adopted in the Form-Based zone's street regulating plan (**Figure 8**).

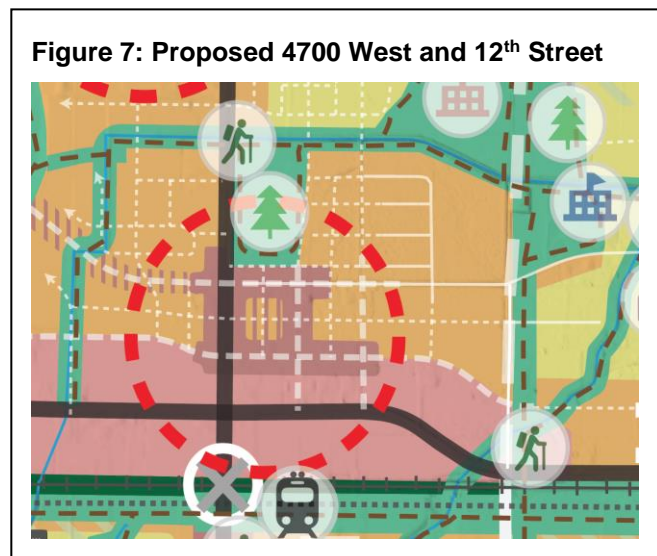
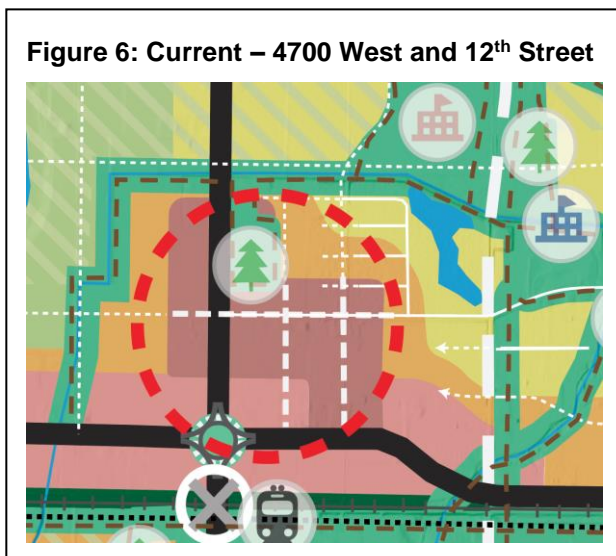






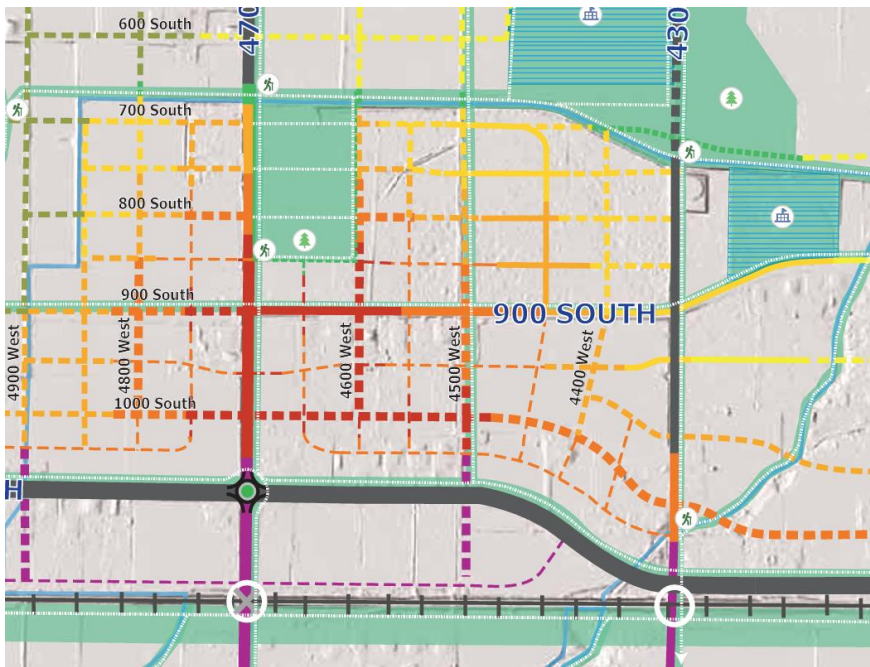
Figure 8: West Weber Village Street Regulating Plan

STREET TYPES AND AMENITIES

-  General Open Space
TDR sending
-  Estate Lot Residential (ELR)
Single-family lot as small as 3 acres. TDR sending.
-  Rural Residential (RR)
Single-family lot as small as 40,000 sq. ft. TDR sending in WHPA and receiving in CVPA.
-  Large Lot Residential (LLR)
Single-family lot as small as 20,000 sq. ft. TDR receiving.
-  Medium-Large Lot Residential (MLLR)
Single-family lot as small as 12,000 sq. ft. TDR receiving.
-  Medium Lot Residential (MLR)
Single-family lot as small as 8,000 sq. ft. TDR receiving.
-  Small Lot Residential (SLR)
Up to four family lot as small as 3,000 sq. ft. TDR receiving.
-  Multi-Family Residential (MFR)
Multi-family lot, height restrictions, no lot minimum. TDR receiving.
-  Mixed-Use Commercial (MUC)
Commercial at street level, multifamily and other uses above and behind, height restrictions, no lot minimum. TDR receiving.
-  Vehicle Oriented Commercial (VOC)
Same as MUC with special considerations for vehicle-oriented uses. TDR receiving.
-  Government/Institutional (G/I)
Same as VOC with special considerations for government and institutional uses. TDR receiving.
-  Limited Access Arterial or Collector Street
Access to street generally restricted to planned intersections.
-  Trails
Required trails.
-  Roundabout
Street roundabout.

COMMUNITY FEATURES

-  Long-Term Open Space
-  Park
-  Trailhead
-  Water Body

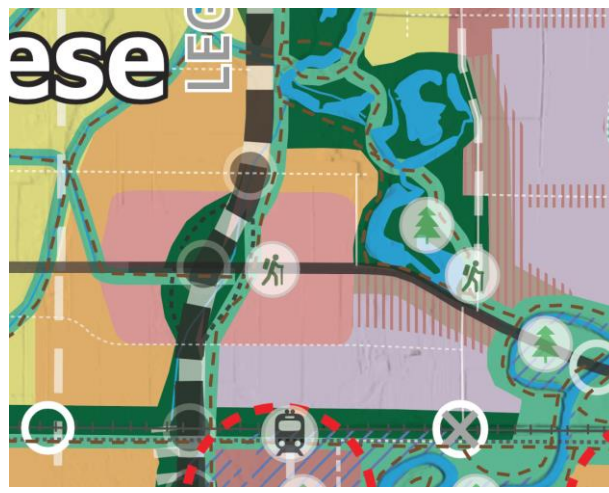


- Adding a vehicle-oriented commercial node at the potential future West Weber Freeway and 900 South interchange, and adjusting surrounding land uses for mixed-use residential, office, industry, and open space. See **Figures 9 and 10**.

Figure 9: Current – West Weber Freeway Corridor and 900 South Future Interchange



Figure 10: Proposed – West Weber Freeway Corridor and 900 South Future Interchange



- Adding mixed-use residential along west 900 South, between the West Weber Freeway corridor and the western industrial area. **Figures 11 and 12.**

Figure 11: Current – West 900 South

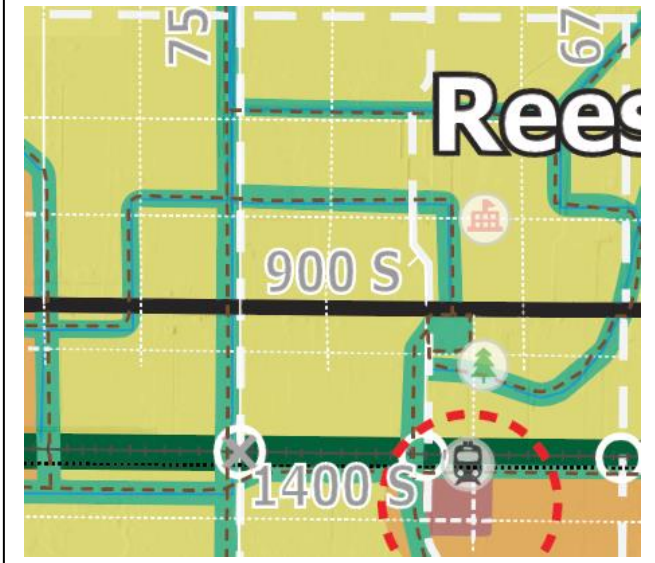
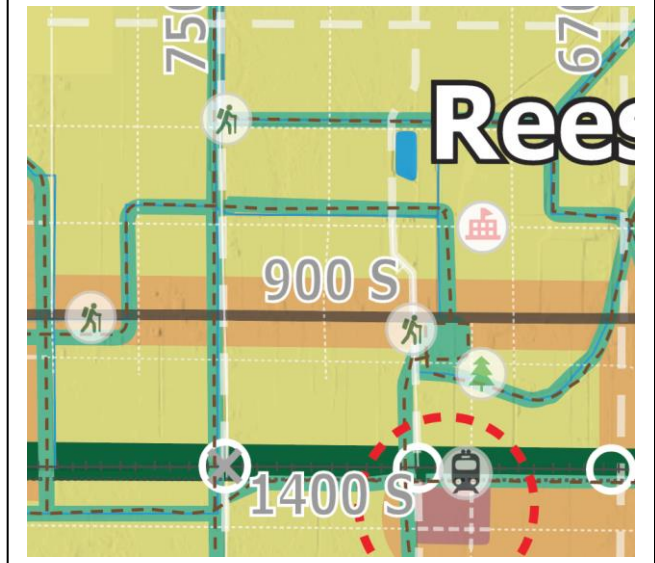


Figure 12: Proposed – West 900 South



The county commissioners have set aside some funds for the purpose of helping implement the general plan and/or make possible adjustments, so these opportunities can wait until that time if they become too challenging to address as part of these amendments.

Staff Recommendation

A general plan adoption/amendment is highly dependent on the desired community outcomes. Staff may recommend certain best practices based on the facts and circumstances of the area, but it is ultimately up to the community, by means of a recommendation from the planning commission to the county commission, to determine whether the changes and timing will bring about desirable community outcomes.

It is, however, staff's opinion that the type of development the applicant is pursuing follows some of the best industry practices of community planning. The community the applicant wants to emulate (Norton Commons) is known nationwide for implementing a mixture of land uses and design in a manner that has created a community that is livable, workable, and playable. These are all characteristics identified throughout the current general plan as characteristics worth pursuing. Paraphrasing a comment made by a neighbor of the applicant's property who is not excited to see the land develop: "if the land is going to be developed, this is the type of development it should be." It would be wise for the planning commission to consider the other types of development that is likely to occur on this land in the absence of this applicant's current master planning desires and efforts.

Staff remains a little concerned about deviating from the 300-foot river setback. Once that corridor becomes private developed land the community is not likely to ever see it become community open space in the future. The setback was developed based purely on the assumption that distance is the key to the preservation of the public space and the promotion of the river's current and future environmental ecosystem. However, other than this assumption, staff does not currently have empirical evidence to suggest that alternatives cannot provide for the same level of protection and benefit. More research may be needed. Staff is optimistic that the applicant can provide the evidence necessary to support their desired alternative.

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.



August 5, 2024

Weber County General Plan Amendment Application

Project Name: *West Weber Master-Planned Community*



Jeff Beck

BlackPine

Jeff@theblackpinegroup.com



Project Narrative

On August 16, 2022, the Weber County Commissioners approved a new Western Weber General Plan (WWGP) with considerable thought and foresight focused on community and economic growth to support the needs of Western Weber County. Situated in the heart of the West Weber planning area between the intersections of 12th Street, 4700 West, and the Weber River is the largest contiguous acreage on 12th street immediately ready for development. Per the General Plan, the future designated use for this site is a mix of vehicle oriented commercial, mixed-use commercial, mixed-use residential and rural agricultural lots. BlackPine, an Ogden based real estate development group, desires to develop this area into a community-oriented traditional neighborhood. Given immediate proximity to in-place infrastructure, natural river amenities, and large contiguous size, the area presents the unique opportunity for an immediate master-planned development consistent with the goals set forth in the WWGP.



How is the change in compliance with the General Plan?

The residents and stakeholders of West Weber have clearly articulated their vision for the identity and character of the Community through the following vision statement, found in the General Plan.

*“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.**”*



In studying communities that possess this strong sense of identity and character sought after in the WWGP, a clear difference can be observed between those guided by principles of “Traditional Neighborhood Development” (TND) versus those that follow “Conventional Neighborhood Development” (CND) practices.

Most CNDs are characterized by an auto-centric, disconnected environment. Land uses remain separate and at low intensities. Living, working, and playing all happen at independent locations and usually require driving from one location to the next. This environment is not typically conducive to the sense of place and community that is described in the WWGP.

Alternatively, TNDs provide a more community-oriented approach, aligned with the goals and principles found in the WWGP. These communities are typified by pedestrian-oriented neighborhoods, a mix of commercial and residential uses, a variety of housing types, and public places, parks, and open space where people have opportunities to interact with each other in a variety of environments. These neighborhoods still accommodate automobiles but are no longer centered around them. Successful examples of TNDs can be found across the Country in neighborhoods like [Norton Commons, Kentucky](#); [Kentlands, Maryland](#); [Seaside, Florida](#); and [Serenbe, Georgia](#).

Norton Commons – Louisville, KY



BlackPine is requesting an amendment to the General Plan to enable this type of TND to be developed in the heart of West Weber. The proposed project (“The Project”), will be designed in a way that both honors and compliments the historic and ongoing agrarian community, while also provides much needed housing and commercial amenities to serve a diverse and growing range of households and businesses. The WWGP has already established the foundational goals and principles required for a community of this nature to be successful, and the location and size of The Project presents a unique opportunity to now implement this vision in reality.

WWGP: Land Use Goal 1 (pg. 51)

“As residential growth occurs, a goal of Weber County is to ensure it is deliberately and thoughtfully planned in patterns that support efficient organization of infrastructure and services, provide for a



variety of housing options and familial situations...”

WWGP: Land Use Goal 2 (pg. 56)

“In areas planned for mixed-use commercial, provide zoning or other regulatory tools that enable the creation of a community village that offers a wide variety of multi-family housing and commercial opportunities, and focuses on attractive building, site, and street design more than land uses.”

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

The uses currently planned for the land in and surrounding The Project, as shown in the future land use map of the WWGP, are a combination of Mixed-Use Residential, Mixed-Use Commercial, Vehicle Oriented Commercial, and Agricultural. BlackPine is proposing that the future land use map of the WWGP be modified to expand and relocate the mixed-use residential and mixed-use commercial areas to accommodate a large-scale TND, as shown in **Exhibit A: The Project Land Use Map**.

While this type of TND is both wanted and needed to accommodate future growth in West Weber, there are several challenges to implementation. Many areas of West Weber lack the surrounding transportation and utility infrastructure to allow for near-term development of such projects. Additionally, significant size and scale is required to implement all the WWGP “Smart Growth Principles” in a cohesive and uniform manner. Finding land that is controlled at this scale by one contiguous owner is difficult.

The Project is unique in that its size and location present solutions to these challenges. The surrounding transportation infrastructure along 12th Street and at the 4700W intersection is in the process of being upgraded to a 3-lane road and a lighted intersection. Many aspects of the utility infrastructure surrounding the project are being improved through the development of the adjacent Promontory Commerce Center business park. The size and scale of The Project allows for a master-planned approach to planning and design of this area, which is supported in the WWGP. The plan states:

“Working with landowners to master plan large swaths of land provides community benefits that due to the economy of scale cannot usually be realized for smaller subdivisions. The county should encourage master-planned communities that create a distinct sense of place and provide for all stages of life and family situations.”

The combination of these factors suggests that the modified land use map as proposed by BlackPine in **Exhibit A: The Project Land Use Map** would result in more immediate and impactful benefit to West Weber and better fulfill the intent of the WWGP than what is currently planned for this area.

How is the change in the public interest?

When considering an area development, the WWGP establishes two public interests as top priorities: first to provide sufficient housing supply for incoming residents, and second to preserve the current resident’s desire for openness. While CNDs often accomplish one of these goals, they rarely succeed at both. Further, CNDs tend to diminish a neighborhood’s sense of community and age diversity by grouping housing types together by location. A neighborhood development that best serves the wider public interest could, therefore, be



characterized as one that sufficiently provides housing for new residents in all stages of life while also preserving desired openness.

TNDs serve the interest of future residents by providing sufficient housing for a diverse and growing range of households while enhancing community feel. A residential street block in a traditional neighborhood would typically feature a wide variety of housing types together on the same street including large mansion homes, connected patio homes, quadplexes, and townhomes. Guided by TND principles, these streets and buildings adhere to consistent architectural and thematic design thus accomplishing the goal to provide needed homes while creating a strong sense of place.

Second, TNDs serve the public interest by preserving openness through the improvement of public places, parks, trails and open space.

Weber County is situated in the path of growth along the Wasatch Front as evidenced by 7.5% population growth over the last 5-years. Additionally, the Kem C. Gardner Policy Institute projects over 37,300 new household formations in Weber County by 2044. Both current and future Weber County residents stand to benefit from the development of traditional neighborhoods consistent with the WWGP’s goals as the region continues to experience rapid growth.

“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-/quadplexes, 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.”

Strong Economic Trends in Weber County



1. FRED, 2024 2. BLS IQ24



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

Since the adoption of the General Plan in 2022, the barrier to home ownership has increased at a rate greater than that of population growth, expediting the need for readily available master-planned communities consistent with the principles found in the WWGP.

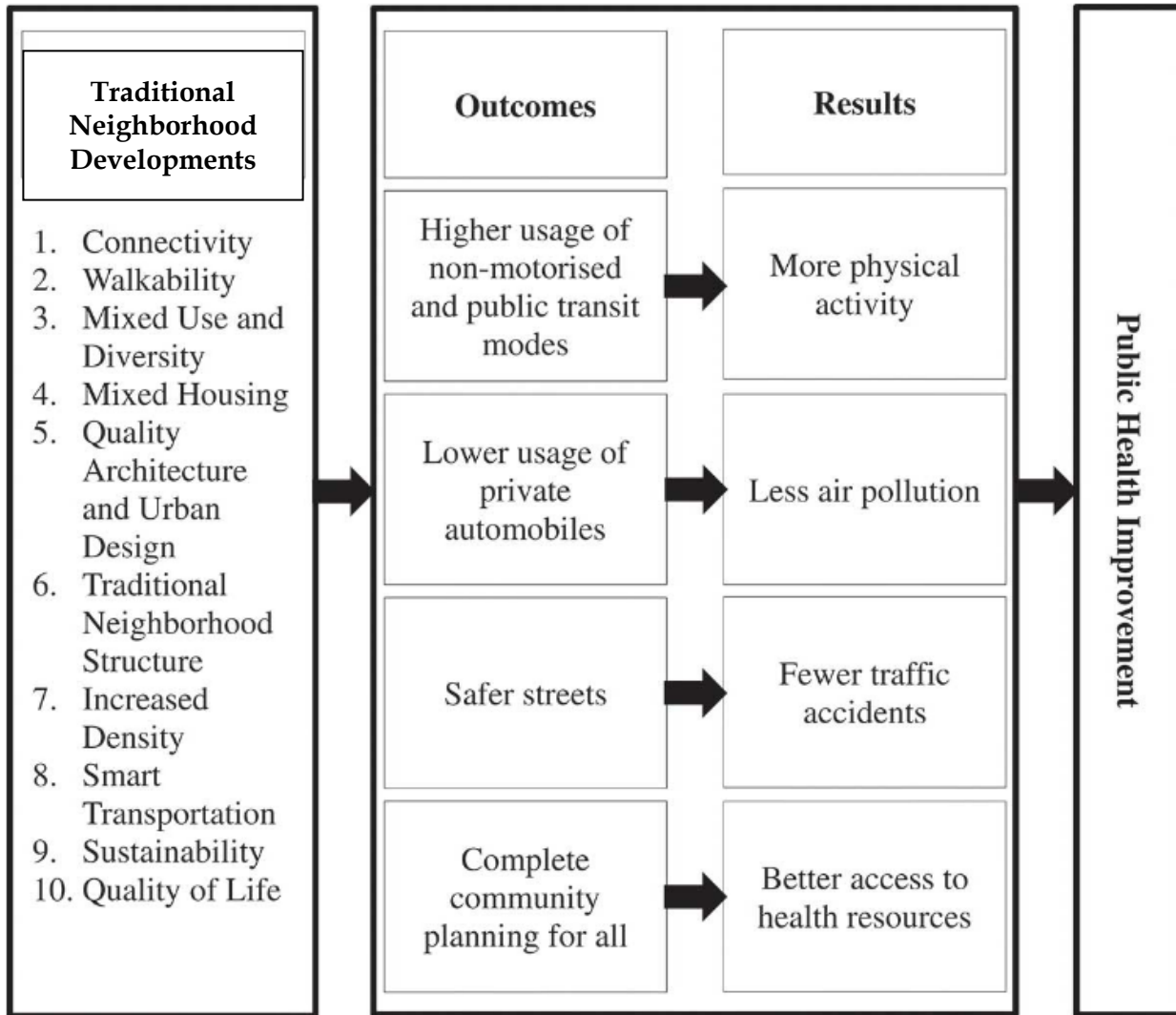
Additionally, an unforeseeable opportunity to implement the goals and principles of the WWGP on a large contiguous piece of property has recently become available. While this opportunity does require altering the Land Use Map in the WWGP, the goals and principles represented therein are unchanged and even strengthened by what is being proposed through The Project.

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

Health: TNDs provide health-related amenities and resources within walking distance of resident homes.

Safety: Traditional neighborhoods greatly reduce the need for automobiles while catering to safer forms of travel to and from work, school, and play including walking and cycling.

Welfare: Resident welfare and quality of life increase within traditional neighborhoods where people can work, play, shop, and recreate within walking distance of where they live.

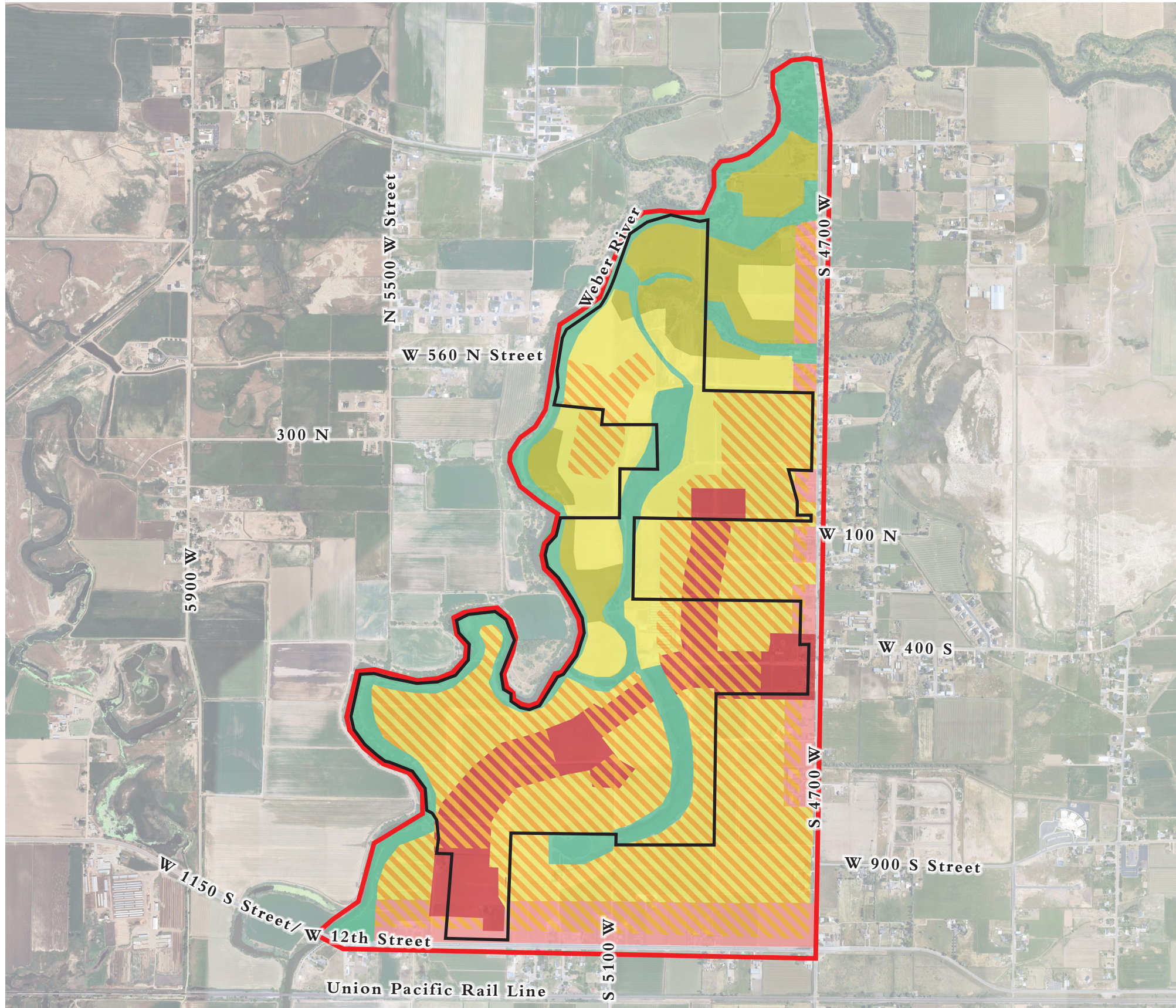


Source: <https://www.cnu.org/publicsquare/2019/02/04/health-benefits-new-urbanism>

Describe the Project Vision

The Project is envisioned to be a vibrant, walkable, and interconnected community available to all ages and demographics. Located at the heart of West Weber, this area will be crucial in defining the identity and character of the broader community. BlackPine feels confidently that a TND in this location would benefit future generations of West Weber for years to come, providing a safer, healthier, and happier way of living.

GENERAL PLAN AMENDMENT MAP: FUTURE LAND USE



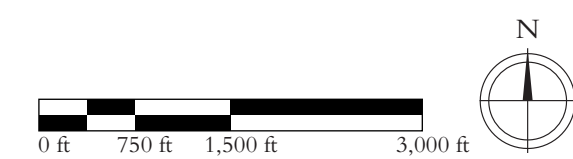
Key

- Subject Property
- General Plan Amendment Area
- Parks and Recreation
- Rural Residential
- Medium-to-Large Residential
- Mixed-Use Residential
- Mixed-Use Commercial
- Vehicle-Oriented Commercial

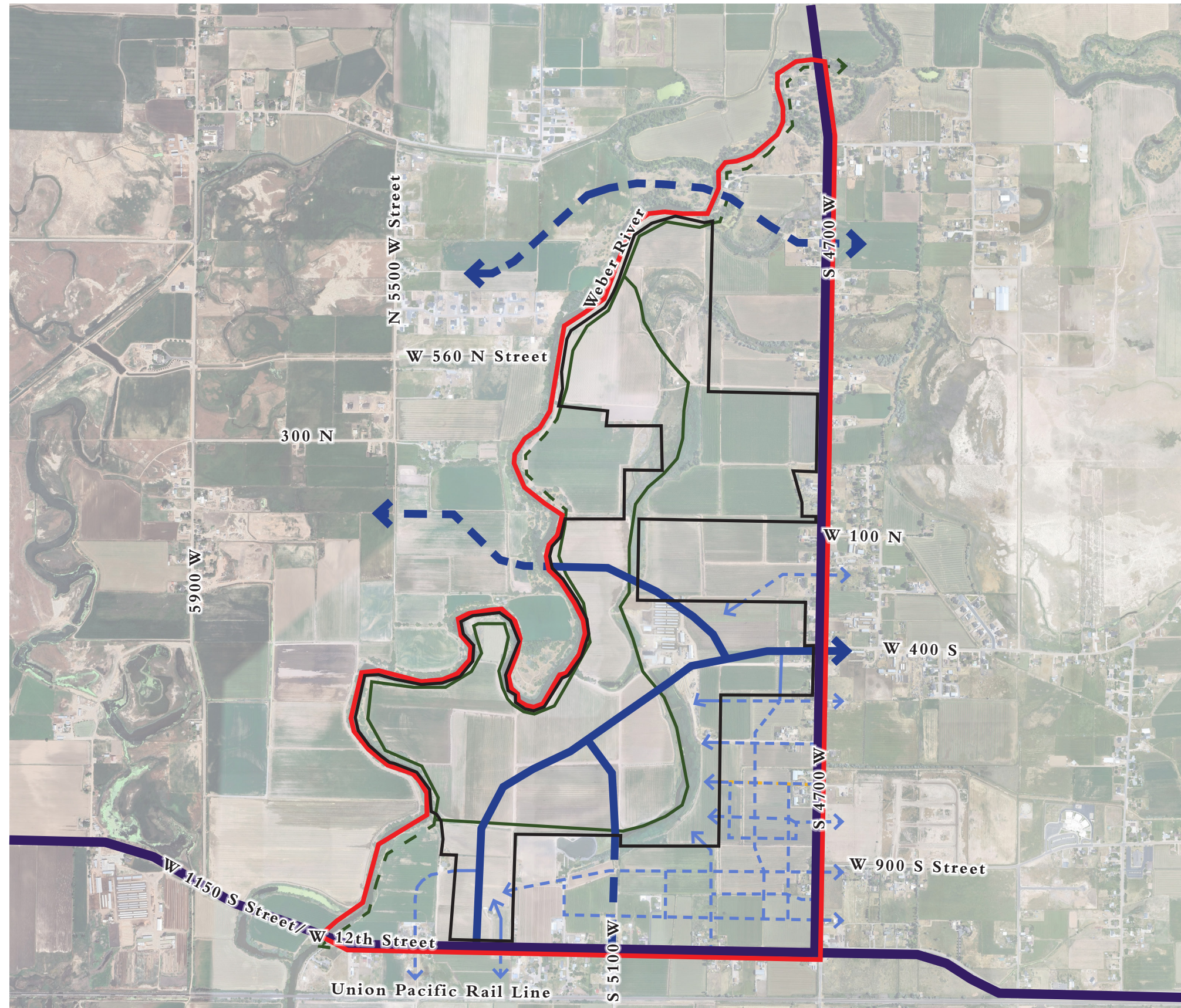
Notes

1. Boundaries between Future Land Uses are subject to refinement.
2. In addition to the areas shown as Parks and Recreation on this map, smaller Civic Spaces will also be distributed throughout the other Future Land Uses.
3. Specific uses and regulations will be determined by zoning, but will generally conform to the intent of the Future Land Uses shown on this map.







The design is subject to change. Not for construction.



GENERAL PLAN AMENDMENT MAP: THOROUGHFARES



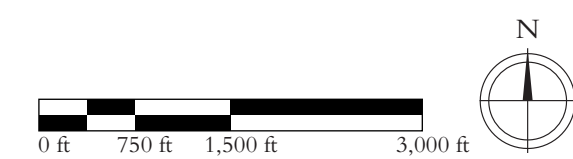
Key

-  Subject Property
-  General Plan Amendment Area
-  Minor Arterial Street
-  Collector Street
-  Local Street
-  Trails

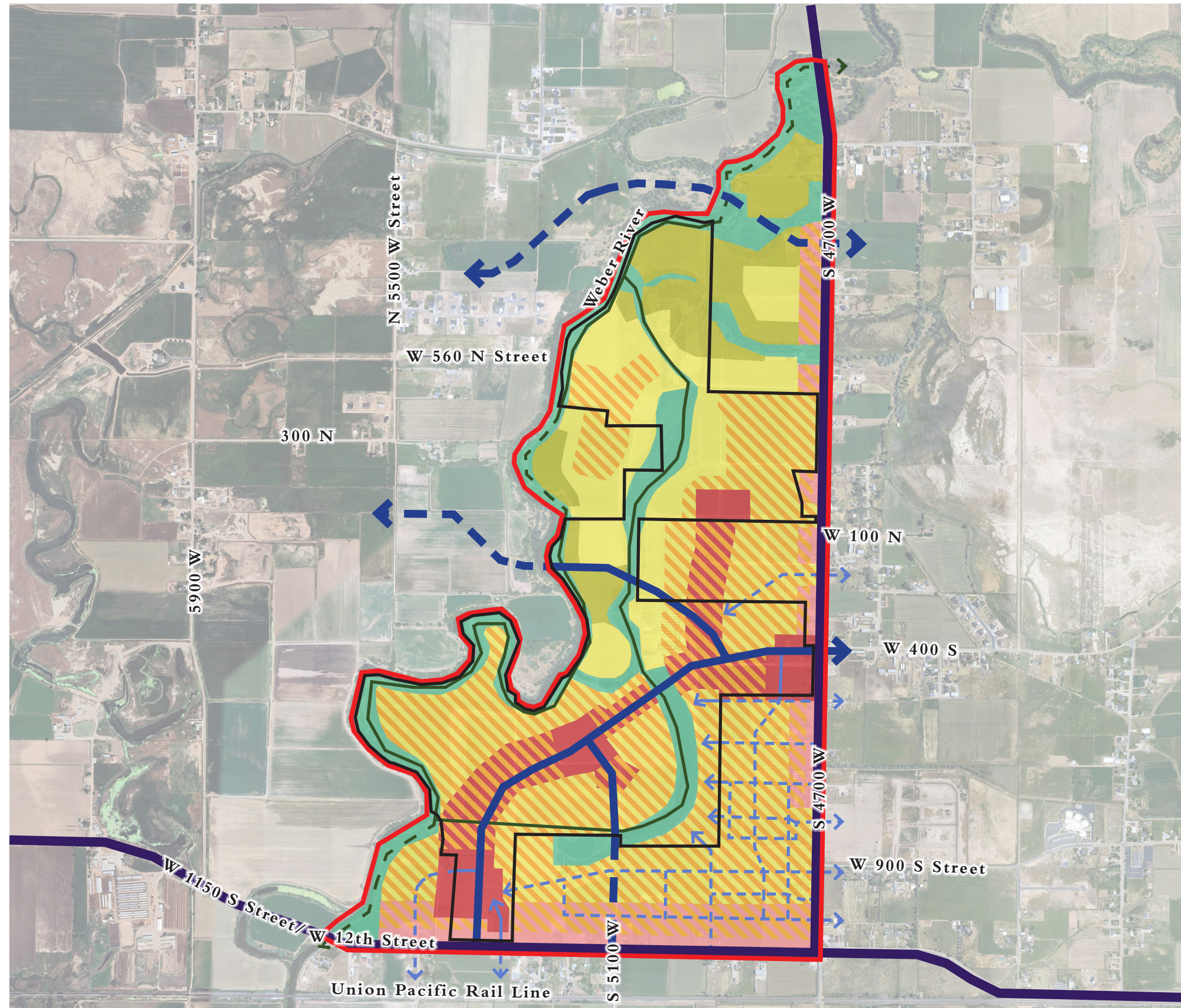
Notes

1. Specific trajectories of thoroughfares and trails are subject to refinement.
2. Local Streets in addition to those shown on this map are anticipated.

The design is subject to change. Not for construction.



GENERAL PLAN AMENDMENT MAP: ALL AMENDMENTS



Key

- Subject Property
- General Plan Amendment Area
- Minor Arterial Street
- Collector Street
- Local Street
- Trails
- Parks and Recreation
- Rural Residential
- Medium-to-Large Residential
- Mixed-Use Residential
- Mixed-Use Commercial
- Vehicle-Oriented Commercial



The design is subject to change. Not for construction.

